

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 16<sup>TH</sup> APRIL 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

266. Recording of meeting

The deputy clerk confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted when draft minutes are produced.

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

267. Questions from members of the public

There were no questions from members of the public.

268. Apologies for absence

Cllrs M Beanland, I Hollingworth and Mrs J Saunders.

269. Declarations of disclosable pecuniary or other interests

None.

It was proposed that the order of the agenda is amended to take the following items of business first: Item 11 (270 below), 7 (271 below) and 8 (272 below).

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

270. To receive and consider the email from Andy Kehoe, Head of Asset Management and Regeneration, Cheshire East Council, dated 28<sup>th</sup> March 2018 about the disposal of land off Middlewood Road by auction

An email from Andy Kehoe, Head of Asset Management and Regeneration at Cheshire East Council had been received outlining the procedure for the disposal of the land off Middlewood Road. The Town Council had opposed the disposal of this site and had asked for the land to be transferred to the Town Council. Cheshire East Council had declined this course of action. The email confirms that the land will be disposed of by auction and Cheshire East Council are working towards an auction date on the 26<sup>th</sup> July 2018. The catalogue will be published 3-4 weeks before the auction date. Cheshire East Council had

declined to give a valuation of the property as it is commercially sensitive although a guide price will be issued in due course.

**RESOLVED: That the email is received. A copy of the email to be provided to residents and a copy sent to the golf club for their information. The matter included on the June P&E meeting for review (NC)**

271. To note the notification of appeal from Cheshire East Council dated 27<sup>th</sup> March 2018 in relation to application 17/5431M, 6 Shrigley Road North, Poynton, SK12 1TE

**RESOLVED: That the notification of appeal is received (NC)**

272. To note and consider the notification of appeal from Cheshire East Council dated 3<sup>rd</sup> April 2018 in relation to application 17/5569M, Land between 4 and 6 Shrigley Road North, Poynton

**RESOLVED: That the notification of appeal is received, that the Deputy Clerk prepare a response reiterating the previous comments made by the Town Council for approval by the Chair, Vice Chair and one other councillor (NC)**

273. Approve minutes of meeting held on 19<sup>th</sup> March 2018

**RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 19<sup>th</sup> March 2018 are approved (NC)**

274. To agree Town Council representation at the Cheshire East Strategic Planning Board Meeting on 25<sup>th</sup> April 2018 for the planning application for the land at Hazelbadge Road

Cllr Sewart reported that it was still uncertain if the Hazelbadge Road planning application would be included on the agenda of the Strategic Planning Board Meeting on Wednesday 25<sup>th</sup> April 2018. Cllr Sewart will attend as a member of the Strategic Planning Board if the application is listed.

**RESOLVED: That Cllr Podmore will represent the Town Council at the Cheshire East Strategic Planning Board meeting on the 25<sup>th</sup> April 2018 if the application is dealt with in the morning. If the application is listed later in the day, the Deputy Clerk to contact all councillors to request a member to represent the council in Cllr Podmore's absence. If the application is not considered at the Cheshire East Strategic Planning Board on 25 April, the question of representation to be considered at the Planning and Environment Committee on 30 April (NC)**

275. To receive and consider the letter from Jeremy Owens, Development Planning Manager, Cheshire East Council dated 27<sup>th</sup> March 2018 inviting Town and Parish Council to meetings to discuss the Site Allocations and Development Policies Document (SADPD)

The committee agreed that the Town Council should be represented at one of the Cheshire East meetings to discuss the SADPD. The committee's preference was the meeting scheduled on Friday 11<sup>th</sup> May 2018 at 4.00pm at Macclesfield Town Hall and alternative would be to attend the meeting on Thursday 17<sup>th</sup> May. Cheshire East Councillors, members of the committee and John Knight be asked whether they wished to attend to represent the Town Council.

**RESOLVED: That the letter from Jeremy Owens is received. That the Deputy Clerk emails members of the committee and Cheshire East Councillors to request volunteers to represent the council. In addition, the Deputy Clerk to ask John Knight if he is able to attend the meeting (NC)**

275. To note action taken under Standing Order 51 concerning the Town Council's response to the South-East Manchester Multi-Model Strategy (SEMMMS) issues and options paper for Cheshire East

**RESOLVED: That the action taken under Standing Order 51 is noted (NC)**

277. Planning applications received to date

Application No:18/1326M

Location: Kensington, London Road North, Poynton SK12 1BX

Applicants Name: Mr Ian Harrison

Proposal: Proposed two storey side extension

**Resolved: No objection (NC)**

Application No:18/1350M

Location: 4 Windsor Close, Poynton SK12 1JL

Applicants Name: Steve Byford

Proposal: Proposed two storey side & rear extension and single storey side & rear extension

**RESOLVED: Recommend rejection on the basis of:**

**RO3RD Cramped development – The proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site.**

**RO5RD Inadequate space around buildings – The proposed development would provide inadequate space around and between buildings, particularly with regard to the provision of adequate levels of private open space.**

**RO6RD Extension Unneighbourly – The proposed extension by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of neighbouring properties (4 for, 1 abs)**

Application No: 18/1682M

Location: 10, George's Road East, Poynton, Stockport, Cheshire, SK12 1NP

Applicants Name: Mr Andy Buckley

Proposal: Two storey rear extension to an existing private house

**Resolved: No objection (NC)**

Application No: 18/1729M

Location: 4 Park Lane, Poynton Cheshire, SK12 1RE

Applicants Name: Bestway Panacea Health Care Limited

Proposal: Advertisement consent for 1 no. internally illuminated fascia, 1 no. internally illuminated projected and 2 no. non illuminated signs

**Resolved: No objection (NC)**

Application No: 18/1673M

Location: 88 Dickens Lane, Poynton, SK12 1NT

Applicants Name: Mr Lorains

Proposal: Single storey rear extension and two storey side extension (addition of gable end side wall to existing approved application)

**Resolved: No objection (NC)**

278. Consider and agree any communication messages arising from this meeting

**RESOLVED: The communication message arising from this meeting is the Town Council response to the SEMMMS issues paper (NC)**

Meeting end time: 8.00pm