

The Report of the Meeting of the Planning Committee which met on Wednesday 27th January 2016 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs A Dicken.

To receive declarations of interest:

Cllr Jackson declared an interest in 16/0009M Florence Farm, Woodford Lane, Newton.

Planning applications considered:

- | | |
|--------------|--|
| 16/0009M | Florence Farm, Woodford Lane, Newton (3/2/16) Reconfiguration and renovation of existing dwelling. |
| PPC comment: | No objection but they are concerned about the 30% rule being exceeded in the greenbelt. |
| 15/5558M | Entrance verge to Springfields car park (18/2/16) Create standard width parallel parking space on the left side of the entrance to Springfields car park. |
| PPC comment: | The Committee would strongly recommend that the conservation officer and CEC consider the street scene and the signage in a conservation area. |
| 16/0099M | 10 Peters Close, Prestbury (4/2/16) Full width ground floor extension to rear, including first floor extension to one side, and 2no. two storey gable extensions to front, including removal of window above garage. Replacement of stone cladding on front elevation with brick to match existing. |
| PPC comment: | No objection |
| 16/0145M | Southlands, Bridge End Drive (11/2/16) Single storey conservatory to the rear of the property |
| PPC comment: | No objection |
| 15/5200M | Heybridge Cottage, 36 Heybridge Lane (1/2/16) Side and rear extension with raised ridge level and general re-modelling. |
| PPC comment: | The Committee object to this application on the grounds that it is out of character with the street scene. There is not enough off road parking. It is an overdevelopment of the site. The design is not sympathetic with the existing cottage and the area. |
| 16/0263M | 24A Bollin Grove (9/2/16) Non-material amendment relating to 15/4816M |
| PPC comment: | No objection |

Decision notices approved:

- | | |
|--------------|--|
| 15/3706M | 62 Legh Road – two storey front and rear extension 3 conditions |
| PPC comment: | No objection |

- 15/4705M Ravenstowe House, The Village – Listed building consent for the insertion and alteration of openings to the internal fabric of the listed building
3 conditions
- PPC comment: No objection but they feel the decision should be made by the Conservation Officer.
- 15/4746M Glebe House, The Village – first floor bedroom extension over existing double garage
3 conditions
- PPC comment: No objection
- 15/4796M Willowmead, Willowmead Drive – Variation of Condition 2 (approved plans) to planning application 15/2069M Proposed 4 bedroom house using existing access
22 conditions
- PPC comment: The Committee strongly object to this application on the grounds that this is not a slight variation, it is reverting back to the original plan which was refused. It is un-neighbourly and an invasion of the neighbours privacy at 1 Thorne Close, 57 and 59 Willowmead. They are also concerned there is not enough parking now that the double garage has been reduced to a single. Loss of trees on the boundary.

Planning applications withdrawn:

- 15/4452M 2 Castlegate Mews – Sun Terrace
- PPC comment: The Committee object to this application on the grounds that it would be out of character for the area and it spoils the street scene and the setting of the mews and it would be un-neighbourly.

Tree Works approved:

- 15/4877T Prestbury Court, Castle Rise
T1 Cypress – Reduce height to 0.5 metres above sub-station roof
T2 Oak – Prune to clear building by minimum of 2.5 metres
T3 Rowan – Fell
T4 Sycamore – Prune low limb close to building to give minimum 2.5 metre clearance
T5 Hawthorn – Reduce property side by 2.5 metres
T6 Oak – Fell
T8 Oak – Remove dead limb
T9 Oak – Prune to clear property by 3 metres

Any other businss:

None.