

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the meeting of the Planning and Environment Committee held at 7.00pm on Monday 11th January 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor Mrs S-J Gilmore  
Councillor C. A. Gorst  
Councillor T Holbrook  
Councillor I Hollingworth  
Councillor Mrs J Sewart  
Councillor L Podmore  
Councillor M C G Sewart (VC)  
Councillor G Smith

### **80 Apologies for Absence**

There were no apologies for absence

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

Cllr L Podmore declared a non-pecuniary interest in Planning Application 15/5632M and abstained from the decision .

### **82 To Approve Minutes of Meeting held on 7th December 2015**

The following amendments to the minutes were agreed:  
15/5167M under Observations to amend the word property to read, proposed.  
15/5289M the asterisk should read 183 Park Lane.

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 7th December 2016, with the agreed amendments, are approved (NC)

### **83 Revisions to the National Planning Policy Document**

Mr John Knight spoke on the Revisions to the National Planning Policy Document which is currently out to consultation. This includes some proposed changes to the Greenbelt. The deadline for the consultation has been extended to February 2016. Mr Knight summarised the four main changes / guidance which could have an impact for Poynton.

-A relaxation to broaden the definition of affordable housing.

-To add a new category of possible houses which may be appropriate in the Greenbelt in certain circumstances.

-To loosen the definition of Brownfield developments. At present it is stated that this should not have any adverse impact on the openness of the Greenbelt. This is a subjective view that the Local Council would take.

-The suggestion is that where there is a Neighbourhood Plan which supports the community development supported by the community in a Greenbelt area this could be an exception to the policy.

Mr Knight explained that all four of these areas could impact in some way on the progress on the Neighbourhood and the Local Plan. The National Planning Policy Framework has to be read as a complete document and the timescales for approval are unknown.

The committee discussed the potential impact of the changes. It was proposed that the committee respond to the consultation particularly if the changes provide the Town Council with some control over the Greenbelt. Also the potential changes in the definitions are of concern and should be addressed in the response.

It was agreed that Mr Knight draft a response for approval by the Chair and Vice Chair with submission by the Clerk.

RESOLVED: That the presentation by Mr Knight of Revisions to the National Planning Policy Framework Document is received. That Mr Knight drafts a response for approval by the Chair and Vice Chair for submission by the Clerk (NC)

#### **84 CE Local Plan Strategy : Update**

Mr John Knight spoke on his written report to the committee.

It was proposed that where a quick response to the CE Local Plan Strategy consultation is required then the following steps are followed:

The Chair and Vice Chair have delegated powers to approve a response on behalf of the Town Council in consultation with Mr Knight.

The delegated powers to approve the Clerk publicising the CE consultation on the Town Council website, the PUN and elsewhere.

RESOLVED: That the written report and the update from Mr Knight is received. That the proposal as stated is approved (NC)

#### **85 Poynton Neighbourhood Plan**

Cllr Mrs J Sewart provided a verbal update on the Poynton Neighbourhood Plan. Cllr Mrs J Sewart informed the committee that the Neighbourhood Plan Working Group requests permission to hold an exhibition in the Civic Hall and consultation at the beginning of February 2016. The form of the consultation has not yet been agreed. It was requested that input from Adlington Town Council is incorporated into the consultation.

The committee authorised the Neighbourhood Plan to progress with the exhibition and the subsequent consultation.

RESOLVED: That the verbal report is received. That the request for the Neighbourhood Plan to progress with the exhibition and the subsequent consultation is approved (NC)

The committee thanked Mr John Knight.

Cllr M Sewart left the meeting.

#### **86 Applications Received to Date**

Proposal : Proposed front extension

Observations : Recommend no objection

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86- 1	15/5622M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Drinkwater	Date Received :-	16/12/2015
	Location :-	29 Yew Tree Lane Yew Tree Lane Poynton SK12 1PU	Date Returned :-	12/01/2016
	Proposal :	Proposed front extension and alterations to windows		
	Observations :	Recommend no objection.		

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86- 2	15/5632M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Coulson	Date Received :-	11/01/2016
	Location :-	Lower Park CP School Hazelbadge Road Hazelbadge Road SK12 1HE	Date Returned :-	12/01/2016
	Proposal :	To extend the main entrance and grade entrance approach to provide level access		
	Observations :	Recommend no objection ( 1 abstension by Cllr L Podmore as a governor at the school)		

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86- 3 15/5667M Plot Ref :- Type :- FULL  
Applicant Name :- Miss Lindsey Robinson-Bithell Date Received :- 16/12/2015  
Location :- Manager's House Date Returned :- 12/01/2016  
Bank Farm Riding School  
Middlewood Road  
SK12 1TU  
Proposal : First Floor Extension over bathroom at existing tack room etc to create extra bedroom  
& bathroom at manager's house  
Observations : Recommend no objection in principle providing CE Planning Officers  
have no objection that it does not materially reduce the openness of the Greenbelt (1  
abstension)

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86- 4 15/5681M Plot Ref :- Type :- FULL  
Applicant Name :- Mr G Nolan Date Received :- 11/01/2016  
Location :- 6 Adlington Close Date Returned :- 12/01/2016  
Adlington Close  
Poynton  
SK12 1XD  
Proposal : Proposed Single Storey Extension  
Observations : Recommend no objection

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86- 5 15/5799M Plot Ref :- Type :- FULL  
Applicant Name :- Williams, I, Mr Date Received :- 23/12/2015  
Location :- 5 Nickleby Road Date Returned :- 12/01/2016  
Nickelby Road  
Poynton  
SK12 1LE  
Proposal : Combined kitchen diner extension.  
Observations : Recommend No Objection

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86- 6 15/5805M Plot Ref :- Type :- FULL  
Applicant Name :- Lee, J, Mr Date Received :- 23/12/2015  
Location :- c/o MHA, Woodlands Date Returned :- 12/01/2016  
Middlewood Road  
Poynton  
SK12 1SH  
Proposal : Replacement of windows.  
Observations : Recommend no objection

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86- 7 16/0043M Plot Ref :- Type :- FULL  
Applicant Name :- Thomson, S, Mrs Date Received :- 06/01/2016  
Location :- 34 Maple Avenue Date Returned :- 12/01/2016  
Maple Avenue  
Poynton  
SK12 1PR  
Proposal : Proposed front extension  
Observations : Recommend no objection

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**87 Appeal re: 16 Milton Drive Poynton SK12 1EY (15/4049)**

RESOLVED: That the correspondence is received (NC)

**88 Action Taken Under SO51: Planning Applications**

RESOLVED: That the decisions taken under SO51 are noted (NC)

The Meeting closed at : 7.45pm

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

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