

The Report of the Meeting of the Planning Committee which met on Wednesday 1<sup>st</sup> February, 2017 at 9.30am at the Council Chamber.

**Present:**

Councillors T Jackson(Chairman), M Leather, L Saint.

**Apologies for absence:**

Cllrs G Clewley, A Dicken, D Foden, K Miles, K Podmore.

**Declarations of Interest:**

None.

**Planning applications considered:**

|                 |  |
|-----------------|--|
| 17/0010M        | Wildacre, Withinlee Road (1/2/17)<br>Extensions and permitted development  |
| PPC comment:    | The Committee are happy with the extensions to the house but they object to the swimming pool due to its size within the greenbelt and they feel it is out of character with the area.   |
| 16/6219M        | Shortacre, 6 Macclesfield Road (9/2/17)<br>Demolition of a split level bungalow to be replaced with a new dwelling.  |
| PPC comment:    | The Committee strongly object to this application as it is out of character within an English Village. The materials and the design are far too contemporary. It overlooks the conservation area, the golf course and a public footpath. |
| 16/6102M        | The Cottage, Chelford Road (8/2/17)<br>A replacement dwelling generally as extant approval 16/1348M with the addition of a single storey rear addition (extant).   |
| PPC comment:    | No objection   |
| 17/0055 & 0056M | Spittle House, Bollin Grove (16/2/17)<br>Alterations and extensions to an existing dwelling and associated landscaping.  |
| PPC comment:    | No objection   |
| 16/5646M        | Mallory, 3 Saddleback Drive (31/1/17)<br>Extend at rear, remove existing 1 <sup>st</sup> floor and re-build, remodel elevations (amended plans).   |
| PPC comment:    | The Committee would like to see opaque glass in the windows looking over Saddleback House to protect their privacy and to be more neighbourly.   |
| 17/0293M        | The Pines, 1 Ardenbrook Rise (15/2/17)<br>Replacement porch and single storey rear extension with raised deck.   |
| PPC comment:    | No objection   |
| 17/0276M        | Treetops, Chelford Road (15/2/17)<br>Demolition of conservatory and extension, new two storey extension to side and rear and modifications to all elevations.  |
| PPC comment:    | No objection   |

17/0181M Brundred Farm, 45 Castle Hill (9/2/17)  
 Erection of 1no. detached dwelling; extension of existing private road to form new access to the proposed dwelling and associated external works.

PPC comment: The Committee strongly object to this application on the grounds that it contravenes H12 - low density housing. As it is only 0.34 hectares which is well below low density housing for Prestbury. The access onto Castle Hill is very dangerous. It is a gross over development. No surveys have been completed for bats and newts. There would be a massive loss of trees. It is a very un-neighbourly as the houses will overlook Elm Rise.

It contravenes the Village Design Statement in that it states that any new development should –

- Include appropriate tree/and or hedge planting in keeping with the established character of the area
- Consider the relationship between the size, form and mass of a building, as well as space surrounding it
- Consider its impact on neighbours to maintain the quality of a particular environment
- Avoid over-development of the site, which contrasts poorly with the characteristics of the area and is out of proportion with nearby properties.

If approved they would like the Beech hedge retained, substantial screening to be erected, mature trees to be retained, materials to be approved and permeable surfacing to be used as this is a very wet area. They would like to see the original farmhouse retained as it is part of the heritage of Prestbury and they feel that investigations should be made to this building becoming listed.

The new ecological appraisal was completed in January when it should have been completed in April

They are also very concerned about drainage of the site.

**Decision notices approved:**

16/4800M 25 Bridge Green – proposed single storey front extension and alterations  
 3 conditions

PPC comment: No objection

16/5243M 11 Park House Lane – double storey side and single storey rear extension  
 3 conditions

PPC comment: No objection but the Committee would like the external elevations match the existing.

16/5464M Little Meadows, 79 Meadow Drive – single storey infill rear extension with flat roof, garage conversion and detached garage to front of property  
 3 conditions

PPC comment: No objection

16/5414M Oleander, 9 Castle Hill – single storey side extension, alterations to existing rear dormer, render house, re-tile and alterations  
 4 conditions

PPC comment: No objection

16/5295&5296M Bridge End Farm, Bridge End Lane – replacement ancillary domestic building

PPC comment: 5 conditions  
No objection

16/4861M 4 Little Meadow Close – demolition of existing 2 storey house to provide two new detached dwellings

PPC comment: 17 conditions  
The Committee strongly object to this application as it is a gross overdevelopment in a cul de sac. It does not comply with the Village Design Statement and the design is out of character with the area. They are also concerned about the loss of trees.

**Applications refused:**

16/4725M 14 Scott Road - Demolition of existing dwelling and associated buildings and construction of one pair or semi-detached houses and one detached house (re-submission of application 16/3905M with a revised red line boundary).

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. Also they are concerned about an increase in traffic down a single track private road. It is also very inconsiderate and un-neighbourly. They would support a single replacement dwelling

**Any other business:**

None.