

The Report of the Meeting of the Planning Committee which met on Wednesday 22nd April, 2015 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllr C Musgrove

To receive declarations of interest:

None

Planning applications considered:

- | | |
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| 15/1381M | Thatches, Broadwalk (Ian Fray 16/4/15)
4 proposed semi-detached dwellings. |
| PPC comment: | The Committee strongly object to this application on the grounds that it is an overdevelopment, overbearing, out of character with the area, goes totally against the Village Design Statement, loss of important trees and a loss of a pleasing attractive landmark property. They are also concerned about the traffic on a corner. They would like to see it refurbished and extended as a single property. |
| 15/1464 & 1465M | The Saffron Room/White House, The Village (Ailsa Berry 6/5/15)
Replacement single storey rear extension with new first floor rear extension. |
| PPC comment: | The Committee object to this application on the grounds that they are not happy with the amount of glass as it is out of character with a conservation area and listed building. It would also cause light pollution which could be saved by a reduction of glass. They are very pleased to see the extractor is to go through the chimney. |
| 15/1459M | White Gables, 71 Macclesfield Road (Ailsa Berry 20/4/15)
Demolition of existing conservatory and erection of new single storey extension. |
| PPC comment: | No objection |
| 15/1425M | 14 Scott Road (Michael Coburn 29/4/15)
Demolition of existing dwelling and associated buildings and construction of one pair of semi-detached houses and one detached house. |
| PPC comment: | The Committee object to this application as it is an overdevelopment. They are concerned that the height of these buildings will be over-imposing. If this application is approved they would request that any trees that are removed are replaced and they would like to see a natural slate roof. |
| 15/1547M | 19 Meadow Drive (Ian Fray 29/4/15)
Single storey rear extensions |
| PPC comment: | No objection |
| 15/1496M | Site of previous Scout Hut, Car Park, Bollin Grove (Ailsa Berry 6/5/15)
Erection of Youth club on site of previous youth facility |
| PPC comment: | No objection |

- 15/1621M 13 Castlegate (Sarah Bartoli 30/4/15)
Rear infill extension and roof raise loft conversion
- PPC comment: The Committee regret that this is yet another bungalow becoming a house. This property is surrounded by bungalows so it will become out of character. There is a current presumption that bungalows are to be retained
- 15/1677M 2 The Paddocks (Ian Fray 4/5/15)
Proposed two storey rear extension, new entrance and revised construction over garage.
- PPC comment: No objection

Decision notices approved:

- 14/5933M Withinlee Hollow, Withinlee Road, Mottram St Andrew – Demolition of existing house. Construction of replacement dwelling house
12 conditions
- PPC comment: The Committee would like a robust method statement to protect the trees on and along the drive.
- 15/0321M Birchvale, Ashbrook Drive – proposed single storey extension to form rear lounge, balcony and internal alterations to the kitchen
3 conditions
- PPC comment: No objection
- 15/0408M Craigallion, 8 Chelford Road – proposed single storey infill side extension.
3 conditions
- PPC comment: No objection
- 15/0423M Greendale, Ashbrook Drive – modifications to previous consent
14/4506M
4 conditions
- PPC comment: No objection

Decision notices refused:

- 14/5148M 1 Scott Road – Demolition of existing house and out buildings and erection of 5 no. apartments together with underground parking and associated landscaping.
- PPC comment: Following discussion the Committee feel that this is an overdevelopment which is out of character for the area and is a step too far in the urbanisation of a semi-rural area. The proposed five very large apartments fit very tightly into the plot available, and will complete a continuous row of developments, thus being the final straw in destroying the ambiance and character of the Springfield Road which leads from the main car park to the village conservation area area. The Parish Council believe that the site is suitable for a single dwelling.

Any other business:

Cllr Leather requested that the planners are informed of our comments separately and not in one e-mail and the Clerk agreed to this.