



Prestbury Parish Council

Planning Committee Meeting Agenda

Dear Committee Members,

You are summoned to a meeting on:

Date: Monday 6th March 2023

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. To approve the minutes of the planning committee meeting held on the 6th February 2023.**
- 5. Planning Applications to consider.**

To consider and agree responses to the following: (note the planning reference heading is a link to the application).

23/0369M Yew Tree Farm, Macclesfield Road, Prestbury, SK10 4BW

Full Planning – demolition of existing dwelling, garages and workshops and erection of new A rated sustainable replacement home including associated access, parking and curtilage.
Comments deadline 1st March 2023



Prestbury Parish Council

23/0358M 22 Castle Hill, Prestbury, SK10 4AS

Householder - Demolition of existing garage. Roof, rear and side extension to existing dwelling.

Comments deadline – 21st February 2023

23/0399M Magnolia House, Withinlee Road, Prestbury, SK10 4AT

Householder - Relocation of vehicular entrance to improve visibility upon exit; relocate gate posts, new metal fence in lieu of existing masonry wall; replacement of block pavior forecourt with permeable resin frontage.

Comments deadline - 24th March 2023

23/0469M 7 Elm Rise, Prestbury, SK10 4US

Creation of 2 new windows to the front eaves and a single window to the rear eaves, material changes to the front elevation of timber clad.

Comments deadline – 8th March 2023

23/0452M Orchard Place, The Village, Prestbury, SK10 4AL

Demolition of existing conservatory, ground floor and rooms in the roof extension and alterations, and new detached garage including associated alterations to the drive.

Comments deadline – 9th March 2023

23/0529M 2 Willow Way, Prestbury, SK10 4XB

First floor side extension and front porch

Comments deadline – 6th March 2023

23/0568D Marsden Manor, 54 Macclesfield Road, Prestbury, SK10 4BH

Discharge of condition 8 on application 21/6249M: Removal of existing dwelling and outbuilding and new build of 5-bedroom Georgian Mansion.

Comments deadline 7th March 2023

23/0332D Woodbank Bridge End Lane, Prestbury, SK10 4DJ

Discharge of conditions 5, 6,7 and 8 on approved application: 22/0072M: 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, rear and front and the addition of a garage structure with ancillary accommodation over, to include associated internal alterations.

Comments deadline 7th March 2023

23/0623T Ford House & Bridge House, The Village, Prestbury

Various tree works.

Comments deadline – unavailable, decision target date is 11 April 2023

23/0662M 3 Scott Road, Prestbury, SK10 4DN

Side and side/rear extension to dwelling house.

Comments deadline - 14th March 2023

23/0690M 20 Packsaddle Park, Prestbury, SK10 4PU

Addition of a single storey rear extension, removal of the pitched roof from an existing single storey side extension in place of a flat roof and glass lantern. Main dwelling to be remodelled front and back re-roofed in slate with some new areas of roof and all finished in render, omitting all brickwork. Amendment to application 21/39222

Comments deadline 20nd March 2023

23/0739D Marsden Manor, 54 Macclesfield Road, Prestbury, SK10 4BH

Discharge of conditions 11 and 12 on approved application 21/6249M: Removal of existing dwelling and outbuilding and new build of 5 bedroom Georgian Mansion.

Comments deadline 20th March 2023.



Prestbury Parish Council

23/0759M Florence Cottage, Woodford Lane, Newton, SK10 4LH

Construction of new access, new hardstanding area and fence.
Comments deadline 20th March 2023.

23/0751D Cherrywood, 18 Heybridge Lane, Prestbury, SK10 4HD

Discharge of conditions 5, 7 and 8 on approved application 21/0032M: Proposed replacement dwelling.
Comments deadline 20th March 2023

23/0738D Breeze Hill, Chelford Road, Prestbury, SK10 4AW

Discharge of conditions 4 and 5 on application: 22/1885M: Construction of rear single storey extension for swimming pool.
Last date for comments: 16th March 2023

23/0797M 3 Scott Road, Prestbury, SK10 4DN

Demolition of one dwelling and construction of two dwellings with new access
Last date for comments: 29th March 2023

6. To receive updates on previous applications considered.

See appendix 1.

7. New and Variation of Premises Licenses

12 Oakwood Drive, Prestbury, SK10 4HG

To enable the sale of alcohol (off sales) between 9.30 and 12.30 Monday to Sunday.
Last date for comments: 21st March 2023

8. To discuss and agree a response to Little Bollington Neighbourhood Planning Consultations

Cheshire East Council has received a Neighbourhood Development Plan proposal submitted by Little Bollington Neighbourhood Forum. A public consultation is open for a period of 6 weeks and representations should be made by 7pm on 7th April 2023.

Little Bollington NDP - link to documents.

9. To receive the response to the letter sent to David Malcolm and to agree any further actions, if any.

See appendix 2.

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

Date of next meeting: - Monday, 3rd April 2023 – 9:30am.

**Signed – Sue Davies
Clerk to the Council**

Appendix 1

<u>Reference No</u>	<u>Proposal</u>	<u>Location</u>	<u>Status</u>	<u>Decision</u>	<u>Date Registered</u>	<u>Date Decided</u>
<u>23/0377T</u>	THE TREE IS T5 ON THE ATTACHED ARBORICULTURAL REPORT IT REQUIRES RE-POLLARDING BACK TO ITS ORIGINAL BEFORE THE DEMOLITION AND BUIDING OF NEW HOUSE ON THE SITE	CHERRYWOOD, 18, HEYBRIDGE LANE, PRESTBURY, SK10 4HD	DECISION MADE	TPO/CA EXEMPT WORKS	30/01/2023	08/02/2023
<u>23/0177M</u>	Extensions and alterations	Bollin View, 20, BRIDGE GREEN, PRESTBURY, SK10 4HR	DECISION MADE	Approved with conditions	16/01/2023	28/02/2023
<u>22/4507M</u>	Certificate of proposed lawful development for the installation of a 123 (49.81kWp Microgeneration system) Solar panels to the roof planes of 2 non-domestic storage buildings	Storage Barns, Land to the north of Willot Hall, Wilmslow, SK10 4LG	DECISION MADE	POSITIVE CERTIFICATE	16/11/2022	22/02/2023
<u>22/3803M</u>	Single storey extension over existing garage, and two storey extension to rear of existing property.	Sunnyhill, 4, DALE HEAD ROAD, PRESTBURY, CHESHIRE, SK10 4BL	DECISION MADE	Approved with conditions	26/09/2022	22/02/2023
<u>22/3344D</u>	Discharge of conditions 5 on approved application 18/6279M: Demolition of existing extension and extension to Brundred Farmhouse.	Brundred Farm, 45, CASTLE HILL, PRESTBURY, SK10 4AS	DECISION MADE	Approved	23/08/2022	01/02/2023
<u>21/4327M</u>	Demolition of existing dwelling and outbuildings and erection of a replacement building comprising 3 apartments, garage and associated parking	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY, CHESHIRE, SK10 4AH	DECISION MADE	WITHDRAWN	12/08/2021	15/02/2023



Councillor V Herbert
Chairman
Prestbury Parish Council
Prestbury Village Hall
PRESTBURY
SK10 4BW

**Working for a brighter future together
Strategic Planning**

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01270 685893

localplan@cheshireeast.gov.uk
www.cheshireeast.gov.uk

DATE: 6 February 2023 OUR REF: JO/dr

YOUR REF:

Dear Councillor Herbert

Thank you for your letter regarding design codes and supplementary plans.

Under the Levelling Up and Regeneration Bill (LURB) there will be a duty on every local planning authority to prepare a design code for its area. It is intended that these will be prepared as part of a local plan or as a supplementary plan.

The Council has resolved to prepare a new Local Plan with a plan period extending into the 2040s. An updated Local Development Scheme¹ was approved by the Environment and Communities Committee in November 2022 setting out a five-year programme for its preparation.

As you note, the government is taking forward a range of planning reform proposals, including to the way that planning policy is prepared at a local level. These are being implemented through both the LURB and through changes to national planning policy. We will also need to wait for regulations to be published after the Bill gains Royal Assent to understand how many of its provisions will work in detail.

Council officers are giving consideration to how a Design Code could be taken forward for the borough. It is not yet possible to include these within a new style local plan or supplementary plan. The legal framework for the preparation of these plans is not in place yet. The government currently anticipates that authorities will be able to commence the preparation of new style local plans in November 2024. We assume that this will also be the earliest that local planning authorities will be able to formally commence the preparation of supplementary plans. In the meantime, an option may be to advance a Design Code as a supplementary planning document (SPD) but, as you point out, the government intends that these will now have a limited life. Our understanding is that all SPDs will become defunct at the point at which a local planning authority is expected to adopt a new style local plan. However, between now and then we expect that existing SPD will continue to be given due weight, where relevant, in deciding planning applications. This includes our Design Guide SPD which is having a positive impact on the design of new housing schemes.

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Appendix 2

So, although the Council will be preparing a Design Code, I'm not able to give you a firm timetable at the moment. We will need to carefully consider the proposed national planning reforms and how these will affect the preparation of our new planning policies. We will be in a position to say more about this later this year.

I am sorry that I can't give you definitive information at this time, but I hope you appreciate the need for us to fully understand the implications of the government's proposed planning reforms. That said, Cheshire East is committed to maintaining up to date planning policies to guide planning application decisions and is keen to utilise further opportunities to raise the design quality of new development.

Yours sincerely



Jeremy Owens
Development Planning Manager

<https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/local-development-scheme.aspx>

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