

The Report of the Meeting of the Planning Committee which met
on Wednesday 13th May, 2015 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllr C Musgrove

To receive declarations of interest:

None

Planning applications considered:

- | | |
|--------------|---|
| 15/1656M | 21 Legh Road (Sarah Bartoli 7/5/15)
Raising the existing ridge to create rear dormer loft conversion and single storey rear extension. |
| PPC comment: | The Committee object to this application as it would be un-neighbourly, overbearing, an over-development and out of character for the area.
The description does not agree with the plans as it is a rear, side and front extension. |
| 15/1651M | 5 Oakwood Drive (Sarah Bartoli 13/5/15)
Single storey front, side and rear extensions on render house. |
| PPC comment: | No objection |
| 15/1810M | Birchvale, Ashbrook Drive – Variation of condition 3 on application 15/0321M – Proposed single storey extension to form rear lounge, balcony and internal alterations to the kitchen. |
| PPC comment: | No objection |
| 15/1804M | Whiteley Hey Cottage, Gunco Lane (Sarah Bartoli 20/5/15)
Two storey rear extension. |
| PPC comment: | The Committee are concerned that this extension may exceed the 30% rule in the greenbelt and in a conservation area. |
| 15/1910M | 3 Birchway (Sarah Bartoli 19/5/15)
Replacement roof to existing dormer, new porch and single storey rear extension |
| PPC comment: | No objection |
| 15/1886M | Withinlee Hollow, Withinlee Road (Ian Fray 27/5/15)
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 (3,364m ²) 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 object 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, |

boggy ground. It is totally out of character – a two storey box to be built in an area of traditionally designed properties.

15/1921M 17 Park House Lane (Sarah Bartoli 27/5/15)
Demolition of existing front porch and replacement with new combined porch and habitable room.
PPC comment: The Committee have concern about building in front of the building line.

Decision notices approved:

14/4542M Cringlewood, 12 Castle Hill - Proposed dormer roof conversion, conversion of garage into a study, construction of domestic swimming pool with patio over, construct a detached three car garage, resurfacing driveway including the erection of security gates min 8 metres from the carriageway, forming patio to rear lawn with balcony above.
6 conditions

PPC comment: No objection but there is concern about the loss of trees.

14/3531M Ford House, The Village - Proposed demolition of existing building and erection of 6 apartments and 4 dwellings (resubmission 14/0111M)
33 conditions

PPC comment: The Committee were split about this application but an objection was carried by the Chairman's vote on the grounds that it is an overdevelopment. It contravenes the Village Design Statement, Plan for Prestbury, Buildings of historical interest, DC9, BE20, BE11, BE2, BE3, BE4, BE5, Prestbury Conservation Area Appraisal and Para 133 of the NPPF.

Any other business:

Cllr Jackson reported that the demolition of Thatches, Broadwalk had been stopped at the weekend as no planning permission had been approved yet.