

The Report of the Meeting of the Planning Committee which met on Wednesday 7th January, 2015 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), A Dicken, D Foden, M Leather, C Musgrove.

Apologies for absence:

None

To receive declarations of interest:

None

Planning applications considered:

- | | |
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| 14/5497M | 54 Willowmead Drive (Ian Fray 5/1/15)
Proposed garage conversion and new porch. |
| PPC comment: | No objection |
| 14/5409M | 8 Park House Lane (John Williamson 30/12/14)
Demolition of existing garages, and the erection of 4 houses and 4 flats. |
| PPC comment: | The Committee recognises the aim of Peaks & Plains to provide more affordable housing within Prestbury and to improve the present ageing garage area. However they see this application to be unacceptably excessive within the limited space and the community setting. Little consideration has been given to the strong views of the local community, where there is (a) an already serious situation with parking and traffic which this application would exacerbate, and which we would ask to be referred to Highways, (b) an unacceptable total loss of the green open space and trees within in the existing settlement which are highly valued and contribute to the village life and amenity,(c) inaccurate statements which underestimate the proximity of the development to existing housing, which is closer than permitted in oppressively overlooking houses of several types, (d) a threat of converting an attractively designed housing area, consistent with the Village Design Statement, into an area of inconsistent design and excessively high density housing. This proposal has serious inconsistencies and there has been inadequate consultation with residents who are all unanimous in their condemnation of the damage this development would do to their lives. Prestbury PC would welcome a much reduced and lower density application , more respectful of the local environment and amenity. |
| 14/5505M | Brooklands, Spencer Brook (Matthew Keen 14/1/15)
Existing house to be demolished, new replacement house to be built for residential use – resubmission of 13/2975M |
| PPC comment: | This house is one of a group adjacent to the village conservation area, where, when the area was approved for development, there was a stipulation that only dormer bungalows were to be built. This has led to a low and well spaced area of housing consistent with the character around the village centre. PPC expects that this should be maintained, as stipulated in the Village Design Statement. This proposal is not consistent with these current planning standards, and PPC ask that this proposal be refused. |

14/5300M Sleepy Hollow, 29 Castle Hill (Andrew Williams 7/1/15)
Additional first floor space, no increase to the ground floor footprint. First floor to be built wholly over existing flat roofs. New spaces to provide additional bedroom and ensuite.

PPC comment: The Committee would recommend that this application is refused on the grounds as this is a dwelling that already massively dominates the local well spaced and arboreal area of large houses. The site is very exposed to the neighbouring properties, and it is immediately overlooked by neighbours whose living area already faces bedrooms and bathroom with full depth clear windows. This application would exacerbate this by adding two more visible bedrooms, plus facing an excessive additional width to the already massive adjoining property. The building is intrusive and unneighbourly. The description is dishonest in describing a very limited extension which in fact includes two extra bedrooms and a significantly wider build and much increased footprint.

14/5148M 1 Scott Road (Ian Fray 28/1/15)
Demolition of existing detached house and outbuildings and erection of 5 no. apartments together with underground parking and associated landscaping.

PPC comment: Following discussion the Committee feel that this is an overdevelopment which is out of character for the area and is a step too far in the urbanisation of a semi-rural area. The proposed five very large apartments fit very tightly into the plot available, and will complete a continuous row of developments, thus being the final straw in destroying the ambiance and character of the Springfield Road which leads from the main car park to the village conservation area area. The Parish Council believe that the site is suitable for a single dwelling.

Decision notices approved:

14/4408M 1 Cringle Cottage, Ashbrook Drive – two storey side extension and single storey rear extension
4 conditions

PPC comment: No objection

Any other business: