

The Report of the Meeting of the Planning Committee which met on Wednesday 18th September 2013 at 9.30am at the Council Chamber.

Present:

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

Apologies for absence:

Cllrs D Hawkins, K Miles

To receive declarations of interest:

Cllr T Jackson declared an interest in Florence Stables and Cllr Dicken declared an interest in Prestbury Golf Club.

Planning applications considered:

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| 13/3458M | Box Tree House, New Road (Suzanne Loomes 18/9/13) 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. |
| 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. |
| 13/3492M | Marsden Manor, 54 Macclesfield Road (Tim Poupard 17/9/13) Two storey rear extension. |
| PPC comment: | The Committee do not object to this application but they believe this site has limited access and very limited parking and they would request that strict conditions are applied for parking of contractors vehicles which takes road safety into consideration and also access for neighbouring properties is maintained. They would like to see the natural screening that is present at the moment to be maintained. |
| 13/3576M | Mottram Hall Hotel, Wilmslow Road (Emma Tutton 25/9/13) Proposed erection of a marquee at Mottram Hall Hotel (resubmission). |
| 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. |

- 13/3596M Florence Stables, Woodford Lane (Emma Tutton 24/9/13)
Retention of a range of buildings, hardstanding and parking areas, horse walker and change of use of land for equestrian purposes.
- PPC comment: No objection and the Committee cannot understand why this has been returned as it was passed at the main planning committee meeting. With regard with the equestrian use this land has been used for equestrian purposes for at least 50 years.
- 13/3619M The Gate House, Scott Road (Natalie Blackhurst 3/10/13)
First floor side extension (over existing car port)
- PPC comment: No objection
- 13/3356M Prestbury Golf Club, Macclesfield Road (Tim Poupard 2/10/13)
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.
- PPC comment: No objection
- 13/3312M & 13/3309M Willot Hall, Wilmslow Road (Emma Tutton 26/9/13)
Variation of condition 2 on approval 11/0118M – Variation of conditions 2,4,5 & 7 to 08/2103P two storey side extension, detached triple garage and internal and external alterations.
- 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.

Decision notices approved:

- 13/2599M 8 Park House Drive – proposed first floor side extension and conversion of garage into breakfast/dining area and utility room.
3 conditions
- PPC comment: No objection
- 13/1300M Amberley, Collar House Drive – proposed pool enclosure to existing pool with a glazed link to existing dwelling
3 conditions
- PPC comment: No objection

Decision notices refused:

- 13/2210M Meadow Hey, Bollin Hill – proposed construction of 2 pairs of split level semi-detached dwellings with associated parking and landscape works
- PPC comment: The Committee object to this application on the grounds that the design is out of character with the area as specified in the Village Design Statement and contrary to BE1. It is also an overdevelopment of the site. Traffic and parking would be a problem as there is four accesses on a busy narrow road and on a severe bend. 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 spring on the site and where this would be diverted to?

Tree works approved:

- 13/2912T Richmond Woodcote Grange, 72B Macclesfield Road
G1 Sycamore – fell
T2 – T7 Sycamores – crown lift to 4.5m removing secondary and sub-lateral branches only.
- 13/3081T The Vicarage, The Village
G1 (Beech) – selectively prune on the south and south west sides to reduce radial crown spread by 10-15% and remove deadwood
G2/1 & G2/2 (Oak) – selectively prune to reduce height and radial crown spread by 10-15%. Crown thin by 10-15% and remove major deadwood.

Any other business: