

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the meeting of the Planning and Environment Committee held at 7pm on Monday 25th January 2016 at the Civic Hall, Poynton.

Liz Osborn
Town Clerk

Committee Members Present :- Councillor M Beanland under SO54, substituting for Cllr MCG Sewart
Councillor L.A. Clarke (C)
Councillor Mrs S-J Gilmore
Councillor T Holbrook
Councillor L Podmore
Councillor G Smith
Councillor Mrs N Wylie

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

001 Questions from members of the Public

Mr Nigel Fore 14 Brookfield Avenue, Poynton attended the meeting and raised the following concern: living within 10 metres of Brookfield stream in a Grade 3 flood zone Mr Fore asked whether planners had considered the effect of surface water running off the stream. Mr Fore said the brook has a direct correlation to the rainfall and was concerned about the effect of increased housing in this area plus the increasing number of properties with paved gardens. The Chairman clarified that the Town Council have met with CE representatives and flood zones are identified on the site map. The Chairman assured Mr Fore that the Committee fully agreed with his concerns and have discussed this issue with CE which has taken advice from the Environment Agency. The Town Council will try and represent this point whenever possible to CE. The Chairman informed Mr Fore that there will be a public consultation by CE in future on the Neighbourhood Plan and all residents should write in. The Town Council will be publicising the consultation.

89 Apologies for Absence

Cllrs C Gorst, I Hollingworth, Mrs J Sewart and M Sewart

90 Declarations of Disclosable Pecuniary or Other Interests

There were no declarations of disclosable pecuniary or other interests

91 To Approve Minutes of Meeting held on 11th January 2016

A member enquired if the letter on the consultation on revisions to the National Planning Policy had been submitted. Mr Knight confirmed that because the deadline was extended the letter has not yet been drafted but will be drafted in the coming week.

RESOLVED: That the minutes of the meeting of the Planning and Environment Committee held on 11th January 2016 are approved (5 for, 1 abstention)

92 CE Local Plan Strategy: Update

Mr Knight provided a verbal summary of the letter to the Inspector on the interim views dated 13th January 2016 as received by members of the Planning and Environment committee. Mr Knight noted the following points:

The Local Plan is due to be considered by CE at a full Cabinet meeting in February 2016.

In effect to all intents and purposes there will be a new Local Plan.

The main concern is how much public consultation there will be.

It is anticipated that this will be a web based consultation only during March/April 2016.

In June 2016, CE will submit the Local Plan to the Inspector either as it is or as an amended version. It is expected that the earliest the Local Plan is approved by CE is early 2017 / spring 2017. The Greenbelt boundary can only be affected through a Local Plan.

It was proposed that the invitation by Mr Adrian Fisher to attend a meeting on the proposed sites to the CE Local Plan Strategy on Tuesday 2nd February 2016 at 4pm at Westfields is accepted. Cllrs Clarke and Podmore will be attending and also provisionally Cllrs Mrs Sewart and Hollingworth subject to their confirmation of attendance. It was agreed that the Chairman and the Clerk are given delegated powers to decide who could attend in place if required.

RESOLVED: That councillors accept the invitation to attend the CE Local Plan Strategy meeting (NC)

For attendees for the CE Strategic Planning Board, CE Cabinet or the CE Full Council it was proposed that delegated powers are given to the Chairman and Vice Chairman if necessary to authorise members of the Town Council to speak at the Strategic Planning Board on 19th February 2016 to be held by CE with regards to the Local Plan.

RESOLVED: That the Chairman and Vice Chairman have delegated powers to authorise the members of the Town Council to speak at the forthcoming CE meetings (NC)

The Chairman noted that there are already delegated powers in place for publicising the Local Plan as required.

RESOLVED: That the verbal report from Mr Knight is received with thanks (NC)

93 Poynton Neighbourhood Plan

Cllr Podmore provided the following verbal update on the Neighbourhood Plan:
A public display will be held from the 6th to 13th February 2016 at the Civic Hall.
Volunteers will be available some of the time to answer queries.
The consultation will be open for about one month.

The committee were informed that Adlington Parish Council were invited to take part in the consultation but the Parish Council has declined the invitation to participate.

The committee considered a request from Mr Hawker for costs of £200 plus VAT for his work on the Neighbourhood Plan survey. It was proposed that the costs of £200 plus VAT are approved for Mr Hawker.

RESOLVED: That costs of £200 plus VAT are approved for Mr Hawker for work on the Neighbourhood Plan survey (NC)

RESOLVED: That the verbal report on the Neighbourhood Plan from Cllrs Mrs S-J Gilmore and Podmore is received (NC)

94 Applications Received to Date

94- 1	16/0023M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Ms Ceri Hanson	Date Received :-	19/01/2016
	Location :-	9 Worth Clough Middlewood Road Poynton SK12 1SH	Date Returned :-	25/01/2016
	Proposal :	Listed Building Consent for Rear Bay Window		
	Observations :	Recommend no objection		

94- 2 16/0123M Plot Ref :- Type :- FULL
Applicant Name :- Ms Chris Mackie Date Received :- 19/01/2016
Location :- Brookside Garden Centre Date Returned :- 25/01/2016
London Road North
London road North
SK12 1BZ
Proposal : Extension to Garden Centre to provide replacement cafe following removal of existing standalone cafe.
Change of use of existing craft shop to store, walling in of open sided toilet area, alterations to bridge access, potential re-roofing of existing garden centre building
Observations : Recommend no objection

94- 3 16/0154M Plot Ref :- Type :- FULL
Applicant Name :- Mr Christopher Conway Date Received :- 19/01/2016
Location :- 29 Mallard Crescent Date Returned :- 25/01/2016
Mallard Crescent
Poynton
SK12 1XG
Proposal : Demolish existing garage and conservatory and build single storey extension to side and rear.
Observations : Recommend no objection

94- 4 16/0207M Plot Ref :- Type :- FULL
Applicant Name :- Mr John McKeever Date Received :- 20/01/2016
Location :- 1 Anglesey Water Date Returned :- 25/01/2016
Anglesey Water
Poynton
SK12 1LJ
Proposal : Single storey rear extension
Observations : Recommend no objection

94- 5 16/0229M Plot Ref :- Type :- FULL
Applicant Name :- Mr John Warren Date Received :- 19/01/2016
Location :- 25 Vicarage Lane Date Returned :- 25/01/2016
Vicarage Lane
Poynton
SK12 1BG
Proposal : Two storey extension at side of existing dwelling
Observations : Recommend refusal, on the basis of:
1. RO3RD - Cramped Development
2. RO5RD - Inadequate space around buildings
3. Comment - the development would be right against the boundary wall which would make future maintenance difficult.

94- 6 16/0238M Plot Ref :- Type :- TPO
Applicant Name :- Mr Stuart Barber Date Received :- 20/01/2016
Location :- 2 Vernon Road Date Returned :- 25/01/2016
Vernon Road
Poynton
SK12 1LP

Proposal : Land to the rear of 2 Vernon Road, Poynton.
Fell T1 Oak. T1 has failed, losing a large scaffolding limb amounting to a third of the whole crown, leaving the rest of the tree exposed and vulnerable to more failure. I am asking for permission to fell T1 on the grounds of the above.

Observations : Recommend no objection providing the Cheshire East Council Tree Officer supports the application

94- 7	16/0246M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Nick Carter	Date Received :-	
	Location :-		Date Returned :-	
	Proposal :	Single storey rear and side extension and first floor side extension.		
	Observations :			

95 Correspondence from Audlem Parish Council

The committee received the correspondence from Audlem Parish Council concerning their letter to the Prime Minister about Local and Neighbourhood Plans, 19th November 2015, and the reply from the Department for Communities and Local Government, 6th January 2016.

It was proposed that the Chairman is given delegated powers to approve a letter drafted by the Clerk to David Rutley MP together with the accompanying correspondence noting the Town Council's concern of the inadequate reply from the Department of Communities and Local Government and the Town Council support the general concerns raised about the pressure for development in CE and how this matter is being handled at both Government and CE level.

RESOLVED: That the correspondence from Audlem Parish Council is received. That the correspondence and an accompanying letter is sent to David Rutley MP (5 for, 1 against)

96 CE LP Council Response to Inspector's Further Interim Report

RESOLVED: That the correspondence is received (NC)

The Meeting closed at : 9.10pm

Signed : _____ Chairman Date: _____

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