



# Prestbury Parish Council

## Planning Committee Meeting Minutes

**Date:** Tuesday 12<sup>th</sup> July 2022  
**Time:** The meeting started at 9.40am  
**Venue:** The Village Hall, Macclesfield Road, Prestbury. SK104BW

### 1. Present

Cllrs Leather (Chairman), Herbert, Podmore and Jackson.

### 2. Apologies of Absence

Apologies of absence were received from Cllrs Dicken and Murphy.

### 3. Declarations of Interest.

Cllr Podmore raised he has an interest in application 22/2488M, 34, Bollin Way.

### 4. Public participation.

Two members of the public were present who both spoke regarding application 21/5387M regarding a loss of privacy that would result, along with loss of light. Concerns were also expressed around the impact on maintenance of a beech hedge.

### 5. To approve minutes of the previous minutes.

It was agreed to defer all outstanding minute approvals until the next meeting. Cllr Leather agreed to provide the Clerk with the ones missing from SharePoint and that all members would ensure they had checked the accuracy before the next meeting.

### 6. Planning applications

#### a. 21/5387M – 22, Meadow Drive, Prestbury, SK10 4EZ

**Proposed single story side extension, new first floor to be create with loft space by raising eves level and adding 3 number dormer.**

The committee resolved to object to this application for the following reasons:

Signed .....

Date .....

- The development doesn't comply with policy DC3 from the Macclesfield Local Plan which states that development shouldn't significantly injure the amenities of adjoining or nearby residential property. The committee felt that this application will result in loss of light and privacy, both cited as causes of loss of amenity for the neighbours. Policy DC2 makes clear that DC1 also applies to extensions and alterations.
- The development doesn't comply with policy H13 from the Macclesfield Local Plan due to adversely affecting the amenities of occupiers of adjoining properties due to the loss of light and privacy. Three windows will overlook neighbours leading to loss of privacy.
- The development doesn't comply with Policy DC1 from the Macclesfield Local Plan which refers to the overall scale, density and height must be sympathetic to the character of the local environment and therefore that bungalows should remain as bungalows. The committee felt this development is out of character with the surrounding street scene. Policy DC2 makes clear that DC1 also applies to extensions and alterations and that, in addition, proposals should respect the architectural features of a building.
- The development is contrary to the Prestbury Village Design Statement (page 28) which states that, in the Meadow Drive area, the scale and design of proposed properties must be carefully considered in their context.
- The '45-degree rule' designed to protect privacy and light of neighbours may not be complied with and this should be investigated for the benefit of neighbours by the applicant.
- There is no root protection proposal in the plans which could adversely affect a beech hedge on the periphery.

It was agreed to comment regarding the lack of detailed explanation in the application, especially relating to ridge heights and rear elevations. There is insufficient roofline detail for the rear and side elevations and no clear information to show the roofline uplift in drawing RESI01. There is also poor information relating to the side-doors.

It was agreed that the notification process should be questioned.

It was noted that some of the policies referred to may have been superseded by new policies in the Cheshire East local Plan, and that this would be verified.

**b. 22/2565M – 29, Meadow Drive, Prestbury, SK10 4EY  
Demolition of existing dwelling and erection of a single detached dwelling and ancillary works.**

The committee resolved to support this application but did note that the appearance would be improved with the incorporation of a chimney.

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- c. 22/2652M – Yarnton Summers, Bollin Way, Prestbury, SK10 4BX  
Two-story extension to rear of dwelling, single story extension to side dwelling.**

The committee resolved that it has no objection to this application but do have some concerns that the proposed parking may not be sufficient.

- d. 22/2631M – Peartree Cottage, 3, Macclesfield Road, Prestbury, SK10 4BW  
Enclosure of an existing porch.**

The committee resolved that it has no objection to this application.

- e. 22/2632M – Peartree Cottage, 3, Macclesfield Road, Prestbury, SK10 4BW  
Listed building consent for the enclosure of an existing porch.**

The committee resolved that it has no objection to this application.

- f. 22/2591M - 51, Willowmead Drive, Prestbury, SK10 4DD  
Extend at first floor over the existing garage, rear extension, changes to frontage.**

The committee resolved to object to this application for the following reasons:

- The development is an over-development of the site.
- The loss of a garage will result in insufficient off-road parking spaces. Planning policy recommends that 4- and 5-bedroom houses should have at least three off-road spaces available.

- g. 22/2488M - 34, Bollin Grove, Prestbury, Cheshire, SK10 4JJ  
Erection of prefabricated timber-framed outbuilding at bottom of front garden for use as a hobby and craft studio. Single storey building with pitched roof. External dimensions: 4.2m x 3m x 2.5m (h)**

The committee resolved that it has no objection in principle, but the Parish Council does have some concerns that there is little information about the proposed use and that neighbours may need protection from any noise pollution that may result. It was further agreed that a condition be imposed that the building must be removed if the property is sold and that the building cannot be turned into ancillary living accommodation.

**7. To receive updates on previous applications:**

The committee received a summary of recent decision notices.

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**8. To consider and agree on which, if any, documents received from Cheshire East should be circulated between meetings.**

It was agreed that planning lists and applications be forwarded to the chair of planning only upon receipt. It was further agreed that if the Clerk and chair decide that an application is of high importance, it may be circulated further. Otherwise, the application will be put onto the next agenda.

**9. To consider and agree the date and time of meetings going forward.**

It was agreed that a recommendation be put to the Council that planning committee meetings be held once a month on the mornings of the Council meetings. It was agreed that date of the next meeting will be on the 10<sup>th</sup> of August, in the morning.

**10. Date of next meeting: - 10th August 2022, 9:30am, Prestbury Village Hall**

Signed .....

Date .....