



Prestbury Parish Council

Minutes of the Planning Committee of Prestbury Parish Council

Date **Wednesday 21st April 2021**

Time **9.30AM**

Venue - Virtual

ATTENDANCE:

Members of Prestbury Parish Council:	Members of Cheshire East Council
Cllr M Leather (acting Chair)	None
Cllr V Herbert	
Cllr T Jackson	

Member(s) of Public:

One member of the public attended from 9.36am – 9.45am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Podmore, Dicken, Murphy, Franks and the Clerk.

2. DECLARATIONS OF INTEREST

None

3. PUBLIC PARTICIPATION

One member of the public attended from 9.36 – 9.45 in respect of application 21/1868M and commented as follows –

The essence of our objection is as follows:

- the plans are still excessive - whilst they have looked to step the rear extension further away from the side of our property the ground floor still extends considerably down the full length of our garden. The plans show a step in our garden fence which makes it seem the rear extension is further away than it actually is as there is no step.
- We have not been provided with elevation heights. On the current basis it appears that the height of the ground floor extension will be approximately 2m above the fence line, even with the digging down, which is unacceptable.

- the bulk of the proposed upper extension - this has not changed. The proposed apex of the roofline will come out further than the existing apex, thus be much larger and there will be a sizable dormer at the rear. This will have a significant overbearing impact on our property. We asked that they consider removing the rear dormer window to reduce the impact on the massing for us. They would still be able to achieve the same amount of living space and would just need to reconfigure the space in terms of relocating the en-suite to the front of the room perhaps.
- they are proposing a back door and large kitchen window in the ground floor annex which is adjoining our property - we are greatly concerned about noise and privacy. They could archive the scheme by utilising windows/doors overlooking their own garden instead.
- the sedum roof is unacceptable to us as it will require regular maintenance which will have a person overlooking every window of our home and garden on a monthly basis at least. We asked that they consider a traditional flat roof.
- We are concerned about them creating any hard standing to the side of the ground floor annex and garage that adjoins our property. This is due to the elevated nature of their property and current issues that we have with run off and waterlogging. In addition we would be concerned that they would use this for parking which would be obtrusive to us in terms of noise, pollution and privacy.
- the garage that they showed being utilised as a bedroom originally is now denoted as an extended garage space. It is clear that the plan would be to convert this at a later date as the annex is still accessed from the main house via the 'empty' garage. Hence the plan would seem still to have a separate 2 bedroom dwelling at a later date.
- Any plans they do execute we would ask for a comprehensive dust management plan to ensure that our white render is not affected. In addition I have chronic asthma and a severe dust allergy for which I am medicated.
- The materials eg. the aluminium cladding and the aluminium box for the dormer is out of keeping with the properties within our cul-de-sac and our estate. The property they reference is on a different estate within the village. The darkness and difference of the suggested materials will also further accentuate the bulk of the proposed property.
- The original report said there were no trees to consider, however this didn't take into account 3 trees on our side of the property.
- parking will be an issue although we note that CEC planning officer seemed to indicate that three parking spaces was sufficient for 5 bed properties.

4. Approval of Minutes

The Draft minutes of the Planning Meeting of Prestbury Parish Council held on the **31st March 2021** were approved by all present at that meeting.

Signed

Date

5. Planning Applications: the following applications were considered:

Application No: **21/1868M**
Proposal: **First floor extension & rear annexe**
Location: **3 Southfield. SK10 4XF**

Decision: Object to the proposal

Comments: Prestbury Parish Council wishes to formally object to this application and requests that it's response to a previous application 20/4736M be taken into account as repeated & set out below.

It was felt that the application did not meet the following policies –

- Macclesfield Borough Council Local Plan (saved policy January 2004) - Policy DC3 - "Amenity" The Parish Council considers that the development will significantly affect adjoining and nearby residential property in respect of Criteria 1 (Loss of Privacy) due to the close proximity to the adjacent properties, Criteria 2 (Overbearing effect) where it is considered this to be one of major overdevelopment for the site and Criteria 7 (Traffic Generation, Access & Cap Parking) where it is noted that there will be a considerable lack of additional parking that it is considered will be required to meet the proposed occupancy levels.
- Cheshire East Local Plan Strategy (July 2017) Policy SD2 – "Sustainable Development Principles" The parish Council feels that this application does not meet the required criteria both in terms of its proposed scale and massing of development in relation to neighbouring properties but also its general design in relation to the current property
- Cheshire East Local Plan Strategy - Policy SE1 – "Design" The Parish Council did not feel that this development would make a positive contribution to its surroundings and did not have due regard to the site by building so close to the site boundary, nor did it have regard to the scale and layout in terms of its location

The Parish Council felt that there was very little change from the original application and that parking remained a major concern. It is still considered to be out of character with surrounding properties particularly in respect of building height. Finally concern was also expressed that the property could be split into two semi detached properties in the future

Application No: **21/1897M**
Proposal: **Demolition of existing attached garage. Construction of double storey rear extension and single storey rear extension. Construction of new detached garage**

Location: **Butley Hollies, New Road. SK10 4HT**

Decision: Support the proposal

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

Signed

Date

Application No: **21/1829M**
Proposal: **Extension to existing dwelling**
Location **2 Prestbury House, 8, The Village. SK10 4DG**

Decision: Object to the proposal

Comments: It was considered that this application is an over development of the area. It is not sympathetic to the Listed buildings around. It is overbearing and would distract from those Listed buildings.

The glazed link would look on to the Coast car park.

Section 3 in the Heritage statement refers incorrectly to the adjoining building as, The Coach Public House and the Chocolate Box.

There is no comment from the Conservation Officer.

Application No: **21/1620M**
Proposal: **Creation of a side dormer containing bathrooms, minor alterations to windows & minor internal alterations**
Location **8, Badger Road. SK10 4JG**

Decision: Support the proposal

Comments: Whilst supporting this application the Parish Council wanted to ensure through Conditions that there is sufficient car parking available as a result of this development.

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

Application No: **21/1670T**
Proposal: **Works to trees in a Conservation Area**
Location: **The Whitehouse Manor, New Road. SK10 4HP**
Comments: Members supported the pruning of trees 2, 3 and 4 but did not want to see the young beech tree removed. It was also noted that there were no comments from the tree officer or the conservation officer on the website.

Application No: **21/1817T**
Proposal: **Works to TPO trees**
Location: **Cornergate, 55 Macclesfield Road. SK10 4BW**
Comments: Members supported the pruning as detailed in the application.

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

21/4906M -The Fallibroome Academy SK10 4AF. Approved with conditions 25th March 2021.

21/0710T – 3 Ashbrook Drive, SK10 4BY. Consent for tree works in a conservation area 24th March 2021.

20/5855M – 2 Brooks Cottage, Pearl Street SK10 4HS. Approved with conditions 6th April 2021.

20/5825M - 2 Brooks Cottage, Pearl Street SK10 4HS. Approved with conditions 6th April 2021.

Signed

Date

8. Any other business:

- To note resident correspondence in respect of applications 20/3222M and 21/0807D. – This item to be added to the next agenda.
- 20/2068M Woodlands 61 Willowmead Drive – response from Cheshire East Council.

This item to be added to the next agenda this to the next agenda.

- Kings School Macclesfield Discharge of Planning Conditions

It was reported that a meeting had been held on Meeting 20th April 2021 with Mr Pickup and the Headmaster of the school attended by Cllrs Podmore, Dicken and Leather to review the proposed stonework for the school's boundary wall. A sample of the stonework material planned for the entrance walls, was shown. The design of the wall will curve inwards as opposed to outwards, which will give a more open appearance to the entrance. Shrubs will be planted in front of the wall to keep the rural aspect. The current large Kings signage will be removed, and the Kings sign will be etched into the wall, illuminated by uplighters.

The school confirmed that they will be seeking permission to close the public right of way by Fallibroome Farm, as this cuts across a corner of the cricket pitch, but maintain the right of way by the headmaster's house. The entrance to this right of way will be improved.

9. Date of next meeting: - the next meeting of the Committee will be on 5th May 2021 at 9.30am.

The meeting closed at 10.40am

Signed

Date

Cllr Marilyn Leather - Chair of Prestbury Planning Committee