

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 8pm on Monday 1st October 2012 at the Civic Hall, Poynton

Committee Members Present :- Councillor G. Bartos (VC)
Councillor M Beanland
Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor S. Horsman
Councillor Mrs J Sewart
Councillor G King
Councillor R.E.West

Also in Attendance :- Cllr P Hoyland (under SO53)

46 Apologies for Absence

Apologies were received from Cllr M C G Sewart

47 Declarations of Interest

Declarations of interest were received from Cllr G King (personal and prejudicial) in relation to application 12/3461M, on the basis that he lives close to the property in question, and a general declaration of personal interest from Cllr R West on the basis that he is Chairman of CE Northern Planning. Cllr King left the room when 12/3461M was considered.

48 To Approve Minutes of Meeting held on 11th September 2012

RESOLVED: That the minutes of the additional meeting held on 11th September 2012 be approved as an accurate record, and signed by the Chairman (NC)

49 Applications Received to Date

49- 1	11/4173M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Bagwell Mr P	Date Received :-	14/09/2012
	Location :-	297 Coppice Road Coppice Road Poynton SK12 1SP	Date Returned :-	02/10/2012
	Proposal :	Erection of wooden corner summerhouse		
	Observations :	No decision was taken. A site plan was submitted, but this failed to show the location of the summerhouse in relation to the site. CE was asked to provide this soonest.		

49- 2	12/3138M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Higginbottom D and Heywood G	Date Received :-	17/09/2012
	Location :-	3 Fountain Place Fountain Place Poynton SK12 1QX	Date Returned :-	02/10/2012
	Proposal :	Renewal of existing approved application 09/1710M for change of use of estate agents to A3 food and drink		
	Observations :	RECOMMENDED: That there be no objection to this application, but Cllrs ask that it be reappraised in the light of the newly installed 'shared space' scheme at this busy junction, which has fundamentally changed the road layout. Parking provision/potential abuse (R11HW) in particular will need to be considered (NC)		

Observations : RECOMMENDED: That there be no objection to this application (NC)

49- 8 12/3489M Plot Ref :- Type :- FULL
Applicant Name :- Williams Mr K Date Received :- 20/09/2012
Location :- Waitrose Ltd Date Returned :- 02/10/2012
89 Park Lane
Poynton
SK12 1RD
Proposal : Variations of Conditions 4 (hours of opening) and 5 (hours of deliveries) of Planning
Application 08/0315P
Observations : RECOMMENDED: That there be no objection to this application (NC)

49- 9 12/3552M Plot Ref :- Type :- FULL
Applicant Name :- Reynolds Mr and Mrs Date Received :- 24/09/2012
Location :- 16 Hilton Road Date Returned :- 02/10/2012
Hilton Road
Poynton
SK12 1TP
Proposal : First floor side extension
Observations : RECOMMENDED: That there be no objection to this application (NC)

49- 10 12/3602M Plot Ref :- Type :- FULL
Applicant Name :- Harrison Ms J Date Received :- 21/09/2012
Location :- Yarwood Date Returned :- 02/10/2012
Mill Hill Hollow
Poynton
SK12 1EJ
Proposal : Proposed first floor extension over existing single storey property
Observations : RECOMMENDED: That there be no objection to this application, provided that the
proposed development does not exceed the 30% Green Belt limit (NC)

49- 11 12/3621M Plot Ref :- Type :- FULL
Applicant Name :- Hughes Miss M Date Received :- 26/09/2012
Location :- 6 Trafalgar Close Date Returned :- 02/10/2012
Trafalgar Close
Poynton
SK12 1RY
Proposal : A conservatory to the rear of the house
Observations : RECOMMENDED: That there be no objection to this application, provided that the
side of the conservatory facing the neighbour's property is glazed in obscure glass
(NC)

49- 12	12/3649M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Wood Mr and Mrs	Date Received :-	29/09/2012
	Location :-	Berman Elm Beds Road Poynton SK12 1TG	Date Returned :-	02/10/2012
	Proposal :	Erection of a double wooden garage		
	Observations :	Recommend refusal, on the grounds that the development is unneighbourly - the existing structure, by virtue of its size, design and position relative to the adjoining property, is unduly dominant when viewed from the adjoining property (RO7RD) (5 - 2 against - 1abs)		
		RESOLVED: If however Planning Officers are minded to grant the retrospective application, and allow the garage to remain, Cllrs would want the Conservation Officer to be consulted, and a condition imposed that the garage will at no time be converted to living accommodation without the express permission of the Local Planning Authority (AO6HP) (6 - 2 abs)		

50 Stockport Council's Draft SPD for the Woodford Site

On behalf of the Town Council Cllr L A Clarke had produced a draft response to the SPD public consultation, which had been circulated in advance to Councillors. Cllr Mrs Sewart agreed with the content, but felt it might be helpful if it could be rearranged to have an Executive Summary as a front sheet. Cllr Hoyland agreed that the content was spot on, but asked that some of the language used be moderated.

RESOLVED: That the Clerk make minor amendments to the layout and style, and that he then send copies of the revised response to the following: David Rutley MP, Caroline Simpson, John Nicholson, Stuart Penny, Adrian Fisher, Val Burlison (all at Cheshire East), Cllr Harold Davenport, Disley, Woodford Community Council, Adlington PC and Mottram St Andrew PC (NC)

RESOLVED: That Cllr G Bartos speak on behalf of the Town Council when this issue comes before the CE Strategic Planning Board on Wednesday 3rd October 2012 (Cllr R West will represent Poynton West Ward at the same meeting) (NC)

51 Poynton's Draft Town Strategy

Councillors had received copies of Adlington PC's response to Cheshire East concerning Poynton's draft Town Strategy, dated 14th September 2012. Cllr Mrs Sewart considered this to be well thought out and reasoned response.

RESOLVED: That the response be received (NC)

RESOLVED: That Prestbury PC's response to Cheshire East, dated 12th September 2012, concerning Poynton's draft Town Strategy, as well as the Clerk's e-mail dated 20th September 2012 to Adrian Fisher and Richard House at CE concerning that response, be received (NC)

52 Former Vernon Infants School

Mrs Lorraine Butcher, CE Strategic Director for Children, Families and Adult Services, had responded to the Clerk's letter of 30th August 2012, which asked about the future plans for the former school site, and asked that the grounds be tidied up.

RESOLVED: That the Clerk contact Mrs Butcher again, stressing the need for some grounds maintenance to be carried out at the school site, which was looking particularly overgrown and unkempt (NC)

53 Council Tax: Exemptions to the Empty Homes Premium

Councillors had received a paper dated September 2012 from the Department for Communities and Local Government on the subject of determining circumstances in which dwellings should not be liable to the empty homes premium. (Those properties that are currently exempt from Council Tax would not attract this premium in any case). This is subject to a 6 week consultation, with a deadline of 9th November 2012.

RESOLVED: That the Clerk responds to the consultation on behalf of the Town Council expressing

support for the Government's proposals in terms of exemptions, and asking that legal issues beyond the control of the home owner, such as the lengthy settlement of a will, also be considered (NC)

The Meeting closed at : 9pm

Signed : _____ Chairman Date: _____
On behalf of :- Poynton - with - Worth Town Council