

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 22<sup>ND</sup> MAY 2017 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, Mrs S Horsman and L Podmore,

1. Recording of meeting

The Deputy Clerk confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted within a week when the draft minutes are produced.

There were no other declarations of a recording of the meeting.

2. Questions from members of the public

There were no questions from members of the public

3. Apologies for absence

Cllr Mrs J Saunders

4. Declarations of disclosable pecuniary or other interests

There were no declarations of interest

5. Approve minutes of meeting held 8<sup>th</sup> May 2017

This item was deferred to the next meeting

It was proposed that the order of the agenda is amended and the planning applications, item 8, is taken as the next item of business on the agenda.

**RESOLVED: That the order of the agenda is amended and planning applications, item 8, is taken as the next item of business on the agenda (NC)**

6. Planning applications received to date

6.1 Application No: 17/2207M  
Location: Sovereign House, London Road South  
Applicants Name: Vets 4 Pets

Proposal: Change of use of the unit from Class A1 to veterinary surgery (Class D1)

The Chair outlined the procedure and explained that people could speak for three minutes on an application.

The Chair invited members of the public to speak.

Mrs Charlie Westbrook-Platt, spoke against the application as follows:

- The Macclesfield Borough Plan states that buildings should not be changed from class A1 to D1 unless there are extenuating circumstances.
- The new vets would be directly across the road from an existing vets and is not needed in the area.
- The application states that there is no separate waste area and that the vets would not have hazardous waste. However, a veterinary practice would need to dispose of hazardous waste including needles, drugs and cadavers. There should be a separate area from storage away from the main clinical building where clinical waste and cadavers are stored.
- A vets would produce small amounts of radioactive waste that needs to be stored in lead lined rooms. There is currently an application to convert the upper floors of Sovereign House to residential units and this should be borne in mind.
- Hazardous waste and noise levels would also have a severe impact on any residential units above.
- Parking. Out of the seventeen car parking spaces at Sovereign House 7 have been allocated to one residential floor and 8 spaces to the other residential floor. This would only leave two parking spaces for both staff and customers at the proposed veterinary practice. The car park in front of the Queensway shops is not a public car park and is only available for the patrons of the shops and Kingfisher pub.
- In the planning application for the conversion of the upper floors of the buildings from offices to flats the application states that the ground floor is expected to remain in retail use with no significant noise anticipated from that use. However, a veterinary practice would cause considerable noise for residents.

**RESOLVED: Poynton Town Council recommends rejection on the basis of:**

- 1. The site is currently zoned as A1 and Policy S5 of Macclesfield District Local Plan states that "The change of use from class A1 to another use of either an individual shop or a shop in a small group of shops, will not normally be permitted..."**
- 2. A proposal (17/2089M) has recently been received for converting the first and second floors of this property into residential accommodation and we believe that this is incompatible with the use of the ground floor as a veterinary surgery because of the noise and disturbance that would be generated**
- 3. We are concerned that the application make no provision for the storage of hazardous waste including drugs, needles and deceased animals.**
- 4. There appears to be an inadequate provision for car parking bearing in mind the proposed use of the upstairs for residential properties and**

**the need to accommodate staff as well as visitors to the veterinary clinic. The car park in front of the Queensway shops is a private car park which can only be used by patrons of the shops and the Kingfisher Pub and is not a public car park**

- 5. That the application specifies no opening times. Opening times especially in the evening or on a Sunday could be antisocial to any residents living above the clinic but also in the existing surrounding properties (NC)**

6.2 Application No: 17/2167M

Location: 167, Chester Road, Poynton, SK12 1HP

Applicants Name: Paul Goodison

Proposal: Demolish existing three bedroom bungalow with garage and outhouses and then build two four bedroom detached houses

**RESOLVED: Recommend no objection provided that the Highways Department is satisfied that there will be no interference with the potentially dangerous junction between Chester Road and Woodford Road (NC)**

6.3 Application No: 17/236M

Location: 3 Vicarage Lane, Poynton, Sk12 1BG

Applicants Name: Sarah Jones

Proposal: Proposed single storey side and rear extension

**RESOLVED: Recommend no objection (NC)**

#### 7. To note the Committee remit

**RESOLVED: The remit as drafted is adopted (NC)**

#### 8. National Grid overhead line refurbishment

Notice had been received from National Grid regarding intended works on pylons and overhead lines in the area.

**RESOLVED: That the notice from National Grid is received (NC)**

#### 9. Communication messages

Members agreed the following communication message:

To publicise the remedial work planned by National Grid on the pylons and power lines in Higher Poynton.

**RESOLVED: That the communication message stated is approved (NC)**

Meeting End Time: 7.55pm