

APPENDIX B

The Report of the Meeting of the Planning Committee which met on Wednesday, 11th July 2018 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson, M Leather, G. Clewley (Chair), D Foden, J Martin

Apologies for absence:

Councillors K Podmore, V Herbert

To receive declarations of interest:

None.

Planning applications to be considered:

18/2905M	72A, Macclesfield Road, Prestbury (12/07/18) Front extension to balcony and porch alterations
PPC Comments	No objections
18/2561M	Prestbury COE Primary School (18/07/18) Installation of 2m Astro strip on to existing playing field
PPC Comments	No objections
18/2908M	6, The Paddocks, Prestbury (25/07/18) Construction of a detached dwelling
PPC Comments	The plans submitted are not relevant to the application to construct a new dwelling. Therefore the Parish Council are unable to reach a determination and request new plans are submitted or the application withdrawn.
18/3090M	Claverhouse, Well Lane, Prestbury (25/07/18) Extension & alterations (new orangery garden room, enlarged kitchen, new external door and windows to kitchen)
PPC Comments	The Parish Council do not object but would like to observe that this is within both the Greenbelt and Conservation Area and would request that Cheshire East Planners confirm that this is within a 30% allowable permissible criteria

18/3093M	Dale Brow Cottage, 63, Macclesfield Road, Prestbury (25/07/18) Construction of new single dwelling with attached garage
PPC Comments	<p>The Parish Council strongly object to this application on the following grounds:</p> <ul style="list-style-type: none"> - Not in keeping with the Heritage Statement (NPPF131) - Does not comply with SD1 to protect natural, cultural, and historic environment - Does not contribute to area character in terms of height, scale, and form (SD2) - Does not contribute to the areas character in terms of it's relationship to it's neighbouring properties, street scene, and the wider neighbourhood (SD2) - Does not comply with the Village Design Statement in terms of being sympathetic to the surrounding properties which are not Georgian in character - Does not comply with local character (BE1) <p>We disagree with the statement submitted by the applicant that this is in keeping with the previous applications (now expired) in terms of scale and height.</p> <p>We do not object to the redevelopment of the site with a single property although we have concerns (as above) with the proposed design. We would like to see the external wall maintained in any approval.</p>
18/3187M	Willott Cottage, Wilmslow Rd, Newton (25/07/18) Proposed remodelling of planning permission 17/5951M involving enlargement of the approved attached garage for use as living accommodation
PPC Comments	The Parish Council object to this application as it greatly exceeds the 30% permissible in greenbelt which it has already exceeded in light of previous applications.
18/3030M	Cloverdale, Chelford Rd, Prestbury (01/08/18) Demolition of existing dwelling and erection of 10 no apartments with associated landscaping and infrastructure
PPC Comments	<p>The Parish Council object to the application on the following grounds:</p> <ul style="list-style-type: none"> - Does not comply with the Village design Statement with respect to Chelford Road and it's tree lined nature. We would request that trees are reinstated along the boundary with the road.

- We believe the parking to be insufficient for the number of apartments (10) and bedrooms (24) with no local amenity for any excess generated. On road parking is not suitable for numerous reasons but would like to note that Chelford Road forms part of the designated national cycle network (Route 70) and is heavily used/promoted as such.
- While we recognise that the developer has clearly made an effort to produce a design in keeping with the housing opposite for which we are grateful, the overall scale is out of keeping. A similar design, but on a smaller scale, would be something we could support.
- We would like to note that Spencer's Brook is prone to flooding, including Cloverdale. We would like the Environmental Agency to consider the run off from the increased hard standing and the potential impact on those properties downstream.

Any other business:

In light of the number of public comments, including representation at this meeting, it was agreed that Cllr Cewley would make a request to the Borough Councillor to call in 18/3093M.

A number of residents had passed comment on the redevelopment of The Bridge and the removal of trees. The Parish Council do not believe that any were subject to a TPO and therefore would not generate an application that would come before the Parish Council. However, it was agreed to check with Cheshire East that appropriate procedure had been followed.