

APPENDIX B

The Report of the Meeting of the Planning Committee which met on Wednesday, 28th March, 2018 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs J Martin, A Dicken,

To receive declarations of interest:

None.

Planning applications to be considered:

18/0453M	Spencer Cottage, The Village, Prestbury (11/04/18) Demolition of existing dwelling and erection of 10 no. 2 bed Apartments with associated landscaping and infrastructure
PPC Comments	We object to this application as we consider that it does not comply With any of the following policy grounds <ol style="list-style-type: none">1. NPPF 131 – Heritage statement, the desirability of a new development should make a positive contribution to the local character and distinctiveness of the area and should carry great merit – this development does not in any respect2. SD 1 – provide safe access and sufficient car parking in accordance with adopted highway standards3. SD 1 – contribute to protecting and enhancing the natural built, historic and cultural environment4. SD 1 – prioritise the most accessible and sustainable locations5. SD 2 – contribute positively to an areas character in terms of height, scale, form and grouping6. SD 2 - contribute positively to an areas character in terms of its relationship to neighbouring properties, street scene and the wider neighbourhood7. SD 2 - contribute positively to an areas character in terms of its relationship, and where possible enhance, the significance of heritage assets, including their wider settings8. SD 2 - contribute positively to an areas character in terms of avoiding high risk flood areas, or where necessary provide appropriate mitigation measures9. SE 1 – make a positive contribution to the surroundings in terms of sense and place10. SE 7 – seek to avoid harm to heritage assets and make a positive contribution to the character of CE historic and built environment

11. BE 2 – seek to preserve, enhance and interpret the historic fabric of the environment within Macclesfield Borough
12. DC3 – the development should not significantly injure the amenities of adjacent residential properties with an overbearing effect
13. DC 3 - the development should not significantly injure the amenities of adjacent residential properties with traffic generation, access and car parking
14. DC 6 – that any development should normally ensure that vehicular and pedestrian access is safe and convenient, with particular regard to visibility splays
15. DC 41 – that garden spaces should reflect the typical ratio of garden space within the curtilages in the area and location, size and shapes should be suitable for the intended purpose
16. DC 41 – the proposal should not result in excessive amount of new traffic into a quiet area or on unsuitable roads
17. DC 41 – that vehicular and pedestrian access should be safe

18/1059M	7, Legh Road, Prestbury (23/03/18) Single storey extension, first floor side, re-skin existing house in brick
PPC Comments	No objections
18/1064M	Spencer Brook, Chelford Road, Prestbury (07/04/18) First floor bedroom extension above existing garage
PPC Comments	No objections
18/1090M	Fern Gully, Prestbury Lane, Prestbury (30/04/18) Variation of conditions 2, on permission (16/6052M – Demolition Of existing dwelling and replacement with new dwelling with Landscaping and associated engineering
PPC Comments	No objections, but we do consider this should have been a new Application and not an application for the variation of a condition
18/1118M	44, Butley Lanes, Prestbury (04/04/18) Demolition of existing out buildings and construction of single storey side and rear extension
PPC Comments	No objections

18/1164M	Meadowside, New Road, Prestbury (04/04/18) Residential development for two semi-detached and one detached Dwellings, demolition of existing vicarage building and improvements To existing site access
PPC Comments	We consider this to be an overdevelopment of the site. It is out of Character with the street scene. The semi detached properties in Particular seem excessive in height on an already elevated site. We Consider that there is inadequate parking for the size of the proposed dwellings
18/1171M	Hoarded Housing Land, Springfields, Prestbury (11/04/18) Full planning permission for the construction of two new Dwellings with associated parking, landscaping and amenity space.
PPC Comments	We strongly object to this application on the grounds that <ol style="list-style-type: none"> 1. We are concerned that there is a lack of parking on site for the Accommodation provided 2. The building would impose on the adjacent conservation area 3. The development is out of character with the street scene 4. The development is adjacent to a Grade 2* listed building 5. The external materials are incongruous to the area The council would support a more sympathetic development on this Site which is more in keeping and sensitive to the local area
18/1249/M	Land at Derby Fields, Alderley Road, Prestbury (11/04/18) Full planning permission for alterations to the site access points Comprising a minor relocation, internal road widening, the Erection of a wall either side of the entrance and additional Landscaping
PPC Comments	We strongly object to the proposals fro brick walls at the entrance To this site as it will remove the rural aspect of the sit. The Parish Council would request the use of more suitable materials in the form Of hedges and trees in accordance with the village design statement We also look forward to receiving a separate application for the Proposed signage as indicated on the drawings

Decision notices approved:

Applications withdrawn:

Applications under appeal:

Any other business: