

The Report of the Meeting of the Planning Committee which met on Wednesday 27<sup>th</sup> August, 2014 at 9.30am at the Council Chamber.

**Present:**

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

**Apologies for absence:**

Cllrs N Haigh

**To receive declarations of interest:**

None

**Planning applications to be considered:**

- |              |   |
|--------------|---|
| 14/3573M     | Ferndale, 43 Macclesfield Road (Louise Whinnett)<br>Single storey extension to rear of property.  |
| PPC comment: | No objection  |
| 14/3595M     | Dale Brow Farm, 61 Macclesfield Road (Ian Fray)<br>Alterations and extensions to the side of the existing dwelling.   |
| PPC comment: | No objection  |
| 14/3658M     | Withinlee Hollow, Withinlee Road (Tim Poupard)<br>The erection of a single contemporary 2 storey 4 bedroom dwelling and external underground garage and central courtyard, all situated in a NorthEast – SouthWest setting within 0.831 acre (3,364m <sup>2</sup> ) sloping plot. The principle living areas are located on the first floor (at ground level) and bedrooms and home leisure spaces are located within the sub-level (below ground level). |
| PPC comment: | The Committee very strongly objects to this application on the grounds that the area is low density (contravening H9) and is within the greenbelt. The site is not suitable because of trees and access issues. They feel it would be dangerous to enter Withinlee Road from the drive. They also feel that the design is out of keeping for the area.  |
| 14/3626M     | 23 Castlegate (Ian Fray)<br>Erection of a single storey timber framed garden room, replacing existing structure.  |
| PPC comment: | No objection  |
| 14/3660M     | Sleepy Hollow, 29 Castle Hill (Louise Whinnett)<br>Certificate of lawful development proposed – triple garage, rear first floor extension and front extensions.   |
| PPC comment: | No objection  |
| 14/3531M     | Ford House, The Village (Paul Wakefield)<br>Proposed demolition of existing building and erection of 6 apartments and 4 dwellings (resubmission 14/0111M)   |
| PPC comment: | The Committee were split about this application but an objection was carried by the Chairman's vote on the grounds that it is an overdevelopment. It contravenes the Village Design Statement, Plan for Prestbury, Buildings of historical interest, DC9, BE20, BE11, BE2, BE3, BE4, BE5, Prestbury Conservation Area Appraisal and Para 133 of the NPPF.   |

14/3742M	Land between 35 & 43 Castle Hill (Louise Whinnett) Erection of single family dwelling and associated access and landscape scheme for site to create replacement pond and site landscaping.
PPC comment:	The Committee object to this application on the grounds that part filling a natural pond would impact on water courses and cause further flooding in an already problem area. It contravenes H9 and the building is out of character for the area.
14/3854M	Prestbury House, 8 The Village (Andrew Williams) Garden wall and detached garden room (retrospective)
PPC comment:	The Committee would like to comment that this application would be more in keeping with the conservation area if reclaimed stone flags were used for the roof, the walls were painted white, a simulated window was added to soften the wall and landscaping was completed along the public footpath.

**Decision notices approved:**

14/2922M	7 Little Meadow Close – Demolition of existing dwelling bungalow and erection of a new dwelling bungalow with associated external works. 4 conditions
PPC comment:	No objection to the replacement bungalow but would like a condition that there is landscaping at the rear of the garden to reduce the impact on neighbours at the rear of the property.
14/1186M	Land at 52 Macclesfield Road – outline planning application for erection of one dwelling 14 conditions
PPC comment:	The Committee would register an objection on the grounds that the application is - <ul style="list-style-type: none"> <li>• Overdevelopment of the site in a low density housing area</li> <li>• Design not in keeping with the neighbourhood</li> </ul>
14/2875M &	Chimneyside, Bridge End Drive - Removal of Condition 2 on application 13/4946M – Car Port to be constructed on land adjacent to outbuilding to be converted under application 12/2952M and used by the occupants of this conversion outbuilding. 14 conditions
PPC comment:	No objection

**Applications withdrawn:**

14/2837M	Withinlee Hollow, Withinlee Road – outline application for erection of a single contemporary two storey 4/5 bedroom dwelling together with external garage and central courtyard all situated in a Northeast – Southwest setting within a 0.782 acre (3,164 m <sup>2</sup> ) sloping plot.
PPC comment:	The Committee very strongly objects to this application on the grounds that the area is low density (contravening H9) and is within the greenbelt. They feel an outline planning application is inappropriate for the area. The site is not suitable because of trees and access issues. They feel it would be dangerous to enter Withinlee Road from the drive. They also feel that the design is out of keeping for the area.

**Tree works approved:**

14/0449T land at Shirleys Close  
Prune back and or pollard identified trees to address issues of light and safety as depicted on agents submitted details

**Any other business:**

Two representatives from Peaks & Plains attended the meeting to inform the Committee that they would be moving forward in the next few months to apply for planning permission to build affordable housing on the site of the garages on Park House Lane.