

APPENDIX B

The Report of the Meeting of the Planning Committee which met on Wednesday, 1st, November, 2017 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson, D Foden , K Podmore, M Leather, A Dicken

Apologies for absence:

Cllrs J Martin, K Miles

To receive declarations of interest:

None.

Planning applications considered:

17/5000M	Wildacre, Withinlee Road (8/11/17) Replacement dwelling
PPC Comments	We object to this application on the following grounds <ol style="list-style-type: none">1. This application is located within the Green Belt and we consider This to be an inappropriate development due to it being materially Larger than the existing dwelling2. The development is totally out of character with the rural setting And street scene as stated in the Village Design Statement3. The development introduces new materials which would appear Out of context on this site and would be exceedingly dissimilar To all the other properties along Withinlee Road4. As there is no indication of the exact floor area in comparison To the original 1920's dwelling on the site, we are concerned that this May exceed the 30% allowance within the Green Belt5. We can see no material difference from application 17/2760M Which was recently refused
17/5136M	Alstonfield, Castle Hill (15/11/17) Demolition of existing two-storey detached dwelling and the construction of a two-storey replacement dwelling with basement, detached garage and new access (amendment to approval 17/2524M)
PPC Comments	This is a Mottram St Andrews application
17/5141M	Alstonfield, Castle Hill (15/11/17) Construction of new two-storey infill dwelling with basement, detached garage and alterations to existing access.
PPC Comments	This is a Mottram St Andrews application

17/5244M 1 Scott Road (8/11/17)
Variation of condition 2 (approved plans) to planning application
14/5148M (approved under appeal) – demolition of existing detached
house and outbuildings and erection of 5no. apartments together with
underground parking and associated landscaping.

PPC Comments We object to this application on the following grounds
1 It raises the approved roof line which was reduced in height during
the original application process
2 The lantern rooflights have been constructed without planning
approval
We would note that other conditions on the planning approval have
also not been complied with

Decision notices approved:

17/3997M Bridge End Farm, Bridge End Drive – listed building consent for new
windows.
3 conditions
PPC comment: No objection

17/3324M 35 Packsaddle Park – extension and alterations to existing dwelling
3 conditions
PPC comment: No objection

17/3997/3998/3999M Legh Arms, The Village – Car Park management/ advertisement and
listed building consent
7 conditions
PPC comment: We have no objection to posts and signs apart from plan sign 1P
This will be intrusive to the street scene in a conservation area

17/3586M 8 Squirrells Chase – Removal of Leylandi hedge and the construction of
a 2 metre high galvanised wire mesh fence with laurel hedge planted to
front.
3 conditions
PPC comment: No objection

17/2260M Land adjacent to New Road – construction of a new car park comprising
22 lots with new landscaping and planting
11 conditions
PPC Comment unable to comment as it is their application

17/4621M Perrydale, Bollin Hill – single storey rear extension, garage conversion
and alterations
3 conditions
PPC comment: No objection

17/3959 & 3960M 1 The Village – conversion of the former Nat West bank to form as single family dwelling along with minor alterations to external facades to the side and rear to accommodate wider openings
6 conditions

PPC comment: No objection. We would like to see all windows to be of the same construction as the existing windows and glazed with leaded lights and be painted black & white. We would like to see the roof lights specified as conservation type.

Any other business:

17/2760M Wildacre, Withinlee Road
This application which was refused by Cheshire East has now gone to Appeal. It was the committees decision to ask the clerk to send a letter To the planning inspectorate with the same comments as application no 17/5000M in response to this appeal

Ford House It was brought to the attention of the committee that there are some Concerns that the approved application has not been complied with. It was therefore agreed that the clerk would be asked to submit a letter To Cheshire East planning for clarification of the situation