

The Report of the Meeting of the Planning Committee which met on Wednesday 26th October, 2016 at 9.30am at the Council Chamber.

Present:

Councillors T Jackson(Chairman), D Foden, L Saint.

Apologies for absence:

Cllrs G Clewley, A Dicken, M Leather, K Miles, K Podmore

Declarations of Interest:

None.

Planning applications considered:

- | | |
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| 16/4766M | Prestbury House, 6 Castle Hill (24/10/16)
Application to vary condition No.2 of existing permission 15/4949M; erection of attached single storey double garage and lean to car port. |
| PPC comment: | No objection |
| 16/4725M | 14 Scott Road (26/10/16)
Demolition of existing dwelling and associated buildings and construction of one pair or semi-detached houses and one detached house (re-submission of application 16/3905M with a revised red line boundary). |
| PPC comment: | The Committee object to this application as it is an overdevelopment. They are concerned that the height of these buildings will be over-imposing. If this application is approved they would request that any trees that are removed are replaced and they would like to see a natural slate roof. Also they are concerned about an increase in traffic down a single track private road. It is also very inconsiderate and un-neighbourly. They would support an single replacement dwelling |
| 16/4880M | Brook Garage, The Village (28/10/16)
Advertisement consent 2 x internally illuminated fascias. Only the logo illuminates. 1 x non illuminated timber projector. 1 x internally illuminated suspended logo. Installed inside the building behind the window. 1 x non illuminated post office panel. 1 x non illuminated post office service menu board. 3 x non illuminated wall mounted panels. |
| PPC comment: | No objection |
| 16/4874M | Alston, Dumbah Lane (2/11/16)
Proposed detached garage |
| PPC comment: | No objection but they would request that a condition is placed that it is not used for residential. |
| 16/4861M | 4 Little Meadow Close (10/11/16)
Demolition of existing 2 storey house to provide 2 new detached dwellings. |
| PPC comment: | The Committee strongly object to this application as it is a gross overdevelopment in a cul de sac. It does not comply with the Village Design Statement and the design is out of character with the area. They are also concerned about the loss of trees. |

16/4692M Ravenstowe House, The Village (10/11/16)
External alterations including changes to the fenestration to the rear extension including installation of patio doors and installation of 2no. conservation roof lights, and minor alterations to internal built fabric.
PPC comment: No objection

Decision notices approved:

16/0797M Lumb Brook Livery, Woodford Lane, Newton – siting of a mobile home for a temporary period of 3 years.
4 conditions
PPC comment: No quorum unable to comment.

16/3637M Rose Cottage, 1 Macclesfield Road – Variation of condition 2 on approval 15/2971M – replacement dwelling and replacement garage
11 conditions
PPC comment: No objection but the Committee state that it is very difficult to determine on this application due to lack of information.

16/2928M Macclesfield Waste Water Treatment Works, Butley Lanes – Temporary trial of two technologies for phosphate removal
2 conditions
PPC comment: No objection but they would request that the hedge on Butley Lanes is maintained.

16/4016M Willott Cottage, Wilmslow Road – first floor rear extension
3 conditions
PPC comment: No objection

16/4004M 3 Oakwood Drive – two storey side and rear extension, single storey front and rear extension
3 conditions
PPC comment: No objection

16/3888M 8 Scott Road – extend garage structure to provide home office space for Greenbank Cottage for private use
4 conditions
PPC comment: No objection but the Committee would request that a condition is placed that it remains as an office and not become residential.

16/3079M Land to rear of Inglenook, Bridge End Drive – Variation of condition 2 on approval 15/4565M
13 conditions
PPC comment: No objection

16/1436M Primrose Hill, 52 Macclesfield Road - A 3 storey 5 bedroom house with leisure facility and new access as originally indicated in the approved permission.
5 conditions
PPC comment: The Committee are still not happy with this application as it contravenes the low density housing criteria (H12). They are also concerned that the passing place may encroach on the public footpath.

Decision notices refused:

16/0834M 1 Butley Lanes – demolition of existing dwelling and erection of 2 new houses – 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, in total eight, 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 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 would like one single house on this plot to replace a single house.

Planning applications withdrawn:

16/3905M 14 Scott Road – Demolition of existing dwelling and associated buildings and construction of one pair of semi detached houses and one detached house.

PPC comment: The Committee object to this application as it is an overdevelopment. They are concerned that the height of these buildings will be over-imposing. If this application is approved they would request that any trees that are removed are replaced and they would like to see a natural slate roof. Also they are concerned about an increase in traffic down a single track private road. It is also very inconsiderate and un-neighbourly.

Any other business:

It was agreed that Cllr T Jackson would attend CEC Planning Committee meeting on 2nd November to speak against application 16/4572M – 1 Orme Close.