

The Report of the Meeting of the Planning Committee which met
on Wednesday 3rd June, 2015 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllr C Musgrove

To receive declarations of interest:

Cllr Leather declared an interest in application No. 15/2069M

Planning applications considered:

- | | |
|--------------|---|
| 14/3523M | Hill Top, Bridge End Lane (Adam Barnes 3/6/15)
Two Storey side extension. |
| PPC comment: | No objection |
| 15/2069M | Willowmead, Willowmead Drive (Andrew Williams 3/6/15)
Proposed 4 bedroom house using existing access. |
| PPC comment: | The Prestbury Parish Council objects to this application as an overdevelopment, which also offends the amenity of neighbouring residents, as an inappropriate overdevelopment in an attractive residential area. This application contravenes the Village Design statement in respect of the character of this area. The views from its windows offend the 45 degree line of sight rule from existing windows on Thorne Close. All of our objections to the previous similar application are still relevant, with the exception of the facing material. |
| 15/2163M | 1 Butley Lanes (Ian Fray 3/6/15)
Demolition of existing property and the erection of four new dwellings in the form of two semi-detached buildings. |
| PPC comment: | the PPC Object to this proposal as a serious overdevelopment in an area of low density housing. This proposal is to double the average density of housing in the local area.
The PC seriously protest at this latest trend to over development by squeezing in multiple semi detached properties in place of single homes, which are totally out of character with the area and which destroy the wooded appearance of the village.

The other consequences of this particular proposed over development lead to the objection by the Parish Council to:
- a proposal which is inconsistent with the Village Design statement description of this attractive residential area adjacent to the Conservation area
- a serous loss of privacy to the adjacent older well spaced properties
- the number of TPO and other old trees and hedges which provide a contribution to the nature of the area which would have to be felled to allow this development
- the right of access being used as a waste bin store for all of the proposed properties
- the consequent change to the right of way which will require the removal of a large tree |

- an overdevelopment of inconsistent design in a prominent high spot in a dominant position over this area
- the inadequate provision of garage, parking and access, which should be referred to Highways in view of the access problem resulting from greatly increased traffic down a long narrow access lane
- there are already problems with overloading of sewerage drains in the area which are already overloaded and we trust that this will be taken into account.

15/2300M 30 Bridge Green (Sarah Bartoli 17/6/15)
 Extension to and external renovation of house.
 PPC comment: No objection

Decision notices approved:

14/5505M Brooklands, Spencer Brook – existing house to be demolished, new replacement house to be built for residential use – resubmission of 13/2975M.
 11 conditions
 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.

15/1651M 5 Oakwood Drive – single storey front, side and rear extensions and render house
 3 conditions
 PPC comment: No objection

14/5229M Park Wood House, Mill Lane – change of use of barn in residential ancillary use, planning approval ref. 77524P, to form a separate dwelling and attached garage and new access.
 5 conditions
 PPC comment: No objection

Tree Works approved:

15/1436T Avalaine, 8 Macclesfield Road
 T1 Silver Birch (stem dia less than 30cm not adjacent larger specimen – Fell
 T3 Scots Pine - Fell

Any other business: