



# Prestbury Parish Council

## Minutes of the Planning Committee of Prestbury Parish Council

**Date** Wednesday 12<sup>th</sup> January 2022

**Time** 9.30AM

**Venue** - Prestbury Village Hall

### **ATTENDANCE:**

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

Cllr T Jackson

None

Cllr M Leather

Cllr K Podmore

Clerk – Mark Wheelton

**Member(s) of Public:** None in attendance

**1. Apologies for absence:** Cllrs D Murphy & Cllr A Dicken,

**2. Declarations of Interest:** Cllr Podmore declared an interest in application 21/6261D having previously owned the property. It was considered however that this was a material consideration

**3. Public Participation:** None

**4. Approval of minutes:** The minutes of the Planning Committee held on the 8<sup>th</sup> December 2021 were approved by all present at that meeting. Proposed Cllr Leather. Seconded Cllr Jackson. All in favour of those attended at this meeting.

**5. Planning Applications: the following applications were considered:**

Application No: **21/5632M**

Proposal: **Proposed garage and outdoor dining area (re-submission of 21/0135M**

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

**Decision: Support the proposal**

Signed

Date

**Comments:** Members requested that their original comments in respect of the previous linked application 21/0135M be taken into consideration with particular regard to access to the site and tree root protection.

Application No: **21/6043M**

Proposal: **Demolition of existing detached dwelling and construction of replacement detached dwelling**

Location: **Winsford, Flash Lane, SK10 4ED**

**Decision: Support the proposal**

**Comments:** Members had no further comments on this application

Application No: **21/6242M**

Proposal: **Demolition of existing dwelling and construction of replacement dwelling**

Location: **Waterbank, 6, Heybridge Lane, SK10 4HD**

**Decision: Object to the proposal**

**Comments:** The Parish Council would like to make the following comments in relation to the application -

- Councillors noted and supported the comments already submitted in objection to this application.
- Members felt that the proposed development was too tall for its setting & out of character with the existing street scene and as such not in line with the adopted Prestbury Village Design Statement.
- It is considered that the new development will contravene the requirement for low density housing in terms of scale as set out in policy H12
- It was felt that the development should be in line with retaining the original property and improving it as laid out in the originally approved application 18/3289M
- Concern was also expressed about the need to retain and improve the trees on site in line with point 5.1 of the original arboricultural report.
- Finally, concern was expressed about the development's effect in terms of surface water run-off.

Application No: **21/4314M**

Proposal: **Advertisement Consent**

Location: **Priory Park, Priory Lane, SK10 4AE**

**Decision: Support the proposal**

**Comments:** Members had no further comments on this application

Application No: **21/6268M**

Proposal: **Alterations and extensions to a dwelling, replacement garage with associated hard standings**

Location: **14, Butley Lanes, SK10 4HU**

**Decision: Support the proposal**

Signed

Date

**Comments:** Councillors commented that they would expect the additional hard standing for parking that is being proposed to be porous to prevent surface run off from the site.

Application No: **21/6221M**  
Proposal: **Full planning application for engineering works for improvements to the existing Public Right of Way.**  
Location: **The Kings School, Alderley Road, SK10 4SP**  
**Decision: Support the proposal**  
**Comments:** Members had no further comments on this application

Application No: **21/6276M**  
Proposal: **Single storey side extension, roof lift and alterations**  
Location: **16, Castleford Drive, SK10 4BG**  
**Decision: Object to the proposal**  
**Comments:** The Parish Council would refer back to & reiterate their comments on the original application 21/1223M and also show support to the planning officer comments in refusing this original application.

Application No: **21/6261D**  
Proposal: **Discharge of condition 8 on approval**  
Location: **Fairways, 70 Macclesfield Road, SK10 4BH**  
**Decision: Support the proposal**  
**Comments:** Members had no further comments on this application.

Application No: **21/6020M**  
Proposal: **Tiled roof porch including oak frame, low rise brick walls and enlargement of hall including relocation of existing door and glass side panels**  
Location: **18, Castleford Drive, SK10 4BG**  
**Decision: Support the proposal**  
**Comments:** Members had no further comments on this application.

Application No: **21/6249M**  
Proposal: **Removal of existing dwelling and outbuilding and new build of 5-Bedroom Georgian Mansion**  
Location: **Marsden Manor, 54, Macclesfield Road, SK10 4BH**  
**Decision: Make A General Observation**  
**Comments:** Please note that the councillors main concern was about the height of the proposed development already on an elevated site. It was considered that the proposal would be an overdevelopment of the site. Finally due to the constrained highway access should approval be given it must be conditioned that all parking for construction vehicles must be made on site.

Signed

Date

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

Application No: **21/5860T**  
Proposal: **Works to TPO trees**  
Location: **2 The Willows, Willowmead Drive, SK10 4BU**

The councillors wished to object to this application on the basis of a lack of any supporting information provided and given that the trees had a TPO designation whilst also adding to the amenity value of the area.

Application No: **21/5958T**  
Proposal: **Works to TPO Trees**  
Location: **Halland House, Chelford Road, SK10 4AW**  
Application noted

Application No: **21/6094T**  
Proposal: **Works to TPO Trees**  
Location: **5 Butley Lanes, SK10 4HU**  
Application noted

Application No: **21/6202T**  
Proposal: **Works to TPO trees**  
Location: **2 Brooks Cottage, Pearl Street, SK10 4HS**  
The councillors noted this application but have requested to the Cheshire East Council Tree Officer that if tree removal goes ahead, then it is required to be replaced with something more suitable such as a rowan.

**7. Decision Notices:** members noted the following recent decisions –

21/2123M – Mulberry House, 59 Heybridge Lane SK10 4ER. Approved with conditions 1<sup>st</sup> December 2021.

21/2480M – Asana, Collar House Drive Sk10 4AP. Approved with conditions 3<sup>rd</sup> December 2021.

21/5287M – Spencers Fallow, Chelford Road, SK10 4PT. Refused 9<sup>th</sup> December 2021

21/2663M -13, Meadow Drive, SK10 4EY. Approved with conditions 9<sup>th</sup> December 2021

21/1223M -16, Castleford Drive, SK10 4BG. Refusal (stage 2) 10<sup>th</sup> December 2021.

21/1552M – 10, Macclesfield Road, SK10 4BN. Approved with conditions 14<sup>th</sup> December 2021.

21/3566M – 4 Little Meadow Close, SK10 4HA. Approved with conditions 16<sup>th</sup> December 20221

Signed

Date

21/1981M – Breeze Hill, Chelford Road SK10 4AW. Approved with conditions 21<sup>st</sup> December 2021.

**8. Any other business:**

- Members noted that the meeting with the Head of Planning at Cheshire East Council is to be held via Teams on 19<sup>th</sup> January 2022.
- It was requested that the Prestbury Village Design Statement used as a tool for responding to applications be placed on to the new website for reference purposes.

**9. Date of next meeting:** - To confirm that the date of the next meeting of the Committee will be on **Wednesday 26th January 2022 - Prestbury Village Hall 9.30am.**

The meeting closed at 11.35am

Signed

Date

Cllr Marilyn Leather - Chair of Prestbury Planning Committee