

The Report of the Meeting of the Planning Committee which met on Wednesday 24<sup>th</sup> August, 2016 at 9.30am at the Council Chamber.

**Present:**

Councillors T Jackson(Chairman), G Clewley, M Leather, D Foden, K Podmore, L Saint.

**Apologies for absence:**

Cllrs A Dicken, K Miles.

**Declarations of Interest:**

None.

**Planning applications considered:**

16/3593M	17 Packsaddle Park (24/8/16) Proposed first floor balcony extension to bedroom.
PPC comment:	No objection
16/3637M	Rose Cottage, 1 Macclesfield Road (17/8/16) Variation of condition 2 on approval 15/2971M – replacement dwelling and replacement garage.
PPC comment:	No objection but the Committee state that it is very difficult to determine on this application due to lack of information.
16/3888M	8 Scott Road (1/9/16) Extend garage structure to provide home office space for Greenbank Cottage for private use.
PPC comment:	No objection but the Committee would request that a condition is placed that it remains as an office and not become residential.

**Decision notices approved:**

16/2893M	14 Oakwood Drive – front porch addition 3 conditions
PPC comment:	No objection
16/0550M	Highgrove, Chelford Road – proposed side and rear facing extension and chimney stack 4 conditions
PPC comment:	No objection to the chimney but the Committee have concerns about the extensions. Have these already got full planning consent of does it fall under permitted development?
16/2534M	12 Legh Road – Proposed two storey front extension to form larger ground floor lounge internal alterations and first floor side extension to form two larger bedrooms with en-suite. 3 conditions
PPC comment:	No objection

- 16/2496M Heybridge Cottage, 36 Heybridge Lane – Variation of condition (windows) on application 15/5200M – side and rear extension with raised ridge level and general re-modelling  
3 conditions  
PPC comment: No objection
- 16/1348M The Cottage, Chelford Road – replacement dwelling, detached garage and new access.  
7 conditions  
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.
- 16/1990M Chimneyside, Bridge End Drive – timber framed garden room extension  
3 conditions  
PPC comment: No objection
- 16/2833M Treetops, Chelford Road – Demolition of existing conservatory and extension, new two storey extension to side and modifications to all elevations.  
5 conditions  
PPC comment: No objection
- 16/2781M & 2783M Bridge End Farm, Bridge End Lane – Extension and alterations  
4 conditions  
PPC comment: No objection
- 15/5303M Wentworth Cottage, Collar House Drive - Replacement dwelling.  
11 conditions  
PPC comment: The Committee have no objection but they are concerned it exceeds 30% in the greenbelt.

**Planning applications refused:**

- 16/2331M White House, The Village – Variation to conditions 5,6 & 9 on application 15/1464M – Replacement single storey rear extension with new first floor rear extension  
PPC comment: The Committee object to the variation/removal of any conditions, particularly conditions 5,6 & 9 in the interests of neighbouring occupiers.
- 16/0730M Stone Cottage, 14 Summerhill Road – Construction of one detached infill dwelling  
PPC comment: The Committee strongly object to this application as it is a new house in the greenbelt and they are concerned about more traffic using the egress onto Macclesfield Road.
- 15/5754M Springhill, Chelford Road - Demolition of existing dwelling and construction of two storey apartment building and associated works.  
PPC comment: The Committee strongly object to this application on the grounds that it is out of character for the area and an overdevelopment of the site in the greenbelt. Not sustainable as there is no bus route no sewerage, no mains drains and no footpath. It would create more traffic with a blind summit outside the property. They also have concerns about the natural spring at the property. It would spoil the openness of the greenbelt from a public footpath. They also find it hard to believe that the residents will shop in

Prestbury as it would be easier for them to go to Alderley Edge and Wilmslow.

**Tree works approved:**

16/3120T

39 Castle Hill

T3, 4 & 5 Larch – Crown thin by a maximum of 20%

**Any other business:**

There was a lengthy discussion concerning the process about the King's School planning application.

Cllr Jackson reported that a house a Larch Rise had been re-roofed and the colour of the roof was not in keeping with the area and she had received complaints about it. She had spoken to the Enforcement Officer and he confirmed that nothing could be done.

She also reported that she had received complaints about the six foot wall that had been built at the back of Coast which did not have planning permission. She had reported this to the Enforcement Officer and he was due to attend shortly.

There had also been reports that people were living above the Saffron Rooms restaurant.

Cllr Clewley reported about the Planning training she had attended that had been run by ChALC.