



Prestbury Parish Council

Minutes of the Planning Committee of Prestbury Parish Council

Date Wednesday 4th August 2021

Time 9.30AM

Venue - Prestbury Village Hall

ATTENDANCE:

Members of Prestbury Parish Council: **Members of Cheshire East Council**

Cllr M Leather (Chair)

None

Cllr T Jackson

Cllr D Murphy

Cllr K Podmore

Clerk – Mark Wheelton

Member(s) of Public: None

1. Apologies for absence

Apologies for absence were received from Cllr A Dicken

2. Declarations of Interest - None

3. Public Participation – None were present

4. Approval of minutes - The draft minutes of the Planning Meeting of Prestbury Parish Council held on the 14th July 2021 were approved by all present at that meeting. Proposed Cllr Leather. Seconded Cllr Jackson.

5. Planning Applications: the following applications were considered:

Application No

21/3646M

Proposal
extension:

Demolition of double garage and single storey rear

Location:

Milnegate, 25, Castle Hill, SK10 4AS

Decision: Support the Proposal

Comments: The Parish Council had no further comments on this application

Signed

Date

Application No: **21/3566M**
Proposal: **Proposed conversion of the garage to a playroom and boot room and construction of a garden room**
Location: **4, Little Meadow Close, SK10 4HA**

Decision: Object to the Proposal

Comments: Whilst the Parish Council is generally in favour of the Garden Room element of this application it is felt that the garage conversion will lead to insufficient parking on the plot particularly given the lack of any nearby highway parking.

Application No: **21/3794M**
Proposal: **Atrium extension to rear and side of property**
Location: **4, Little Meadow Close, SK10 4HA**

Decision: Support the Proposal

Comments: The Parish Council had no further comments on this application

Application No: **21/3677M**
Proposal: **Reserved matters application (appearance, layout and scale) for two infill dwellings with shared access (pursuant to outline 19/5660M)**

Location: **Stone Cottage, 14, Summerhill Road, SK10 4AH**

Decision: Object to the Proposal

Comments: The Parish Council wishes to object to the application on the following grounds:

- The proposals as set out are both unsympathetic and out of character to the surrounding properties and area.
- The proposals are not in line with the Prestbury Village Design Statement (Page 11)
- The Parish Council disagrees with the commentary in the application's submitted "Planning Statement" in respect of Appearance & Design both Section 5.7 (Para127 (a) & (c), both of which it is considered are not met in the application. & Section 5.8 - Policy SD1 of the Cheshire East Local Plan Strategy design principle 14. It is not considered this application meets these criteria.

Application No: **21/3749M**
Proposal: **2 Storey Extension**
Location: **3, The Fold, SK10 4JA**

Decision: Support the Proposal

Comments: The Parish Council had no further comments on this application

Application No: **21/3786M**
Proposal: **2 storey front and rear extensions**
Location: **39, Meadow Drive, SK10 4EY**

Decision: Support the Proposal

Comments: The Parish Council had no further comments on this application

Signed

Date

Application No: **21/3859M**
Proposal: **Single storey front boot room extension**
Location: **The Old Barn, New Road, Prestbury, SK10 4HP**
Decision: Support the Proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/3870M**
Proposal: **Ground floor rear extension and internal rearrangement to kitchen/family room area**
Location: **Mallard House, 47A, Castle Hill, Prestbury, SK10 4AS**
Decision: Support the Proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/3879M**
Proposal: **New build 1.5 storey gym and yoga studio**
Location: **47A, Castle Hill, Prestbury, SK10 4AS**
Decision: Support the Proposal
Comments: Whilst supporting the application the Parish Council would like to request a condition to be placed that the building is not turned into an ancillary dwelling at a later date.

Application No: **21/3922N**
Proposal: **Addition of a single storey rear extension, removal of the pitched roof from an existing single storey side extension in place of a flat roof and glass lantern. Main dwelling to be remodelled front and back, re-roofed in slate with some new areas of roof and all finished in render, omitting all brickwork.**
Location: **20, Packsaddle Park, Prestbury, SK10 4PU**
Decision: Support the Proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/3931M**
Proposal: **Single storey rear extension and second storey extension**
Location: **Higher Yewards Barn, Butley Lane, Prestbury, SK10 4DS**
Decision: Object to the Proposal
Comments: Whilst the Parish Council are generally supportive of the application there were concerns that the scale of the proposals represented over development (30%) in the Green Belt

Signed

Date

Application No: **21/3948M**
Proposal: **Single storey rear extension with roof terrace and patio. New hip roof to replace existing dormers to the rear and new doors from bedrooms to access roof terrace. Replacement glazing to existing front entrance and additional windows to staircase turret. Internal spaces remodelled to ground floor.**
Location: **Heron House, Withinlee Road, Mottram St Andrew, Prestbury, SK10 4AT**
Decision: Support the proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/3627M**
Proposal: **Variation of condition 2 on approved application 20/1011M Proposed removal of existing conservatory/porch and erection of new porch extension internal alterations and new external finishes.**
Location: **Woodlands, 61 Willowmead Drive, Prestbury, SK10 4BU**
Decision: Make a general observation
Comments: The Parish Council felt that this was a retrospective planning application not a variation to Condition 2 of the original application, In addition it is considered that Cheshire East Council haven't followed their statutory obligation to notify all immediate neighbours and that this application should be paused until this has been carried out and an opportunity given for formal comments to be made.

6. Planning applications in relation to tree works: members noted the following application had been made in respect of tree works –

Application No: **21/3805T**
Proposal: **Works to TPO trees**
Location: **11 Rowanside, SK10 4BE**

7. Decision Notices: members noted the following recent decisions -

20/3515MM – 6 The Paddocks SK10 4DB. Approved with conditions 16th July 2021
20/4928M – Claverhouse, Well Lane SK10 4DZ. Withdrawn 16th July 2021
21/1817T- Cornergate, 55 Macclesfield Rd SK10 4BW. Consent for works in TPO with conditions 16th July 2021.
20/5812M – 46 Meadow Drive SK10 4EZ. Approved with conditions 15th July 2021

Signed

Date

8. Any other business:

- Planning Appeal Decisions – members noted the following recent appeal decisions:
 - Application:20/5041M
Variation of condition 2 to planning application 20/2839M - Planning Application for demolition of existing single storey garage and construction of new single and double storey extensions to rear and side of existing house, with remodelling of the internal drive and the construction of a new free-standing double garage set back to the front garden.
Summerhill, 10, Summerhill Road, SK10 4AH
Allowed 21 June 21
 - Application 20/2574M
Outline application for the demolition of existing dwelling, construction of replacement dwelling and one infill dwelling.
Prestbury Lodge, 107, Macclesfield Road, SK10 4AG
Allowed 13 Jul 21
- 20/2068M Woodlands 61 Willowmead Drive - Cllr Leather provided members with an update following a meeting with the Ward Member Cllr P Findlow. She requested that a letter be sent from the Chairman of the Parish Council to the Head of Planning at Cheshire East requesting a formal in person meeting along with Cllr Findlow to discuss this application and a number of other recent applications that have gone through the planning appeal process
- Lawful Development Certificates – as no response has yet been received from Cheshire East for a meeting to discuss these further the Clerk was requested to follow this up again..

Date of next meeting: To confirm the date of the next meeting of the Committee is **Wednesday 25th August 2021 - Prestbury Village Hall 9.30am**

The meeting closed at 11.12 am

Signed

Date

Cllr Marilyn Leather - Chair of Prestbury Planning Committee