

The Report of the Meeting of the Planning Committee which met on Wednesday 20th April, 2016 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), D Foden, M Leather.

Apologies for absence:

Cllrs A Dicken, K Miles, K Podmore, L Saint.

To receive declarations of interest:

None

Planning applications to be considered:

- | | |
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| 16/1436M | Primrose Hill, 52 Macclesfield Road (13/4/16)
A 3 storey 5 bedroom house with leisure facility and new access as originally indicated in the approved permission. |
| PPC comment: | The Committee are still not happy with this application as it contravenes the low density housing criteria (H12). They are also concerned that the passing place may encroach on the public footpath. |
| 16/1482M | 2 Butley Lanes (19/4/16)
Double storey side extension to provide additional and enhanced living accommodation, house remodel, replacement windows, re render of external walls and replacement and extension of existing glass cover over existing roof terrace. |
| PPC comment: | No objection but they are concerned about overlooking neighbours on Legh Road. |
| 16/1348M | The Cottage, Chelford Road (28/4/16)
Replacement dwelling, detached garage and new access. |
| PPC comment: | The Committee objects to this application because it is an overdevelopment in the greenbelt and is totally out of character for the area. Once again we are losing a property of character which was originally an old farmhouse. |
| 15/4286M | King's School Pavilion, Alderley Road (22/4/16)
Construction of new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access. |
| PPC comment: | The Committee maintain their objection from the 12 th January Prestbury Parish Council considered the full planning application by King's School (ref. 15/4286M) at its January meeting and voted by a majority to object to it.
The new school campus that is proposed would be entirely within Prestbury Parish and entirely on Green Belt land that adjoins an Area of Special County Value. The reasons for our objection are as follows: <ul style="list-style-type: none"> • It is not apparent that sufficient effort was put into finding alternative (more sustainable) sites that satisfied the school's desire to have one campus • The application is in contravention of the five Green Belt purposes. The school has explained its business case to us but the majority of Councillors were not convinced that this constituted special or exceptional circumstances |

- Not only is this site Green Belt, but – according to the Green Belt Review carried out by Arup consultants for Cheshire East Council as part of the Local Plan process – it makes a ‘**major contribution**’ to Green Belt purposes (ref document PSE034A, Green Belt Assessment Update Further Annex Parcels, on the examination website)
- The land is all good quality farm land, ie. ‘best and most versatile’
- The development would result in the loss of mature trees and hedgerows
- A significant proportion of the land would become hard surfacing either for buildings or internal roads, parking, assembly areas, hard surface playing areas or paved footpaths and this would be immediately above the Bollin Valley flood plain
- Whilst the King’s School has proposed improvements to the Four Lane Ends junction, these appear insufficient in view of the present traffic issues around the Four Lane Ends junction. Several Councillors (and many members of the public) have expressed concern that these and traffic issues elsewhere would be exacerbated, despite the traffic assessment and the travel plan. Particular concern was expressed about the junction of New Road and Butley Lanes where it is proposed there would be a pick-up and drop-off point for a mini bus. (That said, the school has recognised it has more work to do on its travel plan and has offered to work with us if the plan is approved)
- The application is in contravention of the following Macclesfield Local Plan policies: GC1, GC3, GTC4 and GC13 and PRE 07, 08, 09 and 10.

They would also like to add that the traffic modelling does not appear to consider the increased traffic through Prestbury village and the surrounding roads and the pollution this will cause. Also, they are extremely concerned about pupils arriving at the train station and being picked up by coaches as this is very dangerous junction. They are also concerned about the loss of trees and hedges which will ruin the semi-rural character of the area.

16/1687M

Sunnybank, 45 Macclesfield Road (29/4/16)

Two storey side and single storey rear extensions

PPC comment:

No objection but they would like the front elevation to match the neighbouring properties.

15/1464&1465M

The Saffron Room/White House, The Village

Revised plans

PPC comment:

The Planning Committee should have been consulted on this application as it has always been contentious and have been allowed to put our comments in. We knew nothing about this application until it was too late.

The application 15/1464M showed the extractor fans up the chimney which we wholeheartedly supported as the fans on the side of the building have, for many years, been an environmental nuisance and un-neighbourly with odour going into the building at the back, formerly a gent’s outfitters now a beauty salon, also down the village street, this is worse than ever and needs to be sorted.

Car parking is very important as there are so few parking spaces within the village and surrounding areas. Many times resident’s drives are blocked.

The wall around the garden is too high, out of character with the conservation area and very visible from the church graveyard.

No consultation was given with the Conservation Officer

The times for the opening of the glass doors are acceptable.

16/1736M 28 Legh Road (11/5/16)
Proposed single storey side and rear extensions.
PPC comment: No objection

Decision notices approved:

16/0099M 10 Peters Close - Full width ground floor extension to rear, including first floor extension to one side, and 2no. two storey gable extensions to front, including removal of window above garage. Replacement of stone cladding on front elevation with brick to match existing.
3 conditions
PPC comment: No objection

16/0814M Langley House, 103 Macclesfield Road – single storey rear extension
3 conditions
PPC comment: No objection

Any other business:

None.