



Prestbury Parish Council

APPROVED MINUTES OF PLANNING COMMITTEE MEETING OF PRESTBURY PARISH COUNCIL 2018/19 HELD ON WEDNESDAY 13 FEBRUARY 2019 AT 9.30AM IN

PRESTBURY PARISH COUNCIL CHAMBERS, THE VILLAGE, PRESTBURY, SK10 4AL

ATTENDANCE

Members of Prestbury Parish Council:

Cllr Keith Podmore
Cllr Sheila Kirk
Cllr Gillian Clewley

Member(s) of Cheshire East Council:

None.

Member(s) of Public:

Peter Heywood

Meeting commenced at 9.30am.

APOLOGIES

Apologies for absence received from Cllr Arthur Dicken, Cllr Marilyn Leather, Cllr John Martin and Cllr Valerie Herbert.

DECLARATIONS OF INTEREST

No declarations were received.

PUBLIC PARTICIPATION

Peter Heywood introduced plans for the next phase of the Bridge Hotel – noting new internal staircase to access six additional bedrooms, the replacement of the flat roof and fire escapes, improvement to accessibility of ‘white side’ function suite (with external staircase),

Signed:

Date:

implementation of mechanical sun canopy, terrace extension, and garden improvements.

Cllr Sheila Kirk highlighted colour was not in keeping with a black and white village.

Cllr Clewley advised of poor appearance due to loss of trees exposing a number of unsightly features on the building.

MINUTES

The draft minutes of the PLANNING COMMITTEE MEETING OF PRESTBURY PARISH COUNCIL held on 23 January 2019 were approved.

PLANNING APPLICATIONS

18/5944M – representations had already been submitted.

19/0320M – no objections.

19/0173M – no objections.

19/0082M – out of parish. No objections.

19/0520M - out of parish. No objections.

18/6432M – objections to be made.

“Prestbury Parish Council would like to register an objection to Planning Application 18/6432M.

Prestbury Parish Council is minded to believe the applicant should submit a new application due to the proposed amends being so excessively different that they barely resemble the original proposal.

Whilst the Parish Council accepts this development is proposed within an existing settlement, the proposed alterations to the size and appearance of the two proposed properties would significantly impact the living conditions of neighbouring properties and the quality of life of existing residents - resulting in overshadowing, a loss of privacy, and their right to light.

The conditions originally placed on the application offered some relief to residents and served to protect neighbouring properties. This application to vary those conditions has total disregard for the existing homeowners in the vicinity and works to over-develop the site to the detriment of the existing character of the neighbourhood and the residential amenity of neighbours.

Signed:

Date:

The proposed addition of another driveway, as opposed to the shared driveway approved, poses a safety concern as this particular area of the cul-de-sac can be quite crowded and dangerous due to reversing vehicles and limited visibility.

Overall, the variations of conditions are over-bearing, out-of-scale with existing development on Little Meadow Close and will irrevocably altar the street scene considerably, whilst impacting upon the highway.

This application also indicates the removal of some additional trees which could affect screening, drainage, soil stability, wildlife habitat, atmosphere and general visual impact.”

DECISION NOTICES

None to note.

WITHDRAWN APPLICATIONS

None to note.

APPEALED APPLICATIONS

18/3030M - objections to be made.

Representation made to Planning Inspectorate on Case APP/R0660/W/19/3219884

Prestbury Parish Council hereby object to the development appealed in the application and accompanying plans submitted to you.

The approval of the development proposed would be contrary to policies SE1 and SE4 of CELPS and save policies DC38 and DC41 of MBLP and guidance contained with Prestbury Village Design Statement due to its scale, design and density and would thereby cause harm to the objectives of those policies by virtue of being overly large in this location and resulting in overlooking and being overbearing.

The Local Planning Authority (LPA), refused this application and followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by, actively engaging in discussions with the applicant to try and find solutions to problems.

Despite advice, a solution has not been reached that overcomes the harm identified in the reasons for refusal.

For the avoidance of doubt, this decision relates to the following plans:

Bat Emergence & Re-entry Surveys

Signed:

Date:

Daytime Bat Survey

Transport Note

Tree Survey Report

Design and Access Statement

Cloverdale Elevations Plan (Drg No. 2184-04 Rev B) Planting Plan (Drg No. P.994.18.03 Rev V2B)

Site Layout & Sections (Drg No. 2184-02 Rev E) Topographical Survey (Drg No. S15893-T Rev A) Floor Plans (Drg No. 2184-03 Rev B)

Ascerta Tree Survey Report

Flood Risk Assessment & Drainage Strategy

Further issues identified through consultation with residents include:

- Parking would be insufficient for the number of apartments (10) and bedrooms (24) with no spaces for any excess generated.
- On road parking is not suitable for numerous reasons one of which is that Chelford Road forms part of the designated national cycle network (Route 70) and is heavily used/promoted as such.
- The developer has clearly made an effort to produce a design in keeping with the housing opposite but the overall scale is out of keeping. A similar design, but on a smaller scale, would be something they could support.
- Spencer's Brook is prone to flooding, including at Cloverdale.
- A harmful impact upon highway safety due to the existing road containing blind bends, in addition to the volume and speed of traffic using the road on an already very busy narrow road.
- Inadequate parking provision would result in on road parking.
- There would be a negative impact on the character of the village resulting from a large block of apartments.
- There would be a harmful impact upon pedestrians due to lack of any existing footpath along the northern side of the road, without any pedestrian refuges or street lighting.
- The design of the proposed structure would be out of keeping with existing dwellings on

Signed:

Date:

this part of Chelford Road.

- Chelford Road is part of The Cheshire Cycle Route which is well used by cyclists of varying abilities.
- The scale and design of the building would be out of keeping with its semi-rural location on the edge of green belt land.
- The building will be on or very near a flood plain and no mitigation measures are proposed.
- Over intensification of the site close to the conservation area.
- Significant impact on the natural eco system and greenscape.
- Chelford Road has no pavements were it approaches the Castle Hill junction and the extra traffic from residents, visitors and service vehicles will make a dangerous section of road even more so, especially for children and the elderly.
- Although Chelford Road is only a narrow country lane it is a main thoroughfare to Alderley Edge.
- The proposal would be inconsistent with the neighbouring properties as well as the village by being overbearing and out of keeping with the properties on Chelford Road and Prestbury in general.
- There is currently nowhere on Chelford Road that cars and lorries can park safely due to it being a narrow country lane.
- The exit from the site is uphill with difficult bends in both directions and opening on to Cheshire Cycle Ring route.
- Disruption to all residents during the construction phase.
- It would set a precedent which would result in changing the character of the village.
- Significant flooding in adjacent area in the past, therefore underground parking would be an issue.
- Impact on residential amenity due to size and density which would have an adverse impact on the amenity of adjacent property.
- The proposed building is significantly higher than other surrounding properties and thus will be visually overbearing and out of character.

Signed:

Date:

- There would be a loss of privacy with the building overlooking adjacent properties.
- Increase in housing density in a low density housing area.
- CGI images are misleading and inaccurate.
- The increase on traffic volume will already be increase due to the planned relocation of Kings School.
- Several mature trees have already been removed on site prior to the submission of the application.
- There would be a loss of hedgerow and therefore wildlife.
- There has been a serious pedestrian accident on Chelford Road close to the site.
- A disproportionate increase in intensity and density of people and vehicles.
- The development would be visually overbearing.
- Poor visibility on existing access.
- Loss of privacy due to 3rd and 4th floor overlooking existing bedrooms.
- Prestbury and Cheshire East as a whole has a sufficient housing supply.
- Significant amount of hard surfacing proposed which is unsympathetic to the semi-rural setting and also creates faster water run-off.
- Would result in an increase in noise and light pollution.
- Would be set forward of the existing building line.
- Harm to the existing ecology on site, including badgers, river trout and herons.
- Architectural detailing is poor and terms of proportions and a balance of fenestration.
- There would be no gaps or visual breaks between buildings with a loss of visual penetration to the open countryside beyond.

FUTURE MEETING

Date of next meetings agreed for 6 March 2019, 27 March 2019, 17 April 2019, and 8 May 2019.

Meeting closed at 11.17am.

Signed:

Date: