

The Report of the Meeting of the Planning Committee which met
on Wednesday 1st June, 2016 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs A Dicken, G Kennedy, K Miles, L Saint.

Election of Chairman:

Cllr Leather proposed Cllr Jackson as Chairman of the Planning Committee for a further year.
Cllr Podmore seconded the proposal

Resolved: Cllr T Jackson is Chairman of the Planning Committee for a further year.

Election of Deputy Chairman:

Cllr Podmore proposed Cllr Foden is Deputy Chairman of the Planning Committee for a further year.

Cllr Leather seconded the proposal

Resolved: Cllr D Foden is Deputy Chairman of the Planning Committee for a further year.

Declarations of Interest:

None.

Planning applications to be considered:

- | | |
|---------------|---|
| 16/2155M | The Heights, 57 Macclesfield Road (1/6/16)
Proposed single storey side extension to form new garage & new single storey outbuilding to form a garden office. |
| PPC comment: | The Committee have no objection to the side extension but have concerns about the single storey building as it is too close to the boundary and would need the removal of the new trees and hedge which were planted to replace the one's that were illegally removed. |
| 16/2250&2251M | The Bridge Hotel, The Village (9/6/16)
Erection of single storey satellite serving building to replace existing timber storage building. Replacement of existing bay window on west elevation of hotel dining room building with painted sliding/folding doors. Raise height of external terrace to correspond with the internal FFL of the hotel dining room building adjoining. Introduction of stone paving in front of proposed satellite building to create additional terrace area. Creation of new pathway and stairs in hotel garden. Raise the height of the boundary wall with new road. |
| PPC comment: | The Committee have no objection apart from raising the height of the boundary wall which they are not happy with because it would be out of character with the street scene. |
| 16/2337M | The Knoll, 1 Dale Head Road
Proposed first floor extension to form new en-suite and wardrobe to bedroom and minor alterations to elevations (new patio doors to rear elevation and canopy to side elevation). |
| PPC comment: | No objection |

16/2496M Heybridge Cottage, 36 Heybridge Lane (14/6/16)
Variation of condition (windows) on application 15/5200M - Side and Rear Extension with Raised Ridge Level and General Re-modelling
PPC comment: No objection

Decision notices approved:

16/0145M Southlands, Bridge End Drive – single storey conservatory to the rear of the property.
3 conditions

PPC comment: No objection

16/1687M Sunnybank, 45 Macclesfield Road – two storey side and single storey rear extensions
4 conditions

PPC comment: The Committee are still not happy with this application as it contravenes the low density housing criteria (H12). They are also concerned that the passing place may encroach on the public footpath.

16/1251M Millheys, 30 Macclesfield Road – side and rear extensions, alterations and associated external works.
4 conditions

PPC comment: No objection

16/1237M Primrose Hill, 52 Macclesfield Road - Removal of existing garage, removal of front bay, removal of conservatory and two storey side extension, single storey rear extension, single storey lower ground pool room and additional dormers front and rear.
3 conditions.

PPC comment: No objection but they do think that this is a re-build and not an extension.

16/0349M 6 Willow Way – single storey rear extension and front porch
3 conditions

PPC comment: No objection

16/1713M Millhouse, 14 Castlegate – Proposed kitchen alterations, replacement roof finish and new rear decking area
3 conditions

PPC comment: No objection

Decision notices refused:

15/1886M Withinlee Hollow, Withinlee Road - The erection of a single contemporary 2 storey 4 bedroom dwelling and external underground garage and central courtyard, all situated in a NorthEast –Southwest setting within 0.831 acre (3,364m²) sloping plot. The principle living areas are located on the first floor (at ground level) and bedrooms and home leisure spaces are located within the sub-level (below ground level).

PPC comment: The Committee strongly objects to this application on the grounds that it is 20% larger than the previous design in a low density area. Access is not suitable. All trees are TPO'd and they have concern about the loss of these trees especially the Weeping Willow that stabilises the wet, ii boggy ground. It is totally out of character – a two storey box to be built in an area of traditionally designed properties.

Any other business:

The Clerk reported that she had received a complaint about the comment from the PPC on application 16/1348M where the application was referred to as a farm house. They acknowledge that the comment should have said farm COTTAGE but they stand by the rest of the comment.