

Wilmslow Town Council

Minutes of the Planning Committee Meeting
held on 13 May 2020



P2019/0203 PRESENT

Cllr G. Barton (Chairman)
Cllr V. Brooks
Cllr J. Kelly
Cllr J. Newell
Cllr F. McCarthy
Cllr O. Romain
Cllr M. Watkins

Also in attendance

M. Jackson, Town Clerk
H. Richards, Assistant Town Clerk
Cllr J.D. Potts
Cllr H. Sarwar

P2019/0204 APOLOGIES

None.

P2019/0205 REQUESTS FOR DISPENSATIONS & DECLARATIONS OF INTEREST

None.

P2019/0206 MINUTES

Resolved that the Minutes of the meeting dated 9 March 2020 be signed as a true record.

P2019/0207 PUBLIC PARTICIPATION

Mr Chris Lee (permission given to publish name) addressed the Planning Committee in respect of 20/1560M, 107 & 109 Manchester Road. Mr Lee raised a number of concerns stating that: the proposed development was inappropriate in this residential area; the need for additional care home places was not justified; access and parking arrangements would be insufficient given there is no public transport to the location, the proposed tandem parking spaces demonstrating the constraints of the site for this development; access to the site would be insufficient for delivery vehicles, emergency vehicles and other service vehicles. In conclusion, Mr Lee highlighted that the proposed development would be overbearing, out-of-character and have a negative impact on this area of Manchester Road.

Ms Fiona Fletcher (permission given to publish name) also addressed the Committee on 20/1560M. Ms Fletcher agreed with Mr Lee's comments and observations, and added that the proposed change from residential to business use is inappropriate in a primarily residential area. In addition, the parking provision would be insufficient with a lack of suitable alternative nearby parking.

Mr Brian Donohue (permission given to publish name) addressed the Planning Committee with regard to 20/1432M, 12 Bollin Hill. Mr Donohue stated that he was speaking on behalf of 40 residential properties and highlighted Bollin Hill's location being in a Conservation Area and raised strong objections to the effect the proposed development would have on the character and appearance of that Conservation area. The splitting of the plot from one dwelling to two dwellings would result in high-density housing in an area of low-density housing. In conclusion, Mr Donohue stated that the sub-division of the plot was inappropriate within the Conservation Area, approval would set a precedent and lead to an erosion of large wide dwellings.

Mr Roger Bagguley (permission given to publish name) spoke with regard to 20/1555M, Bryancliffe. Mr Bagguley highlighted that the proposed development of 3 large dwellings would harm the character and appearance of the area and result in an unacceptable detrimental impact on the Bollin Valley, particularly due to the overbearing scale and inappropriate design of the proposed dwelling on a prominent valley slope location. In addition, the substantial proposed hardstanding would also lead to an 'urbanising' impact on the area.

P2019/0208 PLANNING APPLICATIONS

Members resolved that they had no objections to the following planning applications: 20/1618M, 20/1653M, 20/1671M, 20/1661M, 20/1419M, 20/1687M, 20/1710M, 20/1701M & 20/1749M.

With respect to the remaining applications the following recommendations were made:

20/1560M 107 & 109 Manchester Road

The Planning Committee recommend refusal of this application on the grounds of overdevelopment of the site within a low-density area and being contrary to Policy NE6 of the Wilmslow Neighbourhood Plan with regards to garden development. The development is out-of-keeping with the streetscene, particularly in terms of mass. The proposed parking provision is of poor design, insufficient and contrary to Cheshire East Council's policy in respect of care home parking provision.

20/1432M 12 Bollin Hill

Wilmslow Town Council recommend refusal of this application for 2 dwellings as being overdevelopment of the site and out-of-keeping with the streetscene in this Conservation Area. The site lends itself to a single high-quality dwelling.

20/1555M Bryancliffe, Wilmslow Park South

Wilmslow Town Council recommend refusal of this application on the grounds of the proposed development having a damaging impact on the landscape character of the Bollin Valley, as emphasised by the Wilmslow Landscape Character Assessment document (a supplementary supporting document to the adopted Wilmslow Neighbourhood Plan). The site of this proposed development is highly visible within the Bollin Valley and contrary to Policy NE2 of the Wilmslow Neighbourhood Plan.

20/1528M Litton, Cross Lane

The Planning Committee noted the concerns of the neighbours with regard to loss of privacy.

P2019/0209 LICENCE APPLICATIONS

None.

P2019/0210 DECISION NOTICES

Noted.

P2019/0211 CORRESPONDENCE

Members noted responses sent to Cheshire East Council under delegated powers.

Members noted that an appeal had been lodged in respect of the refusal of 19/5090M, Chorlton House, Fulshaw Park.

P2019/0212 REPRESENTATION AT CHESHIRE EAST PLANNING MEETINGS

None.

P2019/0213 DATE OF NEXT MEETING

Wednesday 28 May 2020, starting at 7.30pm.