

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 6<sup>TH</sup> NOVEMBER 2017 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, Mrs S Horsman, L Podmore, M Sewart

SO 56 Cllr Mrs R Horsman-Johnson

148. Recording of meeting

The Deputy Clerk confirmed that the meeting is recorded for the purposes of minute taking.

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

149. Questions from members of the public

A member of the public was in attendance and wished to make representations on application 17/5416M.

150. Apologies for absence

Cllrs C Gorst, I Hollingworth and Mrs J Saunders.

151. Declarations of disclosable pecuniary or other interests

Cllr L Podmore declared a non-pecuniary interest in application 17/5134M and will abstain from voting.

152. Questions from members of the public

Questions from members of the public were invited.

It was proposed that the order of the agenda is amended to take item 17/5416M as the first business to be discussed.

**RESOLVED: That the order of the agenda is amended as stated (NC)**

153. (Item 11i) Application No: 17/5416M

Location: Land at 81 & 81A Coppice Road, Poynton, SK12 1SL

Applicants Name: Mr Maurice Whittle

Proposal: Demolition of vehicle repair garage & construction of three detached houses.

Change of use of parking/storage area to an agricultural use

The Chair invited members of the public to speak.

Mrs Glenys Parry-Jones spoke in favour of the application. A small development on this site would be preferable to the disused garage which is currently on the site. The development should not be three storey which would be out of keeping with other properties in the neighbourhood.

**Recommendation: The Town Council supports in principle the redevelopment of this land for houses but has the following concerns:**

- **That the proposed houses, in particular the three storey house are out of character with the neighbouring properties and the locally listed Newtown terraced cottages**
- **That the Highways Officer should review the proposed junction with Coppice Road which is already a very busy road and should consider the proposed access which will be shared with a public footpath (NC)**

154. Approve minutes of meeting held on 16<sup>th</sup> October 2017

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 16<sup>th</sup> October 2017 are approved (NC)**

155. To receive and consider the response prepared by John Knight in relation to the Cheshire East Call for Sites List

Mr Knight had prepared a response to the Call for Sites List noting that the majority of the sites were in the Green Belt and there should be no further development in the Green Belt. and confirming that the Neighbourhood Plan will allocate sufficient sites to meet the housing requirement need for Poynton.

**RESOLVED: That the response prepared by John Knight on behalf of the Town Council to the Call for Sites List is received. That the response is submitted to Spatial Planning at Cheshire East and copied to the Portfolio Holder, Cllr Ainsley Arnold, and the Leader of the Council, Cllr Rachel Bailey (NC)**

156. To note the response to the Community Infrastructure Levy Consultation and submitted under SO51

**RESOLVED: That the response to the Community Infrastructure Levy Consultation and the action taken under SO51 is noted (NC)**

157. To receive and consider a response to the Department of Communities and Local Government consultation proposal 'Planning for the Right Homes in the Right Places'

The response to the consultation proposal 'Planning for the Right Homes in the Right Places' had been prepared by John Knight and circulated to the Committee.

**RESOLVED: That the response to the consultation proposal 'Planning for the Right Homes in the Right Places' is received and should be submitted by the deadline to the consultation on the 8<sup>th</sup> November 2017 (NC)**

158. To receive and consider a premises licensing application for Grade Cafe Bar, 148 Park Lane, Poynton, Cheshire East, SK12 1RG to provide the following licensable activity: Supply of Alcohol Monday – Saturday 09:00 – 23:00, Sunday 09:00 – 22:00

**RESOLVED: That the premises licensing application is received (NC)**

159. To receive and consider the notice of appeal dated 16<sup>th</sup> October 2017 in respect of 18 Shrigley Road North, Poynton, SK12 1TE

Notice of an appeal against the refusal of planning permission for application 17/2129M, 18 Shrigley Road North has been received by the Town Council.

**RESOLVED: That the Clerk write to the Planning Inspectorate reiterating the Town Council's objections to the application as set out in the original submission to Cheshire East (NC)**

160. Planning applications received to date:

- a. Application No: 17/4101M  
Location: Spring Bank Farm, Coppice Road, Poynton, SK12 1SP  
Applicants Name: Mr Christopher Gleave  
Proposal: Demolition of existing farm house and erection of replacement dwelling with associated works  
**RESOLVED: That the response agreed under SO51 is noted (NC)**
- b. Application No: 17/5145M  
Location: 12, Lostock Road, Poynton, SK12 1LL  
Applicants Name: Mr Thomas Bedford  
Proposal: Single storey rear extension  
**Recommendation: No objection (NC)**
- c. Application No: 17/5215M  
Location: Lostock Hall Primary School, Mallard Crescent, SK12 1XG  
Applicants Name: Mrs Jill Robinson  
Proposal: Installation of a polycarbonate canopy with timber column. Installation of tarmac slopes and new internal & external doors to aid access throughout the building.  
**Recommendation: No objection (NC)**
- d. Application No: 17/5231M  
Location: 1 Waterloo Road, Poynton, SK12 1RZ  
Applicants Name: Mr Maddocks  
Proposal: proposed garden fence  
**Recommendation: No objection subject to the Highways Officer being satisfied that the fence does not impact on public safety (NC)**

- e. Application No: 17/5317M  
 Location: 16 Clifford Road, Poynton, SK12 1HY  
 Applicants Name: Mr & Mrs Birchall  
 Proposal: Demolition of existing single storey side & rear extension & new two storey side extension  
**Recommendation: No objection (NC)**
- f. Application No:17/5377  
 Location: 12 Lostock Hall Road, Poynton, SK12 1DP  
 Applicants Name: Katherine Kershaw  
 Proposal: Demolition of existing detached garage, with proposed entrance porch, side & rear extensions, loft conversion with associated reconfiguration of roof  
**Recommendation: No objection (NC)**
- g. Application No: 17/5390M  
 Location: 13, Pickwick Road, Poynton, SK12 1LD  
 Applicants Name: Mr Mark Tweedale  
 Proposal: Proposed single storey front, side & rear extension  
**Recommendation: No objection (NC)**
- h. Application No: 17/ 5393M  
 Location: 9 Knole Avenue, Poynton, SK12 1XN  
 Applicants Name: Mrs Charlotte Philips  
 Proposal: Rear single storey extension to existing residential property  
**Recommendation: No objection (4 for, 1 abstention)**
- j. Application No: 17/5431M  
 Location: 6, Shrigley Road North, Poynton, SK12 1TE  
 Applicants Name: Mr D Goodwin  
 Proposal: First floor side extension & part two storey/ part single storey rear extension  
**Recommendation: Refusal on the basis that the proposed extension exceeds the 30% limit for extensions in the Green Belt and that the extension is out of character with neighbouring properties (NC)**
- k. Application No: 17/5494M  
 Location: 1 Wayside Drive, Poynton, SK12 1HF  
 Applicants Name: Mrs Heidi Podmore  
 Proposal: Demolition of existing conservatory and replace it with a single storey rear extension and build a first floor extension over existing single storey  
**Recommendation: No objection (NC)**
- l. Application No: 17/5489M  
 Location: 8 Bolton Close, Poynton, SK12 1SB  
 Applicants Name: Mr and Mrs Metcalfe  
 Proposal: Certificate of proposed lawful use for a new single storey rear extension  
**Recommendation: No objection (NC)**

#### 161. Communication Messages

That the responses set out in items 6,7, and 8 are publicised

**RESOLVED: The communication message as stated is approved (NC)**

Meeting end time: 7.55pm