

The Report of the Meeting of the Planning Committee which met
on Wednesday 20th November 2013 at 9.30am at the Council
Chamber.

Present:

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

Apologies for absence:

Cllr D Hawkins

To receive declarations of interest:

Cllr Leather declared an interest in Meadow Hey and withdrew from the discussion.

Planning applications considered:

- 13/4541M Meadow Hey, Bollin Hill (Tim Poupard 27/11/13)
Proposed construction of 3 detached dwellings with associated parking and landscape works.
- PPC comment: The Committee strongly object to this application on the grounds that the design is out of character because it is detrimental to the open character of the area as specified in the Village Design Statement and contrary to BE1. It is also an overdevelopment of the site and they would like to see a lot more landscaping and trees. Traffic and parking would be a problem as there are three accesses on a busy narrow road and on a severe bend at the only feeder road to the Willowmead estate. There is concern about the removal of the hedge which is referred to in the Village Design Statement and contrary to DC11. They also have concerns that there appears to be a natural springs on the site and there is a serious risk of flooding and landslides from water flowing down Bollin Hill which neighbours gardens below have already been seriously affected. They feel that soak aways are inadequate for the area. The land drops 11 metres and the trees have been removed makes the land very unstable. In principle this application is not much different than the application that was refused previously.
- 13/4573M Oaktree Cottage, 7 Castle Hill (Martin Lomas 27/11/13)
Two storey side/rear extensions alterations and detached garage.
- PPC comment: The Committee are concerned about this application on the grounds that a lot of trees will be cut down and the Village Design Statement states that one of the attractions to the area is the tree lined roads into the village. There would be serious traffic problems during the build as there is no space on the site for contractor's vehicles.

Decision notices approved:

- 13/3356M Prestbury Golf Club, Macclesfield Road – extension of existing teeing ground on 17th hole at Prestbury Golf Club. The sub soil to be used for the extension will be excavated from the nearby 16th fairway.
5 conditions
- PPC comment: No objection

13/3458M Box Tree House, New Road - Demolition of existing garage, utility, greenhouse and single storey lounge, erection of two storey side extension, new single storey lounge extension and oak framed garage. Demolition of existing wall along the frontage and replacement with wall incorporating gates. Removal of tarmac drive and provision of new drive. Minor interior/exterior alterations.

6 conditions

PPC comment: The Committee strongly object to this application on the grounds that it is in the conservation area and is a listed building and they feel it is out of character with the area. They do not want to lose the Yew Tree as it is part of the street scene and is part of the character of the village. The appearance of the frontage destroys the image of a pretty Georgian cottage. The large gates would damage the street scene at the entrance to the village.

13/3575 & 3576M Mottram Hall Hotel, Wilmslow Road - Proposed erection of a marquee at Mottram Hall Hotel (resubmission).

6 conditions

PPC comment: The Committee object to this application on the grounds that noise would be carried across the Bollin Valley and would be visual from the public footpaths.. It is in the a Area of Special County Value and it would be detrimental to the greenbelt. It is inappropriate development adjacent to a Grade 2* listed building. They are also concerned about there not being enough parking for the numbers involved.

13/3309M Willot Hall, Wilmslow Road - Variation of condition 2 on approval11/0118M – Variation of conditions 2,4,5 & 7 to 08/2103P two storey side extension, detached triple garage and internal and external alterations.

9 conditions

PPC comment: If the variation is acceptable to the conservation officer the Committee have no objection as they are unable to find out what condition 2 is. They do not like the sliding patio doors as they are not in keeping with the rest of the building.

13/3619M The Gate House, Scott Road – first floor side extension (over existing car port)

3 conditions

PPC comment: No objection

Planning applications withdrawn:

13/3166M Overdale, 92 Macclesfield Road – new garage and swimming pool structure, rear extension and loft conversion with balcony

PPC comment: The Committee have no objection as long as it does not contravene the greenbelt and the 30% rule.

Any other business:

None.