

The Report of the Meeting of the Planning Committee which met
on Wednesday 6th January 2016 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs A Dicken, M Leather, C Musgrove.

To receive declarations of interest:

None

Planning applications considered:

- | | |
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| 15/5358M | 75 Meadow Drive (30/12/15)
Pitched/flat roof alterations inc . new sliding doors to replace window to bedroom 3 and balcony formed with screening to match existing approved balcony (retrospective) |
| PPC comment: | No objection |
| 15/5476M | 9 Willowmead Drive (4/1/16)
Single Storey extension and interior alterations to existing bungalow |
| PPC comment: | No objection |
| 15/5468M | High Walls, The Village (4/1/16)
Two storey front extension, single storey rear extension, conversion of garage roof space with dormer windows, new windows and doors. |
| PPC comment: | No objection |
| 15/5569M | 3 Brocklehurst Drive (4/1/16)
Demolition of existing garage and single storey rear extensions. Erection of two storey side and rear extension, replacement of existing section of roof over rear wing, remodelling of existing front dormer, replacement of all existing roof finishes |
| PPC comment: | No objection |
| 15/5516M | 12 Brocklehurst Drive (4/1/16)
Single storey rear extension and a first floor side extension over the garage. |
| PPC comment: | No objection |
| 15/5686M | Bollin House, Bollin Way (13/1/16)
Single storey side and rear extension and pitched roof to front bay windows, replace existing external skin with new brickwork. |
| PPC comment: | No objection |
| 15/5549M | 3 Larch Rise (7/1/16)
Replace existing dormer and porch roof with pitched roof. |
| PPC comment: | No objection |
| 15/5570M | Land at, Withinlee Road, Mottram St Andrew (27/1/16)
Agricultural building |
| PPC comment: | No comment |

15/5754M Springhill, Chelford Road (27/1/16)
Demolition of existing dwelling and construction of two storey apartment building and associated works.
PPC comment: The Committee strongly object to this application on the grounds that it is out of character for the area and an overdevelopment of the site in the greenbelt. Not sustainable as there is no bus route no sewerage, no mains drains and no footpath. It would create more traffic with a blind summit outside the property. They also have concerns about the natural spring at the property. It would spoil the openness of the greenbelt from a public footpath. They also find it hard to believe that the residents will shop in Prestbury as it would be easier for them to go to Alderley Edge and Wilmslow.

15/5769M Macclesfield Waste Water Treatment Works, Butley Lanes (12/1/16)
Prior notification demolition of Humus Pump House Old House
PPC comment: No objection

15/5778M Thatches, Broadwalk (12/1/16)
2 no. detached houses
PPC comment: The Committee object to this application on the grounds that it is overbearing as it is an elevated site and a they consider that a two storey building would decrease that. They are also concerned about the traffic on a busy corner and people will park on Broadwalk. Consideration should be given to completing a traffic management plan. They would also ask that if this application is approved that permitted development rights are removed.

Decision notices approved:

15/4401M 2 The Paddocks – Proposed single storey rear extension, ground floor entrance extension and revised construction over garage.
3 conditions
PPC comment: No objection

14/4949M Prestbury House, 6 Castle Hill – erection of attached single storey double garage and lean to car port.
4 conditions
PPC comment: No objection

15/4365M Macclesfield Waste Water Treatment works – Certificate of lawful use or development
PPC comment: No objection

15/4696M 10 Birchway – single storey side extension and garage conversion
3 conditions
PPC comment: No objection

Planning applications withdrawn:

15/3484M Springhill, Chelford Road - Demolition of existing dwelling and construction of three storey apartment building with basement parking, plant and storage, and associated works.
PPC comment: The Committee strongly object to this application on the grounds that it is out of character for the area and an overdevelopment of the site in the greenbelt. Not sustainable as there is no bus route no sewerage, no mains drains and no footpath. It would create more traffic with a blind summit

outside the property. They also have concerns about the natural spring at the property. It would spoil the openness of the greenbelt from a public footpath. They also find it hard to believe that the residents will shop in Prestbury as it would be easier for them to go to Alderley Edge and Wilmslow.

15/3283M

PPC comment:

Thatches, Broadwalk – 3 detached houses

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

Any other business:

None.