



Prestbury Parish Council

Planning Committee Meeting Agenda

Dear Committee Members,

You are summoned to a meeting on:

Date: Friday 7th October 2022

Time: 9.30am

Venue: The Village Hall, Macclesfield Road, Prestbury. SK104BN

Note to Public and Press

Members of the public wishing to address the Council in respect of a planning application should do so during "Public Participation". Permission to speak will be at the discretion of the Chairman.

Observers not wishing to attend in person can view but not participate in the meeting via Microsoft Teams. To view the meeting this way please forward your email address to the Clerk (clerk@prestbury.gov.uk) 48 hours before the above date, after which you will receive confirmation to join the meeting.

AGENDA

1. **Apologies - To receive any apologies for absence and note any non-attendance.**
2. **Declarations of Interest - To receive any disclosable pecuniary or other disclosable interests as required under Chapter 7 of the Localism Act 2011**
3. **Public Participation -The Chair may allow representations from members of the public.**
4. **Minutes – To approve the minutes of the Planning Committee meeting held on the 7th September 2022.**
5. **Cheshire East Planning Policy:**
 - a. To note and consider the Cheshire East consultation on the Draft Developer Contributions SPD.
Comments deadline 7th November 2022.
<https://cheshireeast-consult.objective.co.uk/kse/event/37005>
 - b. To note and consider the Cheshire East consultations on Town Centre vitality plans.
[Consultations in Cheshire East](#)



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- c. To receive and note the adopted Cheshire East Housing Supplementary Planning Document, July 2022.
[Supplementary Planning Documents \(cheshireeast.gov.uk\)](http://cheshireeast.gov.uk)

6. Member's Item – Cllr Dicken

To consider and resolve to agree to submit a letter to Cheshire East as outlined in appendix 1.

7. Planning Applications to consider.

To consider and agree responses to the following: (note the planning reference links to the application).

22/3479M – Spinney End, 2 Macclesfield Road, Prestbury, SK10 4BN
Replacement bungalow, Resubmission of approval 20/0363M
Comments deadline 5th October 2022.

22/3411M – Amberley, 5, Summerhill Road, Prestbury, SK10 4AH
Lawful Development Certificate for a proposed rear extension and outbuilding.
Comments deadline 18th October 2022.

22/3565M – 38, Meadow Drive, Prestbury, Cheshire, SK10 4EZ
Change of use from home office to treatment room for Chinese medicine.
Comments deadline – 3rd October 2022

22/3697M – Marsden Manor, 54, Macclesfield Road, Prestbury, SK10 4BH.
Non-material amendment to approved application 21/6249M - Removal of existing dwelling and outbuilding and new build of 5-Bedroom Georgian Mansion.
Note – The Council hasn't been formally consulted on this but the application is included for completeness.

22/3687M – Dale Brow Cottage, 63, Macclesfield Road, Prestbury, SK10 4BH
Variation of Condition .2. on existing permission 20/1170M, Demolition of Existing Detached Two Storey Dwelling With New Detached Two Storey Dwelling.
Comments deadline – 19th October 2022.

22/3778M – Macclesfield Waste Water Treatment Works, Butley Lanes, Prestbury, SK10 4DS.
Installation of 6 No. kiosks required in connection with wider permitted development works.
Comments deadline – 2nd November 2022

22/3802M – The Kings School, Alderley Road, Prestbury, SK10 4SP
Prior notification of the installation of 1232 solar panels with a total installed capacity of 505.12kWp on a series of interconnected flat roofs.
Comments deadline – 26th October 2022

22/3801M – The Kings School, Alderley Road, Prestbury, SK10 4SP
Prior notification of the installation of 556 solar panels with a total installed capacity of 227.96kWp on a series of interconnected flat roofs.
Comments deadline – 26th October 2022



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22/3803M – Sunnyhill, 4, Dale Head Road, Prestbury, Cheshire, SK10 4BL
Single storey extension over existing garage and two storey to rear of existing property.
Comment deadline – 17th October 2022

22/3709M – Springsett Farm, Chelford Road, Prestbury, SK14PT.
Erection of replacement dwelling.
Comments deadline – 2 November 2022.

22/3838M – Spencers Fallow, Chelford Road, Prestbury, SK10 4PT.
Retrospective householder planning application for a summerhouse.
Comments deadline – 26th October 2022.

22/3658M – Kintsugi, 56, Heybridge Lane, Prestbury, SK10 4ER
Retrospective householder planning application – Construction of 5 no. outbuilding to garden.
Comments deadline – 24th October 2022

8. To receive updates on previous applications considered.

Table to be circulated.

9. To receive any Members Reports or Items from the Chair or Clerk. (Information only.)

10. Date of next meeting: -

Monday, 7th November 2022 – 9:30am.

Signed Sue Davies

Clerk to the Council



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Appendix 1

Changes to the character of Prestbury

Prestbury village has changed a great deal over the past 10 years. A good example is that the volume of traffic has increased massively with consequent noise and road safety implications, and the speed of traffic through the village has increased.

It is of great concern to the Parish Council that the character and appearance of the village have also changed dramatically as a result of housing development. There is an important document, the Village Design Statement (VDS), which was a supplementary planning document under the previous Macclesfield Borough Council Plan. This Plan is being replaced by a new set of local Development Plans, which has left our VDS in a state of limbo, prior to its being replaced by the new Cheshire East Council (CEC) Plan.

The existing VDS described Prestbury in great detail, as a reference statements upon which to build for the future. Prestbury is described as a quiet semi-rural residential area, characterised in general terms as populated by many well-spaced attractive houses, of varying but similar styles, with low stone walls and an abundance of trees.

Sadly, over the recent years, many family houses have been replaced by larger mansions, which fill the available space, overlook existing residences, with much reduced garden space between them and the neighbours, and with higher walls and fewer trees. Many of the architects of these have chosen modern designs which are totally out of keeping with the current appearance and character of the village.

The Prestbury Parish Council (PPC) objects to the more extreme examples of this on behalf of our residents, with little effect. Some of these objections are taken to appeal by CEC, but the usual outcome is that a centrally appointed national inspector judges that the design and plan is acceptable, and the CEC is required to pay the appeal costs, which can run to tens of thousands of pounds. The Parish Council is left virtually powerless to stop this trend which is still accelerating. Examples of designs which the PPC believe to be offensive to the character of Prestbury may be seen throughout the village.

I propose that we write to this effect to the Chief Planning Officer.

Arthur Dicken 29 September 2022