

The Report of the Meeting of the Planning Committee which met
on Wednesday 1st April, 2015 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), A Dicken, D Foden, M Leather, C Musgrove, L Saint.

Apologies for absence:

None

To receive declarations of interest:

Cllr Jackson declared an interest in Lumb Brook Livery and left the room when that application was discussed.

Planning applications considered:

15/0844M	Lumb Brook Livery, Woodford Lane (Paul Wakefield 1/4/15) Use of existing mobile home as living accommodation for a period of 3 years.
PPC comment:	No objection but they would like to emphasise that it is only for 3 years and not a step to building a permanent home.
15/0870M	Avalaine, 8 Macclesfield Road (Ailsa Berry 1/4/15) Replacement dwelling using existing foundation and floor slab.
PPC comment:	No objection
15/1201M	Stone Cottage, 14 Summerhill Road (Ailsa Berry 16/4/15) Construction of extensions and alterations (renewal of application 12/1669M)
PPC comment:	Comment from 2012 - The Committee are happy with this application as it does not exceed the 30% rule.
15/1202M	Stone Cottage, 14 Summerhill Road (Ian Fray 15/4/15) Demolition of existing dwelling and the construction of a replacement dwelling (renewal of application 12/0346M)
PPC comment:	No comment
15/1131M	4 Willowmead Drive (Ian Fray 8/4/15) Demolition of the existing lounge, kitchen and garage and erection of new 2 storey extension comprising lounge, kitchen, garage and 3no bedrooms. Refurbishment of the existing remaining property.
PPC comment:	The Committee object to a render finish and would recommend a brick façade rather than render.
15/0923M	Prestbury House, 6 Castle Hill (Ian Fray 15/4/15) Removal of rear conservatory new rear extension single storey. New single storey gym/sauna behind existing garages, various window/door alterations.
PPC comment:	No objection

15/0447M 1 Brocklehurst Drive (Ian Fray 27/2/15)
Variation of condition 3 (approved plans) on application 14/0262M –
Proposed demolition of existing property and erection of two new
dwellings and associated parking and landscape works.
PPC comment: No objection

Decision notices approved:

15/0161M 19 Legh Road – Proposed development of existing house, remodelling to
create two feature gables, bay window, garage canopy extension.
4 conditions

PPC comment: No objection

15/0325M Prestbury Hall, Macclesfield Road – proposed single storey orangery to
the rear of the property
3 conditions

PPC comment: No objection

15/0122M Upton Priory Infant School, Berwick Close – construction of canopy on
existing play area.
2 conditions

PPC comment: No objection

14/5300M Sleepy Hollow, 29 Castle Hill – Ground floor garage extension. First
floor extensions to front and rear elevation.
5 conditions

PPC comment: The Committee would recommend that this application is refused on
the grounds as this is a dwelling that already massively dominates the
local well spaced and arboreal area of large houses. The site is very
exposed to the neighbouring properties, and it is immediately
overlooked by neighbours whose living area already faces bedrooms
and bathroom with full depth clear windows. This application would
exacerbate this by adding two more visible bedrooms, plus facing an
excessive additional width to the already massive adjoining property.
The building is intrusive and unneighbourly. The description is
dishonest in describing a very limited extension which in fact includes
two extra bedrooms and a significantly wider build and much increased
footprint.

Applications withdrawn:

15/0263M White House, The Village – Proposed demolition of rear single storey &
14/5821M extension and replacement with development on same footprint.

PPC comment: This is a Listed Building in a Conservation Area and the Committee is
concerned that there are no comments from the CEC Conservation
Officer. They feel that this application is un-neighbourly as the
property is surrounded by residential properties. It is out of character
with a Listed Building and the conservation area as its materials are
unsympathetic with the surroundings. There is further concern about
noise pollution to surrounding residential properties. The plans are
incorrect as they do not include the adjacent neighbouring residential
properties which will be adversely affected by the proposed 2 metre
high wall and by the noise of the business. The committee is concerned
that the extractor fans attached to the building detract from the aesthetic
of the listed building, have a high noise factor and pollute the air to the
detriment of the quality of life of local residents. A resolution to the

noise factor and air pollution of the extractor fans would be to locate them up the existing chimneys. The Committee is not happy with the plans as they stand at the moment.

14/5751M

Eaglehurst, 20 Heybridge Lane – Demolition of existing house and erection of replacement dwelling.

PPC comment:

No objection but there is a balance of brick and render at present on Heybridge Lane and they would like to keep that balance. They would like to see brick replaced with brick.

Any other business:

Mr Peter Vernon, Development Advisor and two colleagues attended the meeting on behalf of the owner of land behind Bridge Green and wished to gain the views of Prestbury Planning Committee on development of this land. Cllr Musgrove pointed out that this land was Green Belt and an area of Special County Value and there had been a request made to CEC for this land to be protected.