



Prestbury Parish Council

Minutes of the Planning Committee of Prestbury Parish Council

Date **Wednesday 2nd June 2021**

Time **9.30AM**

Venue - Prestbury Village Hall

ATTENDANCE:

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

Cllr M Leather None

Cllr V Herbert

Cllr T Jackson

Cllr A Dicken

Clerk – Mark Wheelton

Member(s) of Public: Four members of the public were in attendance from 9.30am – 10.00am

1. Election of a Planning Committee Chair for the year 2021/22

Cllr Jackson proposed Cllr Leather as Chair. Seconded by Cllr Dicken. All in favour

2. Election of a Planning Committee Vice - Chair for the year 2021/22

Cllr Leather proposed Cllr Jackson as Vice Chair. Seconded Cllr Herbert. All in favour.

3. Apologies for absence

Apologies for absence were received from Cllrs Podmore & Murphy.

4. Declarations of Interest

Cllr Dicken declared an interest in application 21/2719M as a neighbour to the site

Signed

Date

5. Public Participation

Four members of the public to address the Committee in respect of application 21/2532M. They made the following comments:

That the proposed footprint and height were inappropriate to the plot size and location,

That the development would be too close to trees protected by Tree Preservation Orders,

That there are a considerable number of inaccuracies in the site plans and misleading statements in supporting information,

That the development is in contravention of a range of adopted planning policies including the Prestbury Village Design Statement

6. Approval of minutes

The Draft minutes of the Planning Meeting of Prestbury Parish Council held on the 5th May 2021 were approved by all present at that meeting.

7. Planning Applications: the following applications were considered:

Application No: **21/2510M**
Proposal: **Proposed single storey extension with roof lantern, demolition of existing garage structure and construction of new garage**

Location: **Greenways, Yew Tree Way. SK10 4EX**

Decision: Support the proposal

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

Application No: **21/2480M**
Proposal: **First Floor Extension to Swimming Pool**
Location: **Asana, Collar House Drive. SK10 4AP**

Decision: Object to the proposal

Comments: It is felt that the proposal will be overbearing to the plot and surrounding properties and there remains concern over flooding created by recent adjacent developments. The Council notes that a similar application has previously been refused. Finally, the council would like it noted that should the application be successful that it is conditioned that the proposed "plant room" be required to be soundproofed.

Application No: **21/1552M**
Proposal: **Replacement dwelling**
Location: **10, Macclesfield Road. SK10 4BN**

Decision: Object to the proposal

Comments: The Parish Council felt that the development was not in keeping with the existing street scene and surrounding properties. They also felt that it did not mean the requirements of the Prestbury Village Design Statement (page 10) as the proposals are out of character and the building scale is not sympathetic to plot size or neighbourhood.

Signed

Date

Application No: **21/2438M**
Proposal: **Variation of conditions 2, 4, 6, 7, 8, 15, 17, 19, 20, 22, 23 & 24 on approval 18/3289M for construction of 5 detached dwellings with new shared access**
Location: **Waterbank, 6, Heybridge Lane, SK10 4HD**
Decision: Object to the proposal
Comments: The Parish Council feels that all the conditions should remain as per the original planning approval or that a new application should be submitted. Members also felt that the proposals are still not compliant with low density requirements.

Application No: **21/2663M**
Proposal: **Demolition of existing single storey garage and erection of two storey side extension, single storey rear extension, loft conversion and new rear and side dormers and erection of single storey garden room.**
Location: **13, Meadow Drive, SK10 4EY**
Decision: Make a general observation
Comments: The Parish Council felt that there was insufficient detailed information submitted with the application to comment further

Application No: **21/2033M**
Proposal: **Single storey rear extension and internal alterations**
Location: **The Coppice, 51, Heybridge Lane, SK10 4ER**
Decision: Support the proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/2248D**
Proposal: **Discharge of condition 4 on approved app 20/5855M**
Location: **2 Brooks Cottage, Pearl Street, SK10 4HS**
Decision: Support the proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/2496M**
Proposal: **Certificate of Lawful Proposed Use / Development**
Location: **13, Ashbrook Drive, SK10 4BY**
Decision: Make a general observation
Comments: The Parish Council had no further observations on this application as it is not yet a formal planning application. It did note however that there had been no neighbour notification of the application.

Signed

Date

Application No: **21/2532M**
Proposal: **Construction of single dwelling and associated works**

Location: **Land off Withinlee Road, SK10 4AT**

Decision: Object to the proposal

Comments: Members of the Parish Council Planning Committee wish to strongly object to this application on a number of significant issues:

That the footprint and height of the proposals were inappropriate to the plot size.

That the development would be too close to adjacent TPO trees.

That there is insufficient parking and a lack of privacy for adjacent property

The development is not in line with the Prestbury Village Design Statement "Settlement Pattern" as it would be an overdevelopment of the site and have significant impact on neighbours.

It would also not be in line with the Macclesfield Borough Local Plan DC9 "Tree Protection" or H12Low Density Housing

Application No: **21/2734M**

Proposal: **Variation of condition 2 on application 20/4586M - amended proposed site plan/position of proposed dwelling.**

Location: **Butley Close, Scott Road, SK10 4DN**

Decision: Support the proposal

Comments: The Parish Council supported the variation and noted its move away from adjacent properties

Application No: **21/2423M**

Proposal: **Conversion of existing garage with first floor extension over and additional single storey ground floor extension comprising porch and construction of new attached garage adjacent to existing main entrance including widening driveway and associated landscaping works.**

Location: **Dingle Hey, 75, Macclesfield Road, SK10 4BH**

Decision: Support the proposal

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

Application No: **21/0152M**

Proposal: **The proposal is part demolition and relocation of existing garage . A proposed extension of the existing driveway, leading to the erection of a new dwelling with associated parking and landscape works.**

Location: **52, Legh Road, SK10 4HX**

Decision: Object to the proposal

Comments: Whilst members felt that this proposal was an overdevelopment of the site they were concerned about the lack of information in the application to comment further

Signed

Date

Application No: **21/2810M**
Proposal: **Single storey rear extension and removal of existing conservatory**
Location: **Cherry Tree Cottage, 11B, Ashbrook Drive, SK10 4BY**
Decision: Support the proposal
Comments: The Parish Council had no further comments on this application

Application No: **21/2719M**
Proposal: **Full planning permission for the construction of two new dwellings with associated parking, landscaping and amenity space.**
Location: **Hoarded Housing Land, Springfields, SK10 4DW**
Decision: Object to the proposal
Comments: Whilst the Parish Council felt that this was an improvement on previous applications for the site, they felt that there was a need for a reduction in the overall rood height of the properties and that the roof should be slate so as to be in keeping with the adjacent listed building of Butley Hall.

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

Application No: **21/2554T**
Proposal: **Works to trees in Conservation Area**
Location: **Spencer Brook, Chelford Road, SK10 4AW**

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

20/4427M -Springsett Farm, Chelford Road. SK10 4PT. Approved with conditions 30th April 2021.
20/4501M – Easedale, Prestbury Lane. SK10 4HF. Approved with conditions 30th April 2021.
21/0135M – 4 Scott Road, SK10 4DN. Approved with conditions 28th April 2021.
21/1670T – The Whitehouse Manor, New Road. Consent for works in conservation area 26th April 2021.
21/0293D – Woodlands, 61 Willowmead Drive.SK10 4BU. Approved 4th May 2021
20/5741M – 1 Ashbrook Drive. SK10 4BY. Approved with conditions 10th May 2021.
21/0834M – 65 Meadow drive. SK10 4EY. Approved with conditions 7th May 2021
21/0287M – Aston House, 87 Macclesfield Rd SK10 4BH. Approved with conditions 5th May 2021.
20/5805M – Co-op Retail Services, The Village SK10 4AL. Approved with conditions 17th May 2021
20/2899M – Land adjacent to 57 Heybridge Lane SK10 4ER. Withdrawn 13th May 2021.

Signed

Date

20/5288M – Withinlee Hollow, Withinlee Road SK10 4AT. Approved with conditions 20th May 2021.

21/0635M – 24 Castlegate SK10 4AZ. Approved with conditions 19th May 2021

10. Any other business:

- Members noted that as requested the Tree Officer at Cheshire East Council had been contacted in respect of applications 20/3222M and 21/0807D, 14, Chelford Road. SK10 4AW
- .20/2068M Woodlands 61 Willowmead Drive. – the Clerk confirmed that the Parish Council have had a response from the correspondence to Cheshire East Council on this planning application. Cllr Leather agreed to discuss this issue further with Cllr Findlow as the ward member.
- Members noted that the tree officer had been contacted in respect of the removal of hedgerow at adjacent to Alston House, 87 Macclesfield Road SK10 4BH
- Cheshire East Council Strategic Planning Update - May 2021. Members noted this new publication.
- New Street Naming Proposal – Members supported the naming of the new development off Heybridge Lane as “Waterbank Place” and for Cheshire East Council to be notified accordingly.
- Proposed update to Planning Committee Terms of Reference in respect of responses to Street Naming Applications – Members requested that the Clerk amend the current Terms of Reference to include being able to respond to consultation on street name changes and additions. The updated draft terms are then to be submitted to full Council for approval.

11. Date of next meeting:

To confirm the date of the next meeting of the Committee is Wednesday 23rd June 2021 - Prestbury Village Hall 9.30am

The meeting closed at 11.30am

Signed

Date

Cllr Marilyn Leather - Chair of Prestbury Planning Committee