

## APPENDIX B

### The Report of the Meeting of the Planning Committee which met on Wednesday, 11<sup>th</sup> October, 2017 at 9.30am at the Council Chamber.

#### **Present:**

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

#### **Apologies for absence:**

Cllrs J Martin. A Dicken, K Miles

#### **To receive declarations of interest:**

None.

#### **Planning applications considered:**

17/4621M	Perrydale, Bollin Hill (3/10/17) Single storey rear extension, garage conversion and alterations.
PPC comment:	No Objections
17/4615M	16 Bridge Green (11/10/17) Demolition of rear single storey extension and proposed single storey rear and front extension, reroofing of existing garage from flat to pitched to form assisted bedroom and bathroom, new living/dining space
PPC Comments	No Objections
17/4663M	Heybridge Farm, 38 Heybridge Lane (18/10/17) Listed building consent for proposed demolition of garage/porch/lobby area, construction of a single storey side and rear extension, new porch, a two-storey side extension and car bar.
PPC Comments	No Objections
17/4240M	5 Bollin Mews (18/10/17) Retention of means of enclosure around existing external staircase to rear of property and laying of a timber decking platform with balustrade within curtilage of dwelling house (retrospective application).
PPC Comments	We object to this application as it is unneighbourly and out of Character. There is concern about the flood risk. It adjoins the Conservation area and in particular the Bollin Valley Conservation Area. We consider this to be inappropriate development in the flood plain
17/4758M	81 Meadow Drive (18/10/17) Single storey extension to rear of the property to create enlarged kitchen/dining area and adjacent family room space.
PPC Comments	No Objections
17/4505M	Forge House, Broad Walk (18/10/17)

PPC Comments	Automatic sliding gate to entry of Forge House driveway. Automatic gate to slide left into property. Gates will not open out or in to property. No objections
17/4792M	Clavehouse, Well Lane (18/10/17) Erect an oak framed motor home store and a concrete base under a cedar shingle roof.
PPC Comments	No Objections
17/4810M	The Holm, Withinlee Road (18/10/17) Two storey side extension
PPC Comments	No Objections
17/3819M	6 Willow Way (18/10/17) Retention of bridge
PPC Comments	We object to this application as it is within the Bollin Valley Conservation Area and is totally out of character with the surroundings Should this application be successful it could lead to other properties Adjacent the River Bollin constructing similar structures and therefore Creating a precedent. We are also concerned that this structure could Allow unrestricted access directly from the public footpath along the The Bollin River into Willow Way and as such cause possible security Issues for the residents of Willow Way and the adjoining estate
17/4862M	1 Orme Close (17/10/17) Demolition of the existing house to be replaced with 2 pairs of new build semi-detached dwellings.
PPC Comments	Under the village design statement "the built environment recommendation No 1" states new development should conform to the density in the part of the village in which it is taking place but also to the building scale of its immediate area and this is supported also by the " local development framework, Prestbury supplementary planning document dated July 2011" adopted by Cheshire East Council This development does not comply to DC42 This development does not comply to DC6 with regard to vehicle movements to and from the site or provision for access for service and emergency vehicles Under DC 41 any proposal should not result in excessive amounts of new vehicle movements in quiet areas or where roads are deemed unsuitable, this development contravenes this policy Under DC 41 any development should not result in overlooking of existing private gardens, this development contravenes this policy
17/4945M	Willowmead, Willowmead Drive (23/10/17) Demolition of existing timber outbuilding and replacement with open-sided car port. Conversion of integral garage to entrance hall. Bin storage canopy.
PPC Comments	We have no objections to this application, however we would request Consideration be given by the planners to inserting a condition Regarding a requirement for additional low level dense planting within Site boundary to mitigate the visual impact of the structure from Thorne Close

17/5005M Brae House, 1B Castlegate (23/10/17)  
Proposed single storey rear extension with minor façade remodelling to the front & rear elevation.

PPC Comments We have no objection to an extension to this property but would Request consideration by the planners of more sympathetic Construction materials more in keeping with the current street scene

**Decision notices approved:**

17/3979M 16 Oakwood Drive – 2 storey side and rear and single storey side and front extensions  
4 conditions

PPC comment: No objection

17/4258M White Gables, 71 Macclesfield Road – proposed extension to include new gymnasium at semi basement level and enlarged rear terrace area  
4 conditions

PPC comment: No objection

17/3351M West Lodge, Bonis Hall Lane – construction of a new dwelling following the demolition of West Lodge  
6 conditions

PPC comment: The Council object to this application on the grounds that this Development exceeds the 30% allowance for the increase in floor Area from the original dwelling. The Council is disappointed that this historic local building was demolished without permission If this application is approved we would prefer traditional materials and in particular the use of Cheshire Facing Brick

17/3246M Sunhope, 6 Well Lane – single storey side and rear extension  
3 conditions

PPC comment: No objection

17/2959M Point Grey, New Road – two storey rear and front extensions, alterations to existing elevations and detached garage  
3 conditions

PPC comment: No objection

17/2743M Shortacre, 6 Macclesfield Road – demolition of split level bungalow to be replaced with new dwelling  
13 conditions

PPC comment: The Committee object to this application This development overlooks a conservation area and does not in our Opinion “add to the physical texture of the village” Village Design Statement “the built environment” recommendations Paragraphs 4&5 are contravened Village Design Statement “areas close to the Prestbury conservation Area” recommendations 1&2 are contravened In our opinion we consider this development is out of character with The street scene

17/2227M 75 Meadow Drive - Amendment to approved scheme 11/0426M to permit the retention of the full height sliding doors to bedroom 3 (with

	external opaque balustrade) and the retention of the existing flat roof area (as built). 4 conditions
PPC comment:	The Committee object to this application. This application has been refused three times and has not been enforced and totally disregarded. They would like it to be called into Committee.
17/2218M	3 Brocklehurst Drive - Variation of condition 3 (approved plans) of 15/5569M – demolition of existing garage and single storey rear extension, replacement of existing section of roof over rear wing, remodelling of existing front dormer, replacement of all existing roof finishes. 3 conditions
PPC comment:	No objection
17/2182M	Carr House Farm, Mill Lane - Conversion and alterations to existing barn to form ancillary living accommodation (amendment to previously approved scheme). 6 conditions
PPC comment:	The Committee cannot comment because they cannot find what the amendments are.
17/2143M	8 Squirrels Chase – single storey side extension 3 conditions
PPC comment:	No objection
17/2107M	Braecroft, 13 Castleford Drive – replacement of and increase to the size of existing balcony to rear of property and replacement of the existing stair balustrade at the side of the property 3 conditions
PPC comment:	No objection
17/2009M	Amberley, Collar House Drive – erection of new structure to enclose existing swimming pool and plant room in rear garden of property. 3 conditions
PPC comment:	No objection
17/1668M	Broad Oak, 50 Heybridge Lane - Proposed two storey front and rear extensions, single storey side & rear extensions with amended elevational treatment of existing house, replacement of roof, erection of garage and entrance gate and brick piers including widening existing access. 5 conditions
PPC comment:	The Committee object as there is no application form to describe the amendments.
17/2005M	2 Legh Road – 1 <sup>st</sup> floor side and rear extension 3 conditions
PPC comment:	No objection
17/1637M	6 The Paddocks – outline planning application for new dwelling within garden area 9 conditions

PPC comment: No objection, but the Committee feel screening around the boundaries on three sides should be considered to provide privacy between adjacent plots and greenbelt.

17/1434M Heybridge Farm, 38 Heybridge Lane - Proposed demolition of garage/porch/lobby area, construction of a single storey side & rear extension, new porch, a two-storey side extension and car barn.  
4 conditions

PPC comment: No objection but they would prefer open gates so that people can see the beautiful building which is part of the heritage and street scene.

17/3768M Gunco Hall Cottage, Gunco Lane – proposed garage extension  
6 conditions

PPC comment: No objection, but would prefer the construction to be in Cheshire brick and the extension is kept ancillary to the main house

**Decision notices withdrawn:**

17/4276M Heybridge Farm, 38 Heybridge Lane – Non material amendment to 17/1435M

PPC comment: No objection

**Any other business:**