

## Poynton - with - Worth Town Council

### Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 15th August 2016 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor T Holbrook  
Councillor L Podmore  
Councillor Mrs J Saunders  
Councillor G Smith

Also in Attendance :- Under SO54: Cllr Mrs J Sewart substituting for Cllr M Sewart

#### **40 Questions from members of the public**

None.

#### **41 Apologies for absence**

Cllrs Mrs SJ Gilmore, I Hollingworth and M Sewart

#### **42 Declarations of Pecuniary or Other Interests**

Cllr Mrs Sewart declared an interest in application 16/3733M and abstained from the consideration of the application.

Cllr Mrs Sewart declared an interest in Item 12, and abstained from voting on the notice of licensing application for St George's Hall, Fountain Place, Poynton, SK12 1NH.

#### **43 Approve Minutes of Meeting held on 18th July 2016**

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 18th July 2016 are approved (3 for, 4 abstentions)

#### **44 Neighbourhood Plan Update**

Cllr Podmore informed the committee members that the Neighbourhood Plan is in a first draft format.

RESOLVED: That the verbal update on the Neighbourhood Plan from Cllr Podmore is received. That the letter from Cllr Ainsley Arnold, Cabinet Member for Housing and Planning, Cheshire East dated 3rd August 2016 is received (NC)

#### **45 Cheshire East Local Plan Strategy Update**

Mr John Knight noted that there are continuing and on-going developments relating to the Cheshire East Local Plan Strategy and today four more reports have been published on the Cheshire East website. Mr Knight provided an update on the keys points from the reports:

The Housing Position Statement seeks to explain the justification for the number of the houses that have been completed and lost since 2010/2011. For Poynton this comes to a net sum of plus 20. Mr Knight clarified that this does not include all the properties which are known to have been developed. There is now proposed phasing shown for the strategic sites. For the three strategic sites in Poynton, of the total 450 dwellings, 235 will be built in the first five years with the remaining 215 dwellings to be built in the following five years.

Also shown is phasing for additional sites such as the North Cheshire Growth Village (east of Wilmslow).

In relation to the Duty to Cooperate report it is evident from documentation that Stockport Borough have not received a satisfactory response concerning the impact of traffic management.

Mr Knight added that it is likely that if the plan is approved by the Inspector then developments will happen very quickly.

It was proposed that the draft report from Mr John Knight is received and that in light of the new information changes are approved under the delegation of powers to the Chair and Vice Chair to approve the final draft for submission to Cheshire East.

RESOLVED: That the draft report from Mr John Knight is received. That delegated powers are given to the Chair and Vice Chair to approve the final draft for submission to the Inspector and Cheshire East.

RESOLVED: That the email from Cheshire East to the Town Clerk dated 27th July 2016 regarding the Examination of Cheshire East Local Plan Strategy - Schedule of Matters, Issues and Questions for Examination is received (NC)

RESOLVED: That the letter sent on behalf of the Town Council to Mr Adrian Fisher dated 2nd August 2016 regarding the Local Plan Strategy - Highways Settlement Summaries is noted (NC)

RESOLVED: That the email sent on behalf of the Town Council to Mr Adrian Fisher dated 2nd August 2016 regarding traffic flows in Poynton is noted (NC)

Following consideration of the email dated 4th August 2016 from Kerry Trueman, Cheshire East, to the Town Clerk regarding the Cheshire East Local Plan Strategy Proposed Changes Examination Hearing and the attached Proposed Changes, Examination - Hearing Sessions Programme it was proposed that Mr John Knight would draft a guide on the proceedings of an Examination Hearing to enable and encourage residents that may wish to attend and better understand the process.

RESOLVED: That the correspondence is received. That Poynton is scheduled to be discussed on the 11th and 12th October 2016 is noted. That Mr Knight will produce a short guide on the hearing and what to expect (NC)

The committee members considered a report from Cllr Laurence Clarke commenting on the Cheshire East document 'Poynton Final Site Selection Report' (ref PC B018, published July 2016) and from discussion agreed the following points:

The Chairman will emphasise the background to the report and add an introduction to the report to explain that this information is based on an understanding of Poynton and the local area with a consensus around the public experience and engagement with the community.

Page 7 - to amend Greenfield to Greenbelt.

Point 8.37 - to add a quote from the MPPF.

To include the lack of car parking as a major issue in Poynton.

To emphasise the Poynton Town Council Brownfield first policy.

To emphasise the impact on the infrastructure and mitigation as part of any planning permission.

Members agreed that the Town Council should continue to submit evidence to the Inspector on behalf of the community of Poynton."

It was proposed that the Chairman redraft the report and delegated powers are given to the Vice Chairman/Cllr Mrs Sewart to approve the report in light of the discussions and the amended report is sent to Cllr Bailey and the Inspector.

RESOLVED: That the Chairman redraft the report. That delegated powers are authorised for the Vice Chairman/Cllr Mrs Sewart to approve the amended report. The amended report is sent to Cllr Rachel Bailey, Leader of Cheshire East, Mr Adrian Fisher, Head of Planning Services and the Inspector. (NC)

Mr Knight left the meeting.

#### **46 Former Vernon Infants School**

RESOLVED: That the email from Lee Beckett, Surveyor at Cheshire East, dated 25th July 2016 regarding the development of the site is received (NC)

#### **47 Nelson Pit Visitor Centre Car Park**

Cllr Mrs Saunders has met with CE Officers and the Portfolio Holder, Cllr Paul Bates, to try and dissuade CE from introducing charges at Nelson Pit Visitor Centre Car Park. Despite these efforts charges at the car park have been introduced. Cllr Mrs Saunders as part of her discussions has pointed out the lack of parking enforcement in Poynton which is supported by the CE data. CE have stated that there will be parking enforcement in Poynton during the weekend. Cllr Mrs Saunders noted the potential impact of displaced parking on Shrigley Road as a result of the introduction of the car park

charges. Also for occasions such as weddings and funerals held at St Martins Church the users are asked to inform the Ranger with regard to car parking at Nelson Pit. The charges will have an adverse impact on the Mary Sunley Canal Boat Trust, a local charity.

Members also noted the letter sent on behalf of the Town Council to Cllr Bates dated 21st July 2016 regarding the introduction of charges.

RESOLVED: That the verbal report is received. That Cllr Mrs Saunders is thanked for trying to dissuade CE from a damaging course of action. That the correspondence is noted (NC)

**48 Air Quality Monitor Update**

RESOLVED: That the agenda item to receive and consider the email from Phil Mason, Senior Enforcement Officer (Environmental Protection and Air Quality), Cheshire East, dated 22nd July 2016 regarding the air quality data and update on the Air Quality Monitor is deferred to the next meeting (NC)

**49 Applications Received to Date**

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49- 1	16/0811M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Geoff Challinor	Date Received :-	21/07/2016
	Location :-	Anson Museum Anson Road Poynton SK12 1TD	Date Returned :-	15/08/2016
	Proposal :	New entrance and toilets and new exhibition building.		
	Observations :	Recommend no objection (NC)		

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49- 2	16/3495M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs V Galley	Date Received :-	19/07/2016
	Location :-	61 Micawber road Micawber Road Poynton SK12 1UP	Date Returned :-	15/08/2016
	Proposal :	Proposed two storey side extension (Resubmission of 16/1258M)		
	Observations :	Recommend no objection (NC)		

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49- 3	16/3572M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Milk	Date Received :-	28/07/2016
	Location :-	55 Charlecote Road Charlecote road Poynton SK12 1DJ	Date Returned :-	15/08/2016
	Proposal :	Single storey extension to the front and side of a dwelling house.		
	Observations :	No formal objection. However, it is observed that the site is in the corner of Charlecote Road and Sulgrave Avenue and the extension will protude beyond the Sulgrave Avenue building line.		

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49- 4	16/3618M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Ed Wright	Date Received :-	02/08/2016
	Location :-	74 Brookfield Avenue Brookfield Avenue Poynton SK12 1JE	Date Returned :-	15/08/2016

Proposal : Proposed single storey rear extension to existing residential property.

Observations : recommend no objection (NC)

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49- 5 16/3733M Plot Ref :- Type :- FULL  
Applicant Name :- Mr & Mrs Saul Barker Date Received :- 05/08/2016  
Location :- 68 Clifford Road Date Returned :- 15/08/2016  
Clifford Road  
Poynton  
SK12 1JA  
Proposal : Single storey rear extension and partial conversion of the garage into ancillary habitable accommodation  
Observations : No objection in principle but that a condition equivalent to AO7LP ( Page 39 of the Standing Condition Document) be imposed for 1abstension)

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49- 6 16/3753M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Christopher Gleave Date Received :- 03/08/2016  
Location :- Spring Bank Farm Date Returned :- 15/08/2016  
Coppice Road  
Poynton  
SK12 1SP  
Proposal : Variation of condition 4 (approved plans) to planning application 14/3197  
Demolition of existing large single storey agricultural/commercial type buildings & proposed residential development comprising 6 no 3 bed dwellings  
Observations : Recommend no objection subject to the separation between the properties meeting the standing set in the Macclesfield District local Plan (NC)

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49- 7 16/3793M Plot Ref :- Type :- FULL  
Applicant Name :- Mr & Mrs Tweddle Date Received :- 05/08/2016  
Location :- 67 Dickens Lane Date Returned :- 15/08/2016  
Dickens Lane  
Poynton  
SK12 1NN  
Proposal : Two storey rear and single storey side extensions  
Observations : Recommend no objection (NC)

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49- 8 16/3817M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Steven Lowe Date Received :- 09/08/2016  
Location :- 15 South Mead Date Returned :- 15/08/2016  
South Mead  
Poynton  
SK12 1EB  
Proposal : Single storey side extension and material change to elevations  
Observations : Recommend no objection subject to meeting the requirements of separation of dwellings from the boundary in the Macclesfield District Local Plan (NC)

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49- 9 16/3873M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Matthew Barton Date Received :- 09/08/2016  
Location :- Bridge House Date Returned :- 15/08/2016  
South Park Drive  
Poynton

SK12 1BN

Proposal : Extension to existing house and construction of pool house to replace existing dwelling to Form One Larger House.

Observations : Recommend refusal. Out of character with houses in the vicinity. Concern about culverting the stream and the possible impact this will have on the increased risk of flooding particularly in the light of the severe flooding in Poynton on the 11th June 2016 which was exacerbated in part due to blocked culverts. Unneighbourly to nearby properties RO7RD  
(NC)

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**50 Notices of Application for Premises Licence**

Notice of licensing application for St George's Hall, Fountain Place, Poynton, SK12 1NH:

RESOLVED: That the Poynton Town Council note the proximity to the Poynton Almshouses and 10pm is recommended as a more suitable closing time (6 for, 1 abstention)

Notice of licensing application for Vinehop, 5 Fountain Place, Poynton, SK12 1QX:

A member raised a concern about the supply of alcohol for consumption off the premises.

RESOLVED: That the correspondence is received (6 for, 1 against)

**51 Communication messages**

The following communication message was agreed:

The introduction of car parking charges at Nelson Pit against the wishes of the Poynton Town Council and the Poynton CE councillors. The Deputy Clerk to liaise with Cllr Mrs Saunders for a draft on the communication.

RESOLVED: That the subject of the car parking charges at Nelson Pit is included in the PUN (NC)

The Meeting closed at : 9.25pm

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

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

