



# Prestbury Parish Council

**DRAFT MINUTES OF PLANNING COMMITTEE MEETING OF PRESTBURY PARISH COUNCIL  
2019/2020 HELD ON WEDNESDAY 10 JULY 2019 AT 9.30AM IN  
PRESTBURY VILLAGE HALL, 45 MACCLESFIELD ROAD, PRESTBURY, SK10 4BW**

## **ATTENDANCE**

### **Members of Prestbury Parish Council:**

CLlr Gillian Clewley (Chair)  
CLlr Thelma Jackson  
CLlr Marilyn Leather

### **Member(s) of Cheshire East Council:**

None.

### **Member(s) of Public:**

Two members of the public were in attendance.

**Meeting commenced at 9.35am.**

## **APOLOGIES**

Apologies for absence received from CLlr Valerie Herbert, CLlr Sheila Kirk and CLlr Keith Podmore.

## **DECLARATIONS OF INTEREST**

No declarations were received.

## **PUBLIC PARTICIPATION**

No members of the public wished to speak.

Signed:

Date:

## **MINUTES**

The draft minutes of the PLANNING COMMITTEE MEETING OF PRESTBURY PARISH COUNCIL held on 19 June 2019 were approved and signed by the Chair.

### **DALE BROW COTTAGE**

The Committee agreed not to make any representations to Cheshire East Council regarding the request from residents for the Notice of Improvement or Order of Demolition.

### **PLANNING APPLICATIONS**

#### **Planning Application: 19/1335M**

Proposal: Demolition of builders workshop and funeral directors and the construction of a new funeral directors with access and parking to both business and Jessamine Cottage.

Location: 17 Macclesfield Road, Prestbury, Macclesfield, SK10 4BW

Deadline for representation: 17 July 2019

**The Committee resolved to make the below representation.**

**Prestbury Parish Council believe the changes to the height of the garage have only resolved minimal concerns expressed by residents and significant issues remain unconsidered by the applicant. Whilst the height to the rear of the property has been reduced, with no measurements on the drawings, it is unclear as to what the height reduction actually is.**

**Whilst the proposed height of the building does not exceed the existing height of Jessamine Cottage, the aspect will significantly change the visual impact of the property from Shirley's drive, especially if trees are removed and a new access point is created.**

**The Council would like to reiterate the objections previously submitted.**

#### **Planning Application: 19/1221M**

Proposal: Demolition of existing single dwelling and construction of two proposed dwellings.

Location: Middlehey, 31 Heybridge Lane, Prestbury, Macclesfield, Cheshire, SK10 4ES

Deadline for representation: 24 July 2019

**The Committee resolved to make the below representation.**

**Prestbury Parish Council would like to object to the demolition of the existing single dwelling and construction of two proposed dwellings.**

**The saved Low Density Housing Area Policy (H12) of the Macclesfield Borough Local Plan is considered of upmost importance to safeguarding the character of Prestbury and it is hoped the planning officers will have due regard for this when considering this application.**

Signed:

Date:

Cited within the H12 boundary on the saved Policies Map, this Planning Application does not align with all the criteria of the Low Density Housing Area Policy. This proposal is not considered to be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of the proposal. The plot width and space between the sides of the dwelling does not appear to be commensurate with the surrounding area and high standards of space and privacy have not been maintained.

The saved Policy H12 states that in Prestbury, both the new housing plot(s) and the remaining plot should be approximately 0.4 hectares (1 acre). It is proposed for the two dwellings to sit on a plot 38% smaller than this recommended plot size, at just 0.25 hectares, thus considerably altering the density of housing in the area and supporting an existing unwelcome precedent.

Pressures for new development in the low density housing areas are of a scale that the low density high quality characters of the established residential areas are currently under serious threat in Prestbury and it would be requested that the planning officers sympathise with the locale and work to help safeguard Prestbury and its character for future generations.

Cumulatively, developments not aligned to the H12 Policy can cause irrevocable harm to the existing high quality residential areas and the Parish Council object in the strongest possible terms.

**Planning Application: 19/3120M**

Proposal: Atrium orangery to side of swimming pool extension.

Location: Amberley, Collar House Drive, Prestbury, Cheshire, SK10 4AP

Deadline for representation: 23 July 2019

**The Committee resolved to make no representation.**

**Planning Application: 19/3118M**

Proposal: Proposed single storey rear extension including amendments to previous extensions and internal reconfiguration. Proposed external alterations to front elevation.

Location: 50 Legh Road, Prestbury, Cheshire, SK10 4HX

Deadline for representation: 22 July 2019

**The Committee resolved to make no representation.**

**Planning Application: 19/3016M**

Proposal: Demolition of existing single dwelling and erection of new single dwelling.

Location: Dormers, Spencer Brook, Prestbury, SK10 4AN

Deadline for representation: 17 July 2019

**The Committee resolved to make no representation.**

Signed:

Date:

**Planning Application: 19/2901M**

Proposal: Erection of an external accessibility lift.

Location: Priory Park, Priory Lane, Macclesfield, Cheshire, SK10 4AE

Deadline for representation: 17 July 2019

**The Committee resolved to make no representation.**

**Planning Application: 19/2638M**

Proposal: Prior approval of proposed change of use of agricultural building to a dwelling house.

Location: Land off Withinlee Road, Prestbury, SK10 4QD

Deadline for representation: 11 July 2019

**The Committee resolved to make the below representation.**

Prestbury Parish Council wish to object in the strongest possible sense to the Prior Approval application 19/2638M. Neighbouring residents have expressed considerable concern regarding the quantity of surrounding agricultural buildings that have been granted permission for changed use to a dwelling house and would ask Cheshire East Council to consider the detrimental impact this Prior Approval application could have. The future of Prestbury's farming community relies upon agricultural buildings, and with the rapid rate of occupants applying for a change of use, this poses significant risks to the vitality of the future agricultural economy in the area.

The Parish Council do not believe a dwelling house would be appropriate within the Green Belt as defined in Section 13 of NPPF (2019) and there is no infrastructure in the locale, making a potential dwelling completely inaccessible on local bus routes.

**DECISION NOTICES**

The Committee noted the below decision notices.

**Planning Application: 19/2696M**

Proposal: Non-material amendment to approved application 18/6127M

Location: Mount View, Castle Hill, Mottram St Andrew, Cheshire, SK10 4AX

Decision: Approved with conditions.

**Planning Application: 19/1292D**

Proposal: Discharge of conditions 24 and 25 on approved application 15/5401M

Location: Alderley Park, Congleton Road, Nether Alderley, Cheshire, SK10 4TF

Decision: Approved.

**Planning Application: 19/2039M**

Proposal: Construction of detached garage.

Location: 2 Bridgend Court, Bridge End Drive, Prestbury, SK10 4DL

Decision: Approved with conditions.

**Planning Application: 19/2025D**

Proposal: Discharge of condition 12 on application 17/5557M

Location: Dickens Farm, Mottram Road, Wilmslow, SK9 7JF

Decision: Approved.

Signed:

Date:

**Planning Application: 19/2087M**

Proposal: First floor rear extension

Location: Riffhams, Wilmslow Old Road, Mottram St Andrew, SK10 4QP

Decision: Approved with conditions.

**Planning Application: 19/1443M**

Proposal: Construction of automatic entrance gates to the front of the property.

Signed: Date:

Location: Broad Oak, 50 Heybridge Lane, Prestbury, SK10 4ER

Decision: Approved with conditions.

**Planning Application: 19/1867M**

Proposal: Demolition of two existing equestrian buildings and construction of two detached dwellings.

Location: Yew Tree Barns, Macclesfield Road, Prestbury, SK10 4BW

Decision: Refused.

**Planning Application: 19/1889M**

Proposal: Variation of condition 2 on application 13/3237M

Location: Ash Cottage, London Road, Prestbury, SK10 4EA

Decision: Approved with conditions.

**WITHDRAWN APPLICATIONS**

The Committee noted the below withdrawn application.

**Planning Application: 19/1908M**

Proposal: First floor garage extension to form a one-bed granny flat above existing garage.

Location: Morningside 72C Macclesfield Road, Prestbury, SK10 4BH

Decision: Withdrawn.

**APPEALED APPLICATIONS**

There were no appealed applications to note.

**FUTURE MEETINGS**

The date of next meeting was noted - 9.30am in Prestbury Village Hall on Wednesday 31 July 2019.

Meeting closed at 11.15am.

Signed:

Date: