

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 5<sup>TH</sup> NOVEMBER 2018 AT THE COUNCIL  
CHAMBER, CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, Mrs S Horsman, L Podmore and Mrs J Saunders

Officers in attendance: L Osborn (Town Clerk) and T Juss (Minute Taker)

93. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted within a week when draft minutes are produced.

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

94. Questions from members of the public

A resident requested information on the Strategic Planning Board meeting due on 21<sup>st</sup> November 2018 with regard to planning permission for the land at the end of Hazelbadge Road. The Town Clerk explained that the plans have been resubmitted at the end of last week so there will be further consultation and then the matter should progress to the Strategic Planning Board meeting in December 2018.

95. Apologies for absence

Apologies were received from Cllrs C Gorst, T Holbrook and M Sewart.

96. Declarations of disclosable pecuniary or other interests

Cllr Podmore declared an interest in planning application 18/5058M and withdrew from the meeting when the application was considered.

97. Minutes of the previous meeting held on 15<sup>th</sup> October 2018

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 15<sup>th</sup> October 2018 are approved (NC)**

98. Receive an update from the Town Clerk following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road

The Town Clerk provided a verbal update on a request to the A6MARR Project Team for information regarding the new access road on Woodford Road and reported that the planning application is due to be submitted week commencing the 12<sup>th</sup> November 2018. Members noted that the issue was first raised by the Town Council in December 2017. The Town Clerk will add the item to the agenda in due course.

**RESOLVED: That the verbal update from the Town Clerk following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road is received (NC)**

99. Receive and consider notification from Cheshire East Council about the two consultations on High Speed Two (HS2) Phase 2b: Crewe – Manchester and West Midlands - Leeds

**RESOLVED: That the notification from Cheshire East Council about the two consultations on High Speed Two (HS2) Phase 2b: Crewe – Manchester and West Midlands - Leeds is received. That the notification is publicised with a suitable article and link on the Town Council website (NC)**

100. Planning applications received to date:

Application No: 18/3357M

Location: 13A Fountain Place, Chester Road, Poynton, SK12 1QX

Applicants Name: Mr Keith Lambert

Proposal: Change of use of the first floor from office use to residential use with the creation of a 1 bed flat

**RESOLVED: No objection (NC)**

Application No: 18/5049M

Location: 5 Milton Drive, Poynton, SK12 1EZ

Applicants Name: Mrs Fiona Bird

Proposal: Certificate of proposed lawful use for first floor rear extension

**RESOLVED: No objection (NC)**

*Cllr Podmore left the meeting.*

Application No: 18/5058M

Location: Marlfield Cottage, 76 Coppice Road, Poynton SK12 1SN

Applicants Name: Mr Paul Calladine

Proposal: Demolition of external rear stairs and small outbuilding. Erection of single storey rear extension at basement level with patio area above

(accessed from patio doors at ground floor level). Rationalisation of external levels and hard standing.

**RESOLVED: That the Town Council recommend no objection subject to the development not exceeding the limits prescribed for extensions and other policies under Green Belt rules (NC)**

*Cllr Podmore returned to the meeting.*

Application No: 18/5080M

Location: 1 Trafalgar Close, Poynton, SK12 1RY

Applicants Name: Mckay

Proposal: Two storey side extension, remote opening front gates and fence to inside boundary with neighbour

**RESOLVED: That Town Council are unable to comment because plans are inadequate. That the Town Council request CE to obtain professionally drawn plans if possible (NC)**

Application No: 18/5144M

Location: 14 Distaff Road, Poynton, SK12 1HN

Applicants Name: Mr & Mrs Oxborough - Sharp

Proposal: Single storey front porch, Side single storey garage and single storey rear extension.

**RESOLVED: No objection (NC)**

Application No: 18/5152M

Location: Wayside, London Road North Poynton SK12 1BX

Applicants Name: Mr Peter Greenhalgh

Proposal: Proposed side and rear extension and extension to the timber decking.

**RESOLVED: That the Town Council recommend no objection subject to the development not exceeding the limits prescribed for extensions and other policies under Green Belt rules (NC)**

Application No: 18/5221M

Location: 24, Carleton Road, Poynton SK12 1TL

Applicants Name: Mr T Badham

Proposal: Proposed loft conversion

**RESOLVED: No objection (NC)**

Application No: 18/5260M

Location: 73, Coppice Road, Poynton SK12 1SL

Applicants Name: Mr C Bamford

Proposal: Proposed single storey rear extension

**RESOLVED: No objection (NC)**

Application No: 18/5270M

Location: Hill Green Farm, Woodford Road, Poynton SK12 1ED

Applicants Name: Mr & Mrs Muldoon

Proposal: Alterations to first floor master bedroom including balcony

**RESOLVED: No objection (NC)**

Application No: 18/5403M  
Location: 4 Wayside Drive, Poynton SK12 1HF  
Applicants Name: Mr R Milne  
Proposal: Proposed side and rear extensions

**RESOLVED: That the Town Council recommends 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.**

**R06RD – Extension unneighbourly - The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from the adjoining property, causing an unacceptable loss of light to the detriment of residential amenities of the occupiers of that property.**

**(NC)**

Application No: 18/5411M  
Location: 10, Dombey Road, Poynton, SK12 1LT  
Applicants Name: Mr Ford  
Proposal: Amendments to the roof design of a previously approved application

**RESOLVED: No objection (NC)**

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

That the notification from Cheshire East Council about the two consultations on High Speed Two (HS2) Phase 2b: Crewe – Manchester and West Midlands - Leeds is publicised with a suitable article and link on the Town Council website.

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

Meeting end time: 8.35pm

Chair .....

Dated.....