

The Report of the Meeting of the Planning Committee which met on Wednesday 7th December, 2016 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs A Dicken, K Miles, Saint.

Declarations of Interest:

None.

Planning applications considered:

16/5414M	Oleander, 9 Castle Hill (7/12/16) Single storey side extension, alterations to existing rear dormer, render house, re-tile and alterations.
PPC comment:	No objection
16/5295M	Bridge End Farm, Bridge End Lane (8/12/16) Replacement ancillary domestic outbuilding.
PPC comment:	No objection
16/5464M	Little Meadows, 79 Meadow Drive (15/12/16) Single storey infill rear extension with flat roof, garage conversion and detached garage to front of property.
PPC comment:	No objection
16/5545M	Foreign Hey, Bonis Hall Lane (14/12/16) First floor bedroom extension over existing building, widening of existing link and the reduction of the pool room (existing live planning approval not yet started). All materials to match existing.
PPC comment:	The Committee object to this application as it is in excess of 30% in the greenbelt and it is an overdevelopment.
16/5243M	11 Park House Lane (22/12/16) Double storey side and single storey side extension.
PPC comment:	No objection but the Committee would like the external elevations match the existing.
16/5646M	Mallory, 3 Saddleback Drive (21/12/16) Extend at rear, remove existing 1 st floor and rebuild, remodel elevations.
PPC comment:	The Committee object to this application on the grounds that it is out of character for the area and it is un-neighbourly. The extension is too high and will dominate the street scene and they believe that the applicant is attempting to increase the ridge height by stealth. Also there is no description on the application of the materials that will be used and they are concerned about the harm to TPO'd trees.
16/5694M	Tregenna, 3 Dale Head Road (15/12/16) Extension to kitchen at rear of property
PPC comment:	No objection

Decision notices approved:

16/4433M	Heybridge House, 15 Macclesfield Road – proposed single storey side extension, single storey rear extension and amendments to previously approved and implemented 2 storey rear extension ref 03/1384P 4 conditions
PPC comment:	The Committee felt that the extension should match the existing building and not be painted as it is in a conservation area.
16/4426M	3 Highfield – proposed single storey rear extension and new pitched roof over the side and garage to replace existing flat roof 3 conditions
PPC comment:	No objection
16/4326M	Springhill, Chelford Road – renewal of previous approval on planning application 13/1486M – alterations and extensions and new garage 4 conditions
PPC comment:	No objection
16/4519M	West Lodge, Bonis Hall Lane - Demolition of existing single storey side extensions and the construction of a two storey side extension, new dormer windows to the front and rear elevation and the rendering of the property. 3 conditions
PPC comment:	The Committee would not like to see this building rendered as it is currently a brick building and blends into the landscape. They are also concerned that the extension will take it over 30% as it is an isolated property within the greenbelt.
16/1913M	Willowmead, Willowmead Drive - Proposed conversion, alteration and extension of existing dwelling to form three dwellings. 4 conditions
PPC comment:	The Committee object to this application on the grounds that it is an overdevelopment in the context that does not comply with the Local Plan. Plot 1 will have an overbearing effect on the adjacent property which is currently under construction and it could have an overbearing effect on the street scene. They are also concerned about the proposed car parking areas and consideration should be made for a porous surface.
16/3824M	The Co-operative Food Store, The Village – variation of condition 10 10 conditions
PPC comment:	No objection
16/4692 & 4693M	Ravenstowe House, The Village – external alterations including changes to the fenestration to the rear extension including installation of patio doors and installation of 2no. conservation roof lights, and minor alterations to internal built fabric 4 conditions
PPC comment:	No objection

Planning applications refused:

16/4527M 1 Orme Close - Demolition of existing house to be replaced with two new build detached dwellings.

PPC comment: The Committee strongly object to this application on the grounds that it is an over-development of the site, it is out of character with the area and it is un-neighbourly causing loss of privacy to neighbours especially to the neighbour on the right hand side due to the topography of the land. It contravenes DC1, DC3 and DC9 and also the Village Design Statement. They would want the hedges retained and protected during any building work.

Any other business:

Cllr Jackson reported that she had attended the Northern Area Planning Committee meeting at the Town Hall to represent PPC against the application for 4 Little Meadow Close but the application was passed.

She also reported that the appeal for Withinlee Hollow had been dismissed.

The Clerk reported that the two applications for Stone Cottage, Summerhill Road had gone for appeal.