

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 22nd June 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L Berry
Councillor L.A. Clarke (C)
Councillor Mrs S-J Gilmore
Councillor T Holbrook
Councillor Mrs J Sewart
Councillor M C G Sewart (VC)
Councillor G Smith
Councillor Mrs N Wylie

Also in Attendance :- Cllr Mrs S Horsman attended under SO 56.

11 Apologies for Absence

Apologies were received from Cllrs C A Gorst and I Hollingworth.

12 Declarations of Pecuniary of Other Interests

Cllrs M C G Sewart and L A Clarke declared a non-pecuniary interest in application 15/2530M, Glen Top, The Coppice, inasmuch as they were acquainted with a near neighbour to that property, Mrs Terri Gill.

Cllr L A Clarke declared a non-pecuniary interest in discussion of the proposed disposal of playing field land at the former Vernon Infants School, on the basis that he was once a Governor at the school.

Cllr Mrs J Sewart declared a non-pecuniary interest in discussion of the same item, on the basis of her involvement with Richmond Rovers football team, who use the Vernon playing fields.

Cllr Mrs N Wylie declared a non-pecuniary interest in application 15/2515M, on the basis that the applicant is the parent of an ex- Brownie, an organisation in which Cllr Wylie is involved.

13 To Approve Minutes of Meeting held on 26th May 2015

RESOLVED: That the minutes of the meeting held on 26th May 2015 is approved as an accurate record, and signed by the Chairman (5 - 3abs).

14 Applications Received to Date

14- 1	15/2385M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	McLoughlin Mr P	Date Received :-	27/05/2015
	Location :-	Brookside Garden Centre London Road North Poynton SK12 1BZ	Date Returned :-	23/06/2015
	Proposal :	New site entrance and car park access. Culvert bridge over Norbury Brook.		
	Observations :	RESOLVED: Recommend no objection (NC)		

14- 2	15/2484M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Henstock Ms L	Date Received :-	04/06/2015
	Location :-	42 Parklands Way Parklands Way Poynton SK12 1AL	Date Returned :-	23/06/2015
	Proposal :	Front and rear dormer roof extensions and ground floor side extension.		

14- 3 15/2515M Plot Ref :- Type :- FULL
Applicant Name :- Adamson Mr N Date Received :- 01/06/2015
Location :- 16 South Mead Date Returned :- 23/06/2015
South Mead
Poynton
SK12 1EB
Proposal : Double storey side and single storey side and rear extension and new boundary fence.
Observations : RESOLVED: Recommend no objection in principle, but Members were concerned that the plans did not show how the new garage was to be accessed from the highway, and wanted reassurance that this would pose no threat to other road users or pedestrians. Members also expressed regret about the loss of hedge involved (7 - 1abs)

14- 4 15/2530M Plot Ref :- Type :- FULL
Applicant Name :- Evans Mrs J Date Received :- 02/06/2015
Location :- Glen Top Date Returned :- 23/06/2015
The Coppice
Poynton
SK12 1SR
Proposal : Replacement of an existing empty dwelling with a new single detached on the same plot.
Observations : RESOLVED: Recommend no objection (NC)

14- 5 15/2537M Plot Ref :- Type :- CON
Applicant Name :- Waters Mr P Date Received :- 03/06/2015
Location :- Meriden Date Returned :- 23/06/2015
Lower Park Road
Poynton
SK12 1EE
Proposal : Variation of Condition 3 on approved application 15/0353M to update the condition with the latest revised plans as proposed (in?) drawing no. 1263/2B.
Observations : Mrs J Evans, the applicant, was present, and spoke in support of her application. The existing property had been delapidated since the 1960s, while all surrounding properties had been developed. Concerns had been expressed about the footprint of the proposed building, and Mrs Evans said that a redesign had addressed these concerns.
RESOLVED: Recommend no objection (NC)

14- 6 15/2588M Plot Ref :- Type :- FULL
Applicant Name :- Armstrong-Boyle Mrs N Date Received :- 10/06/2015
Location :- St Pauls Primary School Date Returned :-
Marley Road
Poynton
SK12 1LY
Proposal : Addition of a new secure weldmesh perimeter fence to the existing school boundary and the creation of a new entrance on Marley Road.
Observations : Mr James Stephens and Ms Jenny McCallum of 7 Tapley Avenue were present, and outlined their objections to the proposed perimeter fence, which they maintained was too high, and would be an eyesore.

RESOLVED: Recommend no objection concerning the new entrance, although there was concern if this involved the removal of more hedge than was needed to create the entrance. Members had real concerns about the proposed 2m height of the perimeter fence, given that it would be up against residential housing boundaries, and asked that it be reduced, and for the existing fencing not to remain in situ when/if the new fence is installed (NC)

14- 7	15/2653M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Todd Ms J	Date Received :-	12/06/2015
	Location :-	35 Deva Close Deva Close Poynton SK12 1HH	Date Returned :-	23/06/2015
	Proposal :	Erection of single storey extension to rear of existing detached property, conversion and front extension of existing garage attached to side of property, and addition of new pitched roof over existing garage and porch area to front of existing property.		
	Observations :	RESOLVED: Recommend no objection (NC)		

14- 8	15/2709M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Taylor Mrs C	Date Received :-	16/06/2015
	Location :-	44 Parklands Way Parklands Way Poynton SK12 1AL	Date Returned :-	23/06/2015
	Proposal :	Roof dormers to front and rear.		
	Observations :	RESOLVED: Recommend no objection (NC)		

14- 9	15/2753M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Fairfield Mr K	Date Received :-	19/06/2015
	Location :-	85 Vernon Road Vernon Road Poynton SK12 1YS	Date Returned :-	23/06/2015
	Proposal :	Drop kerb to access the front of property to park cars off road.		
	Observations :	RESOLVED: Recommend no objection (NC)		

15 Poynton Neighbourhood Plan

Cllr Mrs J Sewart provided a written update on progress of the Plan, and talked Members through some of the highlights. At the same time she provided Members with a verbal update on the A6MARR road programme.

RESOLVED: To receive the report (NC)

16 Local Plan Strategy: Green Belt Assessment

Members had received copies of a letter dated 9th June 2015 from Adrian Fisher, Head of Planning Strategy at Cheshire East, in response to a letter from the Clerk, which had provided the Town Council's views on a Green Belt assessment. This assessment was in the form of a map, which 'graded' the Green Belt around Poynton.

RESOLVED: That the correspondence be received (NC)

17 Action taken under SO 51: Planning Applications

Action had been taken under SO 51 by Cllrs G Smith, L A Clarke and C A Gorst on 1st June 2015 with regard to planning applications for 36 Chestnut Drive, 11 Ivy Road, 57 Micawber Road and 52A Clifford Road.

RESOLVED: That the action be noted (NC)

18 Planning Appeal

Members noted a planning appeal that followed a refusal of planning application 14/4503M - Infill development of 6 market and 3 affordable dwellings on land adjoining Coppice Road, Higher Poynton.

RESOLVED: That the appeal be noted, and that the Clerk write to the Planning Inspector with regard to drainage and sewerage issues affecting that road (NC)

19 Proposed Disposal of Playing Field Land

Members' attention was drawn to a Cheshire East consultation with regard to their proposed disposal of playing field land at the former Vernon Infants School on Bulkeley Road. A local resident, Mrs Rebecca Lancaster was present, and she outlined her concerns about this proposal, with her main concern being the loss of the temporary car park on the site of the former playground. Cllr Mrs Sewart said that disposal of the playing field directly behind the building was contrary to the Macclesfield Local Plan, adding that the CE draft Local Plan would keep that same policy. Cllr Nrs Sewart concluded by saying that the intention was also against Sports England's policy - it was not community-minded to sell playing fields.

RESOLVED: That the Clerk respond to the CE consultation, stating that the Town Council had no particular objection to disposal of the school building, but that both the car park and playing field needed to be retained, with the relevant section of the Macclesfield Local Plan quoted in connection with the latter (NC)

The Meeting closed at : 9.15pm

Signed : _____ Chairman Date: _____

On behalf of :- Poynton - with - Worth Town Council