

APPENDIX B

The Report of the Meeting of the Planning Committee which met on Wednesday, 7th June, 2017 at 9.30am at the Council Chamber.

Present:

Councillors G Clewley, A Dicken, D Foden, T Jackson, M Leather, K Miles, K Podmore.

Apologies for absence:

Cllr J Martin

Election of Chairman:

Cllr Miles proposed Cllr Dicken

Cllr Clewley seconded the proposal

Cllr Foden proposed Cllr Podmore

Cllr Jackson seconded the proposal

Cllr Leather proposed Cllr Jackson

Cllr Jackson declined to be considered for the post

Following a vote it was concluded that Cllr Podmore was elected as Chairman of the Planning Committee for the following 12 months

Cllr Miles asked whether Cllr Podmore had any declarations of interest against becoming Chairman of the Planning Committee. Cllr Podmore confirmed that he had no declarations of interest.

Election of Deputy Chairman:

Cllr Miles proposed Cllr Dicken as Deputy Chairman

Cllr Foden seconded the proposal

Following a vote Cllr Dicken was elected as Deputy Chairman of the Planning Committee for the following 12 months.

Cllr Dicken confirmed he had no declarations of interest against becoming Vice Chairman of the Planning Committee.

To receive declarations of interest:

None.

Planning applications considered:

17/2248M	Ridgeway, 90 Macclesfield Road (5/6/17) Extension to previously approved planning application to show increased pool area, kitchen and outbuilding to rear of dwelling.
PPC comment:	The Committee object to this application because there is insufficient information.

17/2189M	Wildacre, Withinlee Road (31/5/17) Replacement dwelling
PPC comment:	Whilst the new application has an increase of 28.5% of the floor area they believe it will be over 30% with regard to the original building. They would prefer a more traditional design which is more in keeping with the area. The hedges surrounding the site are required to remain.
17/2490M	Hoarded housing land, Springfields (22/6/17) 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 <ul style="list-style-type: none"> • 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.
17/1668M	Broad Oak, 50 Heybridge Lane (2/6/17) Proposed two storey front and rear extensions, single storey side & rear extensions with amended elevational treatment of existing house, replacement of roof, erection of garage and entrance gate and brick piers including widening existing access.
PPC comment:	The Committee object as there is no application form to describe the amendments.
17/2604M	4 Little Meadow Close (14/6/17) Demolition of existing 2 storey house to provide a new detached dwelling.
PPC comment:	No objection

Decision notices approved:

17/1627M	Land adjacent to Derby Fields, Alderley Road – Non material amendment to approval 15/4286M 7 conditions
PPC comment:	No comment
17/1400 & 1401M	Bridge End Farm, Bridge End Lane – Tennis Court and surround fence 4 conditions
PPC comment:	No objection

- 17/1102M Top O Th Hill Farm, Bonis Hall Lane – Variation of Condition 2 of existing permission 15/0091M; demolition of two houses and redundant barns with extant permission for conversion to two dwellings and the erection of one single replacement dwelling (resubmission of 14/2354M).
8 conditions
- PPC comment: The Committee object to this application at they would like to see Welsh Grey slate and not Spanish slate as the roof will be very visible from the public footpath and the Bollin Valley way. They also feel the landscaping is too urban.
- 17/0961M Top O Th Hill Farm, Bonis Hall Lane - Rationalising residential curtilage, improved landscape scheme and proposed wildlife field pond at Top O The Hill Farm.
10 conditions
- PPC comment: as above.
- 17/0914M 14 Scott Road – demolition of existing dwelling and associated buildings and construction of two detached houses.
14 conditions
- PPC comment: No objection
- 17/0985M Lumb Brook Livery, Woodford Lane – New stable block
3 conditions
- PPC comment: No objection

Planning notices refused:

- 17/0762M 10 Peters Close - Amendments to previously approved planning application (16/0099M). Introducing render to existing and proposed external walls.
- PPC comment: The Committee object to this property being rendered as it is not in keeping with the area as all the other properties are red brick.

Any other business: