



Prestbury Parish Council

Minutes of the Planning Committee of Prestbury Parish Council

Date Wednesday 16th February 2022

Time 9.30AM

Venue - Prestbury Village Hall

ATTENDANCE:

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

Cllr A Dicken

None

Cllr T Jackson

Cllr M Leather

Clerk – Mark Wheelton

Member(s) of Public: None in attendance

1. Apologies for absence: Cllrs K Podmore and D Murphy

2. Declarations of Interest: None

3. Public Participation: None

4. Approval of minutes: The minutes of the Planning Committee held on the 26th January 2022 were held over until the next meeting on 9th March, as insufficient Members were in attendance from that meeting.

5. Planning Applications: the following applications were considered:

Application No: **22/0007M**

Proposal: **Listed building consent for the removal of unused modern brick flue housing, and installation of extractor fan vent on exterior wall to the rear of the property**

Location: **Yew Tree House, Well Lane, SK10 4DZ**

Decision: **Support the Proposal**

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

Signed

Date

Application No: **22/0145M**

Proposal: **Reserved matters application for Appearance, Landscaping, Layout Scale following outline permission 21/0265M** :

Location: **Highfields, 11, Heybridge Lane, SK10 4HD**

Decision: Object to the Proposal

Comments: The Parish Council felt that the application did not reflect the nature of the proposals as presented.

As a result the Prestbury Parish Council wishes to express the strongest objection to the application for reserved matters approval for a new dwelling behind the existing property at 11 Heybridge Lane, Prestbury on the basis that the building now proposed not only has a far greater masse than that for which out-line planning permission was granted but it is also higher and closer to the neighbouring property.

Although the original application for outline planning permission (**21/0265M**) only provided an 'illustrative' footprint in Fig. 2 of the Parameters Plan in the Hive Land & Planning Statement, dated January 2020, it clearly showed a green border and trees between the property and the boundary. However, the layout accompanying the reserved matters application shown in the 'Proposed Site Plan' by Jay Ashall Partnership Design and Access Statement, dated December 2021, shows the proposed property virtually touching the boundary with no. 9 Heybridge Lane (Fawley House).

Similarly, the LHG Projects Ltd. Design and Access Statement accompanying the original application stated, in section 7 (Form and Design): "A new two storey dwelling with garage is proposed which would comprise a maximum gross floor space of **314 sq.m**". However, the Ashall Partnership Design and Access Statement reveals in 3.2 that the total floor area of the actual property proposed would be **576 sq.m** (over 50% greater) and it describes, in 3.3, a four-storey dwelling with a gym, home cinema and music room in the basement and bathrooms in a very deep loft space. And, it would appear from the elevations' drawings in 3.6 on page 6 of Ashall's report, that half of the 'basement' is above ground. Consequently, the overall height and masse is clearly going to be out of scale with surrounding properties, overbearing in nature and would result in a loss of privacy for neighbours.

We also take issue with the comment in 4.4.3 of Ashall's report in relation to the extant density policy in the Macclesfield Local Plan, ie. that "The plot size requirements in policy H12 are overly prescriptive". The fact of the matter is that they still apply and have been upheld at appeal and the inspector who conducted the hearings into the Site Allocations and Development Policies Document has asked for clearer wording in relation to housing density (yet to be consulted upon).

Purportedly, this application is only for 'reserved matters'. In effect, it is a proposal for a building for which outline planning permission has not been granted. This application should be refused.

Signed

Date

Finally, the councillors requested that it be noted that the application runs contrary to the adopted Prestbury Village Design Statement.

Application No: **22/0344M**

Proposal: **Lawful Development Certificate for a proposed single storey rear extension projecting 4m from the original rear elevation of the dwellhouse and conversion of the existing garage into a habitable space.**

Location: **38 Meadow Drive, SK10 4EZ**

Decision: Make a General Observation

Comments: The Parish Council is concerned about the ability to park on the site as a result of the change of use of the garage given the proposal for the property in the current application 22/0346M.

Application No **22/0346M**

Proposal: **Certificate of lawful proposed use of an existing caravan which will be parked on the drive of the said property as a home office. It is proposed to be used intermittently throughout the week Monday to Friday during daylight hours only**

Location: **38 Meadow Drive, SK10 4EZ**

Decision: Object to the proposal

Comments: The Parish Council considered this application alongside its response to planning application 22/0344M and continued to be concerned about the further reduction of parking that will be available on this site given the removal of the garage to habitable use. In addition there was inadequate information presented to define how the land will be used in terms of the parking of a caravan to be used for office accommodation.

Application No: **22/0072M**

Proposal: **Demolition of existing day room and the addition of a single storey extension to the rear of the existing dwelling, a first floor extension to the side and front elevation and the addition of a garage structure with ancillary accommodation over, to include associated internal alterations**

Location: **Woodbank, Bridge End Lane, SK10 4DJ**

Decision: Support the Proposal

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

Application No; **22/0424M**

Proposal: **Basement leisure suite extension under rear garden with glazed entrance at ground level. Associated landscaping and drainage works**

Location: **Ashfield, 12, Heybridge Lane, SK10 4HD**

Decision: Support the Proposal

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

:

Signed

Date

6. Planning applications in relation to tree works: members noted the following application:

Application No: 22/0418T
Proposal: Works to trees in a Conservation Area
Location: Box Tree House, New Road, SK10 4HP

The Clerk was requested to write to the Cheshire East Council Tree officer with the following comments:

Members were concerned that the proposed removal of the Irish Yew tree would considerably affect the character of the street scene at the entrance to the conservation area and in addition felt that the tree continued to retain amenity value and should remain. They ask that these comments be taken into account when you review this application.

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

21/3870M – Mallard House 47A Castle Hill, SK10 4AS. Approved with conditions 21st January 2022

21/3879M – 47A Castle Hill, SK10 4AS, Approved with conditions 19th January 2022

21/2734M – Butley Close, Scott Road, SK10 4DN. Approved with conditions 26th January 2022.

21/3378M – 6 Shirleys Close, SK10 4XP. Approved with conditions 26th January 2022.

21/4439M – Archers Oak, 2A Saddleback Drive, SK10 4XP. Approved with conditions 26th January 2022.

21/4593M – 2 Ashbrook Drive, SK10 4AR. Approved with conditions 26th January 2022.

20/5268D – Field Head, 72 Macclesfield Road SK10 4BH. Approved 27th January 2022.

21/3931M – Higher Yewards Barn, Butley Lane, SK10 4DS. Approved with conditions 27th January 2022.

21/4731M – Links Edge, 28 Macclesfield Road, SK10 4BN. Withdrawn 27th January 2022.

21/5391T – Barlow Fold, 30 Heybridge Lane SK10 4ES. Consent for works in TPO with conditions 28th January 2022.

21/3794M – 4 Little Meadow, SK10 4HA. Approved with conditions 28th January 2022.

21/3171M – 31 Legh Road, SK10 4HX. Approved with conditions 28th January 2022.

21/3434M – Dale Brow Cottage, 63 Macclesfield Road, SK10 4BH. Approved with conditions 2nd February 2022.

21/5251M – Burrswood, London Road, SK10 4EA. Approved with conditions 4th February 2022.

Signed

Date

8. Any other business:

Cheshire East Council Brownfield Register:

Members reviewed the entries in respect of the Parish of Prestbury. In respect of Site 6749 (The Whitehouse Manor, New Road, Prestbury, SK10 4HP), they were concerned that the associated map drew the boundary of the site around the words Butley Cottage, which is not part of the site. The Clerk was requested to write to Cheshire East Council to see if the wording could be moved to avoid confusion.

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

The meeting closed at 10.57am.

Signed

Date

Cllr Marilyn Leather - Chair of Prestbury Planning Committee