

The Report of the Meeting of the Planning Committee which met on Wednesday 15th March, 2017 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), G Clewley, D Foden, L Saint.

Apologies for absence:

Cllr A Dicken, M Leather, K Miles, K Podmore

Declarations of Interest:

Cllr Jackson - 17/0985M Lumb Brook Livery, Woodford Lane, Newton

Planning applications considered:

- | | |
|----------------|--|
| 17/0740M | Wentworth Cottage, Collar House Drive (7/3/17)
Variation of conditions 2 (approved plans) and 3 (materials) on approved 15/5303M – Replacement dwelling. |
| PPC comment: | No objection |
| 17/0762M | 10 Peters Close (9/3/17)
Amendments to previously approved planning application (16/0099M).
Introducing render to existing and proposed external walls. |
| PPC comment: | The Committee object to this property being rendered as it is not in keeping with the area as all the other properties are red brick. |
| 17/0905M | Land at, Flash Lane roundabout (13/3/17)
Advertisement consent for the erection of four sponsorship signs on the |
| PPC comment: | The Committee feel this would be unnecessary clutter. |
| 17/0258M | Laurel House, Withinlee Road (14/3/17)
Garage conversion, internal alterations, and detached double garage to front of dwelling. |
| PPC comment: | No objection |
| 17/0983M | Dale House, 48 Macclesfield Road (22/3/17)
Demolition of 1nr. Existing dwelling and erection of 1nr. New build dwelling. |
| PPC comment: | The Committee object to this application because it is out of character with the area, un-neighbourly to No. 44 Macclesfield Road. They are also concerned about the loss of trees which is part of the amenity of that area. |
| 17/0914M | 14 Scott Road (16/3/17)
Demolition of existing dwelling and associated buildings and construction of two detached houses. |
| PPC comment: | No objection |
| 17/0890M&0889M | The Coast Restaurant & Bar (30/3/17)
Erection of rear store and fence (retrospective) |
| PPC comment: | The Committee object to this application because it is out of character in a conservation area. When planning permission was originally approved there were nine parking spaces and this store takes up some of those spaces. Also, they originally supported the work at this restaurant on condition that the extractor fans would go up the chimney which has not |

happened. The smells and noise from those fans and anti-social to local residents.

17/0985M Lumb Brook Livery, Woodford Lane, Newton (22/3/17)

New stable block

PPC comment: No objection

17/1102M Top O The Hill Farm, Bonis Hall Lane (20/3/17)

Variation of Condition 2 of existing permission 15/0091M; demolition of two houses and redundant barns with extant permission for conversion to two dwellings and the erection of one single replacement dwelling (resubmission of 14/2354M).

PPC comment: The Committee object to this application at they would like to see Welsh Grey slate and not Spanish slate as the roof will be very visible from the public footpath and the Bollin Valley way. They also feel the landscaping is too urban

17/0961M Top O The Hill Farm, Bonis Hall Lane (29/3/17)

Rationalising residential curtilage, improved landscape scheme and proposed wildlife field pond at Top O The Hill Farm.

PPC comment: as above

17/1135M Cedar Lodge, Priory Lane (29/3/17)

Outline application for demolition of existing dwelling and erection of 4 dwellings (all matters reserved).

PPC comment: The Committee strongly object to this application because it is in the greenbelt and there are no special circumstances. It will increase the traffic on an, already, busy junction. It is a gross overdevelopment. They are not happy about commenting on outline planning applications as they do not know what the outcome will be. The VDS quotes that “the vistas of the rolling East Cheshire landscape are much in evidence here and should be retained, as should the open feel created by the green verges”.

Decision notices approved:

16/6052M Fern Gully, Prestbury Lane - Demolition of existing dwelling and replacement with new dwelling with landscaping and associated engineering.

10 conditions

PPC comment: No objection but would like the Blue Cedar tree in the garden retained and a chimney stack on the roof as it would be more in keeping with the area.

16/5646M Mallory, 3 Saddleback Drive - Extend at rear, remove existing 1st floor and re-build, remodel elevations (amended plans).

6 conditions

PPC comment: The Committee would like to see opaque glass in the windows looking o to protect the privacy of neighbours.

Tree Works approved:

17/0137T Parrott's Field

T1 Hornbeam (grass verge) – Fell (*lift and remove if possible)

T2 Maple – Fell

T3 Maple – Fell

T4 Silver Maple – Fell

T5 Silver Birch – Fell

- Trees spray marked on stem north side facing road

Any other business:

None.