

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 9th May 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor L Podmore  
Councillor G Smith

Also in Attendance :- Attending under SO54  
Cllrs H Murray and Mrs J Saunders.

Attending under SO56  
Cllr M Beanland substituting for Cllr M Sewart  
Cllr Mrs S Horsman substituting for Cllr Mrs J Sewart

### **126 Apologies for Absence**

Cllrs Mrs S-J Gilmore, C Gorst, T Holbrook, I Hollingworth, Mrs J Sewart and M Sewart

### **127 Declarations of Disclosable Pecuniary or Other Interests**

Cllr Clarke declared a personal interest in Planning Application 16/1927M as a former governor of St Paul's Primary School.

Cllrs Clarke and Smith declared an interest in Planning Application 15/3396M as members of the Poynton Workmen's Club which owns The Willows and left the meeting for this item.

Cllr Podmore declared a non-pecuniary interest in Planning Application 16/1927M and abstained from voting.

### **128 To Approve Minutes of the Meeting held on 26th April 2016**

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 26th April 2016 are approved (NC)

The Chairman proposed an amendment to the order of the agenda with item 6, former Vernon Infants School site, taken as the next item on the agenda.

### **129 Former Vernon Infants School site**

The Chairman explained that the site does not belong to the Town Council but to Cheshire East Council (CE) and the Town Council will be responding to the CE consultation. A member of the public in attendance questioned how the land would be used by CE. The Chairman explained that CE are currently going through the process of formally having it de-registered as educational land. This is a procedural process. The Town Council have not been informed about how the land will be used. The Chairman explained that in previous discussions the Town Council's position has been to respond to the consultation and suggest that any redevelopment is along the existing footprint of the school buildings with part of the site used for car parking and under Policy RT3. There is concern that the extra care housing may lead to traffic problems on both Clumber and Bulkeley Roads.

Members of the public in attendance raised their concern about access through George's Road West.

The two CE Ward councillors in attendance explained that they would be opposed to any through access of George's Road West

Following discussion, it was noted that possible uses for the land include a sport's field, a car park and a build for small unit housing. The response from the Town Council will be sent to Simon Hodgkiss and copied to Cllrs Stockton and Arnold and also Liz Durham of CE Children and Families. The response from the Town Council will state that the Town Council are disappointed that CE have proceeded without involving the Town Council. The Town Council trust that they will be involved at early stages of any future consultations on the use of this site. The Town Council does not object in principle to the redevelopment of the footprint of the former school site for uses such as small unit housing and that the Town Council urge that part of the former site equivalent to the current school yard is used for local parking and the remainder of the site, the playing fields, are retained as recreational facilities for

the community in line with Policy RT3 in the Macclesfield District Local Plan:

"The Borough Council will seek the retention and continued use of recreational facilities, in line with Policy RT3 in the Macclesfield District Local Plan, associated with redundant educational establishments or other premises. Development which would lead to the loss of such facilities will not normally be permitted.

5.9 Indoor and outdoor recreational facilities associated with redundant educational establishments or other premises could be put to beneficial use to serve the needs of the community for recreational pursuits. This is especially so pending the disposal of redundant sites by the Education Authority. Schemes for the reuses of redundant school sites and buildings or other premises should wherever possible include the retention of recreational facilities for continued use by the public."

In addition the Town Council do not support any proposals for the joining up for vehicular purposes of George's Road East and West.

RESOLVED: That the proposal as stated is approved (NC)

### **130 Local Plan Strategy Update**

The Chairman provided the following verbal update on the Local Plan:

The consultation on the revised Cheshire East Local Plan closed on 19th April 2016.

CE are now working on a revised version of a Local Plan.

Poynton had the highest rate of response to the Local Plan. This is a tribute to the Neighbourhood Plan group, the work of the Town Council and the exhibition organised by Cllrs Podmore and Clarke.

The exhibition was well attended and from feedback well appreciated.

The Chairman thanked everyone who responded to the consultation.

The Clerk will contact Mr John Knight to find out if there is any report for the next meeting.

With regard to the CE Design Guide it was proposed that the response from the Planning Committee meeting on 26th April 2016 is submitted to CE along with the comments from Mr Knight and the points noted by Cllr Podmore.

RESOLVED: That the verbal update on the Local Plan Strategy Update is received (NC)

That the Clerk contact Mr Knight with regard to a report for the next committee meeting (NC)

RESOLVED: That the submission on the CE Design Guide should include the response from the Planning committee meeting on 26th April 2016, comments from Mr Knight and points noted by Cllr Podmore (NC)

### **131 Poynton Neighbourhood Plan**

Cllr Podmore provided an update on the Poynton Neighbourhood Plan:

All draft policies are with Mr Knight for comment and review.

From the two recent surveys it has been noted that there has been a high turnout by older residents.

A focus group will be held on 14th May 2016.

RESOLVED: That the verbal report from Cllr Podmore is received (NC)

### **132 Pre-Submission Draft of Holmes Chapel Neighbourhood Plan**

RESOLVED: That the Pre-Submission Draft of Holmes Chapel Neighbourhood Plan is received for information (NC)

### **133 Applications Received to Date**

133- 1	15/3396M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Partington Mrs H	Date Received :-	17/08/2015
	Location :-	The Willows Poynton SK12 1RG	Date Returned :-	08/09/2015

Proposal : To change social club into a day nursery

03 May 2016 Amended plans/details

Observations : Recommend no objection, provided officers are satisfied that the opening hours will not prove disruptive to neighbouring properties, and that there is adequate parking access and provision (NC).

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133- 2 16/1910M Plot Ref :- Type :- FULL  
Applicant Name :- Mrs Jane Evans Date Received :- 27/04/2016  
Location :- Glen Top Date Returned :- 19/05/2016  
The Coppice  
Poynton  
SK12 1SR  
Proposal : Demolition of an existing vacant dwelling and construction of a new replacement dwelling on the same plot  
Observations : No objection providing this does not exceed the limit of 30% increase in floor area as a property within the greenbelt (NC)

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133- 3 16/1927M Plot Ref :- Type :- FULL  
Applicant Name :- Mrs Nora Armstrong -Boyle Date Received :- 27/04/2016  
Location :- St Pauls Catholic Primary Sch Date Returned :- 19/05/2016  
Marley Road  
Poynton  
SK12 1LY  
Proposal : Installation of a new MUGA (Multi Use Game Area) pitch  
Installation of a rubber mulch surface below the outside gym to allow use of area in all weather conditions  
Observations : No objection subject to the CE Environmental Officer being satisfied that it will not cause undue disturbance to nearby residents.  
4 for, 1 abstention (Cllr Podmore abstained from voting).

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133- 4 16/2116M Plot Ref :- Type :- FULL  
Applicant Name :- Miss Sarah Mitchell Date Received :- 03/05/2016  
Location :- 1 Carleton Road Date Returned :- 19/05/2016  
Carleton Road  
Poynton  
SK12 1TL  
Proposal : Proposed front and side single storey extension  
Observations : No objection (NC)

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133- 5 16/2157M Plot Ref :- Type :- FULL  
Applicant Name :- Mr & Mrs Scoot Date Received :- 26/04/2016  
Location :- 12 Brookfield Avenue Date Returned :- 19/05/2016  
Brookfield Avenue  
Poynton  
SK12 1HZ  
Proposal : Single storey rear and front extensions  
Observations : No objection (NC)

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133- 6 16/2179M

Plot Ref :-

Type :- FULL

Applicant Name :- Miss Elaine Birch

Date Received :- 26/04/2016

Location :- 5 Vicarage Lane  
Vicarage Lane  
Poynton  
SK12 1BG

Date Returned :- 19/05/2016

Proposal : Two storey side extension to existing dwelling

Observations : Recommend refusal  
RO3RD cramped development.  
RO8RD inappropriate side extension, terracing.  
Comment: The neighbouring property already has an extension right up to the boundary and the committee members do not see how this can be built or maintained.

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**133 - 7 Fodder Cafe Bar 148 Park Lane**

Application to vary a premises licence is noted and received (NC)

The Meeting closed at : 9.15pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

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