

The Report of the Meeting of the Planning Committee which met on Wednesday 11<sup>th</sup> January, 2017 at 9.30am at the Council Chamber.

**Present:**

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

**Apologies for absence:**

Cllrs A Dicken, K Miles.

**Declarations of Interest:**

None.

**Planning applications considered:**

16/5764M	Westerley, 28 Heybridge Lane (28/12/16) Proposed demolition of existing outbuildings/greenhouses and erection of new detached residential annexe.
PPC comment:	No objection as long as it is retained as an annexe to the main house and not sold as a separate dwelling.
16/5915M	South entrance arch to Prestbury railway tunnel (5/1/17) Installation of FRP guardrail and timber access steps
PPC comment:	No objection
16/5935M	The Hollows, 13 Willowmead Drive (3/1/17) Refurbishment with modifications to the external elevations and a pitched roof over the garage.
PPC comment:	No objection
16/5970M	Inglewood, 2 Castle Hill (3/1/17) Proposed detached garage, conversion of existing attached garage, additional floor to porch footprint and enhancements to façade.
PPC comment:	No objection
16/5803M	Green Eaves, Bridge End Drive (26/1/17) Demolition of existing conservatory and erection of replacement orangery, internal remodelling.
PPC comment:	No objection
16/5978M	16 Oakwood Drive (17/1/17) 2 storey side and rear and single storey side and front extensions.
PPC comment:	No objection
16/6052M	Fern Gully, Prestbury Lane (11/1/17) Demolition of existing dwelling and replacement with new dwelling with landscaping and associated engineering.
PPC comment:	No objection but would like the Blue Cedar tree in the garden retained and a chimney stack on the roof as it would be more in keeping with the area.

**Decision notices approved:**

16/5176M	Oak Ridge, 14 Heybridge Lane – Variation of condition 2 on approved application 16/3420M for front, side and rear extensions and changes to existing fenestration. 5 conditions
PPC comment:	No objection
15/4738M	Land off, Bridge Green – installation of 2 no. loose horse boxes and associated hardstanding area 16 conditions
PPC comment:	The Committee strongly object to this application on the grounds that it is not a suitable site for horses. It is un-neighbourly as it is too close to the houses. There is nowhere to ride out. Very concerned about the wildlife as there are now otters and water voles. There is also concern that there is a mention of a menage but the application does not show it anywhere. The highway is very narrow and not suitable for horse boxes. The application is in the greenbelt and is abutting the conservation area.
16/4874M	Alston, Dumbah Lane – proposed detached garage. 4 conditions
PPC comment:	No objection but they would request that a condition is placed that it is not used for residential.
16/4766M	Prestbury House, 6 Castle Hill – application to vary condition 2 of existing permission 15/4949M; erection of attached single storey double garage and lean to car port 4 conditions
PPC comment:	No objection
16/4880M	Brook Garage, The Village - Advertisement consent 2 x internally illuminated fascias. Only the logo illuminates. 1 x non illuminated timber projector. 1 x internally illuminated suspended logo. Installed inside the building behind the window. 1 x non illuminated post office panel. 1 x non illuminated post office service menu board. 3 x non illuminated wall mounted panels. 7 conditions
PPC comment:	No objection

**Applications withdrawn:**

16/5155M	Brundred Farm, 45 Castle Hill - Retention of existing dwelling and the erection of 2no. new detached dwellings; extension of existing private road to form access to new proposed new dwellings and associated external works.
PPC comment:	The Committee strongly object to this application on the grounds that it contravenes H12 - low density housing. 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 – <ul style="list-style-type: none"><li>• Include appropriate tree/and or hedge planting in keeping with the established character of the area</li><li>• Consider the relationship between the size, form and mass of a building, as well as space surrounding it</li></ul>

- 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 are concerned that there may be boundary issues being ignored.

**Tree Works approved:**

16/5031T                      The Spindles, Withinlee Road  
 TG1, Group consisting of Cypress, Holly, Lime trees – raise the height of the crowns to around 3.5 metres removing secondary and sub-lateral branches

16/5114T                      9 Bridge Green  
 T1 Silver Birch – Crown thin and reduce by 15%  
 T2 Silver Birch – Fell

**Any other business:**

None.