

The Report of the Meeting of the Planning Committee which met on Wednesday 5th August, 2015 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), A Dicken, D Foden, M Leather, K Podmore.

Apologies for absence:

Cllrs C Musgrove, L Saint

To receive declarations of interest:

None

Planning applications to be considered:

- | | |
|--------------|---|
| 15/2971M | Rose Cottage, 1 Macclesfield Road (Sarah Bartoli 12/8/15)
Replacement dwelling and replacement garage. |
| PPC comment: | No objection |
| 15/3199M | Cornergate, 55 Macclesfield Road (Ian Fray 6/8/15)
Variation of Condition 2 on approved Application 12/1934M - Seeking approval of the following amended drawings:
PV-01 Revised Plans & Elevations
PV-02 Re-drawn Garage Plans & Elevations |
| PPC comment: | No objection |
| 15/3362M | Cornergate, 55 Macclesfield Road (Sarah Bartoli 13/8/15)
Proposed Alterations and Extensions and Single Storey Detached Garage. This application seeks approval for several variations to the approved Decision Notice dated 13/07/2012. These variations include re-modelling of the elevations and new gates. |
| PPC comment: | No objection |
| 15/3283M | Thatches, Broadwalk (Ian Fray 13/8/15)
3 detached houses. |
| PPC comment: | As this application is not significantly different from the previous application the Committee strongly object to this application on the grounds that it is an overdevelopment on an elevated site, 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 and would recommend that the new entrance is situated higher up on Broadwalk where there is already a pedestrian entrance so the Memorial tree and rhododendron tree is kept.
They would like to see the previous house replaced and/or replaced by a single dwelling and/or replaced by two family properties which would be more suitable for the area. The proposal is in contravention of DC9, DC38, DC39, DC41 and would ask that if approved permitted development rights are removed. Seriously insufficient and incorrect detail is included in the plans and no tree survey is included.
The Committee support all the comments that have already been stated by all objectors |

The Parish Council strongly support CEC taking action against the developer for the covert demolition of this building against all regulations and no bat survey.

15/3409M Late Shop, New Road (Ian Fray 26/8/15)
Change of use from A1 to D1 for Unit B of the former Co-op Food Store in Prestbury
PPC comment: No objection

Decision notices approved:

15/0827M Inglewood, 2 Castle Hill – demolition of existing dwelling and replacement dwelling
7 conditions

PPC comment: The Committee is concerned about the loss of trees and would like the retention of some of the mature trees and interplanted with semi-mature trees. They would like to have seen what the replacement dwelling would look like.

15/0067 & 0068M Normans Hall, Chelford Road – Subterranean wellness suite with minimal impact on listed building
3 conditions

PPC comment: No objection as long as the Conservation Officer approves

15/0923M Prestbury House, 6 Castle Hill – removal of rear conservatory new rear extension single storey. New single storey gym/sauna behind existing garages, various window/door alterations
3 conditions

PPC comment: No objection

15/1910M 3 Birchway – replacement roof to existing dormer, new porch and single storey rear extension
4 conditions

PPC comment: No objection

15/1131M 4 Willowmead Drive - 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.
3 conditions

PPC comment: The Committee object to a render finish and would recommend a brick façade rather than render.

15/2300M 30 Bridge Green – Extension to and external renovation of house
4 conditions

PPC comment: No objection

15/0312M Millheys, 30 Macclesfield Road - Alterations and extensions to existing two storey dwellings (re-submission of withdrawn application 14/4597M).
6 conditions

PPC comment: The Committee objects to this application as it will be very un-neighbourly. This row of houses are on a north/south axis and will block out light to the neighbouring property to the south side. They strongly recommend that this is not approved.

Applications refused:

15/1425M 14 Scott Road - 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.

Any other business:

None