

The Report of the Meeting of the Planning Committee which met on Wednesday 30th March, 2016 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllr L Saint

To receive declarations of interest:

None

Planning applications to be considered:

- | | |
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| 16/1166M | Cheshire East Garage site and land at Park House Lane (30/3/16)
Demolition of existing garages and erection of four houses and one bungalow. |
| PPC comment: | The Committee found the previous application unacceptable but this application is acceptable. The applicant has listened to the residents and the Ward Councillor. They are concerned whether Plot 1 has sufficient distance from the existing bungalow to the South. They would wish that the greenspace at the front of the buildings is protected and sufficient landscaping is completed and also the existing trees and hedges are retained and protected during construction. |
| 16/1251M | Millheys, 30 Macclesfield Road (4/4/16)
Side & rear extensions, alterations and associated external works. |
| PPC comment: | No objection |
| 16/1237M | Primrose Hill, 52 Macclesfield Road (1/4/16)
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. |
| PPC comment: | No objection but they do think that this is a re-build and not an extension. |
| 16/1231M | The Coach House, 57A Heybridge Lane (1/4/16)
Re-submission of application 15/4801M for new access driveway. |
| PPC comment: | The Committee strongly object to this application on the grounds of highway safety and the loss of trees. There will be a considerable reduction in the width of Heybridge Lane. They do not wish to see another access similar to Deepfields as it would ruin the street scene and character of Heybridge Lane. They also feel that there is already suitable and safe access. |
| 16/0834M | 1 Butley Lanes (5/4/16)
Demolition of existing dwelling and erection of 3 new houses, 1 detached and a pair of semi-detached – Resubmission of 15/2163M |
| 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 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 serious 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.

They think that Plot 3 is very unneighbourly and overbearing with loss of light and privacy to next door.

16/1219M

7 Yew Tree Way (6/4/16)

Replacement of existing brick front boundary wall with new wrought iron railings 1600mm high (retrospective).

PPC comment:

No objection

Decision notices approved:

15/5200M

Heybridge Cottage, 36 Heybridge Lane – side and rear extension with raised ridge level and general re-modelling.

3 conditions

PPC comment:

The Committee object to this application on the grounds that it is out of character with the street scene. There is not enough off road parking. It is an overdevelopment of the site. The design is not sympathetic with the existing cottage and the area.

Tree works approved:

16/0751T

33 Bridge Green

T1 Goat Willow – Fell

Any other business:

The Committee were asked by CEC to reconsider their comment concerning the proposal to divert Part of Prestbury Footpath 24. Following discussion it was agreed that they did not want to say anything further than their comment which had been previously sent.