

APPENDIX B

The Report of the Meeting of the Planning Committee which met on Wednesday, 7th March, 2018 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson, K Podmore, M Leather, D Foden, A Dicken, G Clewely

Apologies for absence:

Cllrs J Martin, K Miles,

To receive declarations of interest:

None.

Planning applications to be considered:

18/0622M	Milford House, 2 Yew Tree Way (2/3/18)(extended to 07/03/18) Proposed single storey extension to provide leisure facility and home gym.. Infill extension to rear of garage to provide utility room.
PPC Comments	No objections
18/0764M	Carr House Farm, Mill Lane (14/3/18) Proposed two storey link extension between house and barn.
PPC Comments	We object to this application as by linking both dwellings this will Greatly exceed the 30% allowance for projects within the Green Belt
18/0760M	Beverley Cottage, Scott Road (7/3/18) Pitch roof addition.
PPC Comments	No Objections
18/0395M	Park Wood Barn, Mill Lane (27/2/18) Variation of conditions 2, 4 & 5 on permission (14/5229M – Change of use of barn in residential ancillary use, planning approval ref 77524P, to form a separate dwelling and attached garage and new access.
PPC Comments	Please refer to minutes of 14 th February 2018

18/0803M The Whitehouse Manor, New Road (21/3/18)
Demolition of existing hotel building and erection of replacement building comprising six apartments, together with associated parking and landscaping.

PPC Comments Prestbury is a beautiful and historic village, which is also one of the Tourist attraction of Cheshire
The White House Manor is one of the original group of attractive old Buildings in a triangle of land at the northern end of the Prestbury Conservation area
We therefore strongly object to the proposal to demolish this Building and to replace it by a block of small modern apartments Which are out of character and in contravention of the VDS, SPD, the NPPF “Protection of Conservation Areas” and Planning Policy Statements SE1 & SE7 etc
We recognise the proposal to replace a hotel with residential Accommodation and would require this to be done based upon the Existing structure
We also strongly consider that this development will dominate and Distract from the listed building Bridge End Farm

18/0859M 58 Meadow Drive (13/3/18)
Single storey rear and front extension.

PPC Comments No objections

18/0920M 12 Bollin Grove (21/3/18)
Single storey orangery extension to rear.

PPC Comments No objections

Decision notices approved:

17/5666M 12 Legh Road – variation of condition 3 on application 16/2534M
PPC comment: We consider these not to be minor amendments but a major change To the original approved drawings and therefore request these revised Drawings should be resubmitted as anew application

17/6068M Breeze Hill, Chelford Road – Construction of detached garage and alteration of rear single storey lean to roof to flat roof with parapet wall.

PPC comment: No objection

17/6421M 8 Willowmead Drive – Erection of single storey side extension, dormer roof extension and amended elevational treatment to existing house, replacement of roof, erection of car port and decking with wall to side garden.

PPC comment: No objection

17/5756M Brathay House, Broadwalk – Single storey side extension
PPC comment: No objection

17/6114M Windy Ridge, 35 Castle Hill – ground and first floor rear extension, proposed pool and spa facilities on ground floor with gym, lounge/kitchen, bedroom and study on first floor
PPC comment: No objection

Applications withdrawn:

17/3819M 6 Willow Way – Retention of bridge
PPC comment: We object to this application as it is within the Bollin Valley Conservation Area and is totally out of character with the surroundings. Should this application be successful it could lead to other properties adjacent the River Bollin constructing similar structures and therefore creating a precedent. We are also concerned that this structure could allow unrestricted access directly from the public footpath along the Bollin River into Willow Way and as such cause possible security issues for the residents of Willow Way and the adjoining estate.

Applications under appeal:

17/2490M Hoarded housing land, Springfields – full planning permission for the construction of three new dwellings with associated parking, landscaping and amenity space.

PPC comment: The Committee strongly object to this application on the grounds that

- it is an over-development of the site due to its density of the plot being excessive.
- The proximity to adjacent properties.
- Lack of Parking.
- The building would impose on the adjacent conservation area.
- It is out of character with the street scene
- is adjacent to a Grade 2* listed building.
- The external materials are incongruous to the area.

The council would support a development on this site but would require a less obtrusive development as the original application and it should be more in keeping and sensitive to the local area.

17/4862M

1 Orme Close (17/10/17)

Demolition of the existing house to be replaced with 2 pairs of new build semi-detached dwellings.

PPC Comments

Under the village design statement "the built environment recommendation No 1" states new development should conform to the density in the part of the village in which it is taking place but also to the building scale of its immediate area and this is supported also by the " local development framework, Prestbury supplementary planning document dated July 2011" adopted by Cheshire East Council This development does not comply to DC42 This development does not comply to DC6 with regard to vehicle movements to and from the site or provision for access for service and emergency vehicles Under DC 41 any proposal should not result in excessive amounts of new vehicle movements in quiet areas or where roads are deemed unsuitable, this development contravenes this policy Under DC 41 any development should not result in overlooking of existing private gardens, this development contravenes this policy

Any other business:

None