

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 5th September 2016 at the Civic Hall, Poynton

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

Also in Attendance :- Under SO56 Cllr M Beanland

52 Questions from members of the public

None.

53 Apologies for absence

Cllrs Mrs S J Gilmore, T Holbrook, Mrs J Saunders, and M Sewart

54 Declarations of Disclosable Pecuniary or Other Interests

Cllr Clarke and Podmore declared a personal interest in planning application 16/4222M.

55 Approve Minutes of Meeting held on 15th August 2016

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 15th August 2016 are approved (NC)

It was proposed that planning application 16/4019M is taken as the next agenda item.

RESOLVED: That planning application 16/4019M is the next agenda item (NC)

Mr Wainwright of Towers Farm, Poynton spoke on application 16/4019M. He explained that the property has been divided between himself and his brother and Mr Wainwright requires more building to continue farming the land. He explained that the planned work will not encroach or impede the public footpath. It was confirmed that the current barn is two storeys high and the concrete post will be painted green. It was proposed that there is no objection to the planning application.

RESOLVED: That there is no objection to planning application 14/4019M.

56 Neighbourhood Plan Update

Members received and considered the briefing note from Mr John Knight concerning the progress on the Poynton Neighbourhood Plan, dated 31st August 2016.

Mr Knight provided the following update on the Pre-Submission version of the Poynton Neighbourhood Plan:

This is the first composite effort of the Neighbourhood Plan and the first legally acknowledged stage known as Regulation 14 owned by the Town Council. This is the first stage at which a composite plan is the subject of public consultation. The next step for the Town Council through the Neighbourhood Plan Steering Group is to publicise the draft plan and invite representation and consultation. CE have a consultation list including statutory bodies. However the consultation is, except for statutory bodies, for the Town Council to determine. CE may suggest that the Town Council consult with other local Town and Parish Councils. The draft Neighbourhood Plan must be submitted formally to the LA. A six week consultation period is required and Mr Knight recommended that this period coincides with the opening of the Local Plan examination. At the end of the six week period the responses are considered and amendments can be made. Mr Knight outlined the timeline to ensure the submission version of the Neighbourhood Plan to be with CE before Christmas 2016. Once the Neighbourhood Plan is submitted to the Borough Council the remaining stages of the Neighbourhood Plan are a joint effort between the Town Council and the Borough Council.

Cllr Podmore provided the following brief summary of the Neighbourhood Plan:

The Town Council is a sponsor of the Neighbourhood Plan. The late Cllr Hoyland put the plan in motion and almost 50 Poynton residents offered to volunteer their time. On behalf of the Town Council the volunteers and the Steering Group were thanked for their considerable efforts. Five policies have been developed namely, Housing and Development, Environment and Greenbelt, Town Centre and Business, Health and Well Being and Transport and Connectivity. There have been several consultations and a survey which received a positive response from Poynton residents. The overwhelming desire of Poynton residents was to retain the Greenbelt. The Housing and Greenbelt Policy have been developed on this basis with a Brownfield first policy. A variety of sources have been used to justify the policies.

The following question and answer session followed:

Is the way in which this Neighbourhood Plan written symbiotic with the Town Council's written response to the Local Plan?

The current and future Local Plans need to be considered. The plan has been structured to acknowledge the 650 houses proposed by CE but with stringent criteria. The approach supports constraint, tries to align infrastructure provision with housing release and attempts to minimise the impact on the town.

In which areas would legal challenges be anticipated?

The three strategic site in Poynton plus the extension into Adlington, Woodford aerodrome, the land between the proposed Relief Road and the existing town.

Who deals with any legal challenge?

Once the Neighbourhood Plan becomes a CE planning document, this would be CE.

It was proposed that the pre-submission version of the Poynton Neighbourhood Plan is received and note that it will be discussed further at the full Town Council meeting following this meeting.

RESOLVED: That the briefing note from Mr John Knight concerning the progress on the Poynton Neighbourhood Plan, dated 31st August 2016 is received. That the pre-submission of the Poynton Neighbourhood Plan is received and note that it will be discussed further at the full Town Council meeting following this meeting (NC)

57 Cheshire East Local Plan Strategy Update

Members received the Poynton Town Council CEC Local Plan Report dated August 2016.

In addition to the Poynton Town Council Local Plan Examination note received by members Mr John Knight added the following information:

-That the Programme Officer has informed him that the Inspector has directed that Poynton be entitled to appear in the examination on a large range of other matters other than the Poynton sites. The seven areas include the Duty to Cooperate, Case for Growth, Employment Strategy, Housing Strategy, the Greenbelt, Safeguarding Land and the Planning for Growth. This provides Poynton with a greater opportunity to participate.

-The representations on Poynton sites by other parties have now appeared on the CE site.

Members also received the following reports:

-Note from CEC, dated 23rd August 2016, Examination of the CE Local Plan Strategy Proposed Changes, Procedural Meeting.

-Poynton Town Council Local Plan Examination Note drafted by John Knight

-Email from Kerry Trueman, CEC, concerning the Local Plan Examination draft programme, dated 26th August 2016, the notes of the Procedural Meeting held on 23rd August 201 and the revised draft Examination Programme.

RESOLVED: That the various reports and documentation are received. That the Town Council confirm the wish to participate in additional discussions and appoint Mr John Knight to represent the Town Council at the sessions (NC)

58 Air Quality Monitor

The Deputy Clerk provided an update on the response to the Air Quality Monitor from CE. The email from Paul Mason at CE states that CE are awaiting a site visit from an engineer to ensure that there has been no deterioration since the last check. The visit will be at no cost to the Town Council and the quote for repair will also be provided

RESOLVED: That the verbal report is received. That this issue is included on the next committee meeting agenda (NC)

59 Applications Received to Date

The additional agenda planning application items were deferred to the next meeting.

The meeting was closed at 8pm following item 4018M and resumed at 9.45pm with 4044M

59- 1	16/3900M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Jonathan Moss	Date Received :-	17/08/2016
	Location :-	5 Hockley Paddock Hockley Paddock Poynton SK12 1LB	Date Returned :-	05/09/2016
	Proposal :	Proposed insertion of three new windows on side elevation and 1 velux window to front in white Upvc and erection of a wooden garden shed to the side of the property approximately 8ft by 5ft to replace the existing two metal storage units		
	Observations :	Recommend no objection in principle providing the separation from properties is far enough away and if not then the side window should be glazed and obscure glass (NC)		

59- 2	16/4018M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Rhys Williams	Date Received :-	19/08/2016
	Location :-	16 Vernon Close Vernon Close Poynton SK12 1NG	Date Returned :-	05/09/2016
	Proposal :	Two storey side and single storey rear extensions.		
	Observations :	Recommend no objection		

59- 3	16/4019M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Martin Wainwright	Date Received :-	19/08/2016
	Location :-	Towers Farm London Road North Poynton SK12 1BY	Date Returned :-	13/09/2016
	Proposal :	Proposed agricultural building		
	Observations :	Recommend no objection (NC)		

59- 4	16/4044M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Derek Walker	Date Received :-	30/08/2016
	Location :-	44 Charlecote Road Charlecote Road Poynton SK12 1DL	Date Returned :-	13/09/2016
	Proposal :	Proposed single storey rear conservatory with balcony over.		
	Observations :	Recommend refusal, with particular reference to the balcony on the proposed rear extension, on the basis of RO2RD loss of Privacy to nearby properties and RO6RD extension unneighbourly, particularly with regard to overlooking. (NC)		

59- 5 16/4090M Plot Ref :- Type :- FULL
Applicant Name :- Mr Austen Merrifield Date Received :- 23/08/2016
Location :- 8 Parklands Way Date Returned :- 13/09/2016
Parklands Way
Poynton
SK12 1AJ
Proposal : Alterations And Extensions
Observations : Recommend no objection (NC)

59- 6 16/4097M Plot Ref :- Type :- FULL
Applicant Name :- Mrs N Stout Date Received :- 24/08/2016
Location :- 5 Beech Crescent Date Returned :- 13/09/2016
Poynton
Cheshire
SK12 1AW
Proposal : Single storey extension to replace existing conservatory and single storey side and front elevation extensions
Observations : Recommend no objection (NC)

59- 7 16/4222M Plot Ref :- Type :- FULL
Applicant Name :- Ms Zoe Bielby Date Received :- 30/08/2016
Location :- 2 Parklands Way Date Returned :- 13/09/2016
Parklands Way
Poynton
SK12 1AJ
Proposal : Demolition of an existing rear single storey extension and replaced with a full width rear single storey extension.
Observations : Recommend No objection (2 for, 2 abstentions - Cllr Clarke and Cllr Podmore declared personal interest)

60 Notices of Application for Premises Licence

RESOLVED: That the notice of licensing application for 41/43 Park Lane, Poynton is received (NC)

61 Communication messages

RESOLVED: That the communication messages from this meeting to be formulated by the Neighbourhood Plan Group (NC)

The Meeting closed at : 8.00pm and 10pm

Signed : _____ Chairman Date: _____

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