

Report of Visiting Team
Monday 4 July at 10.00 am

PRESENT

Councillor Steve Gribbon (Lead Councillor); Councillors Brian Bagnall, Anna Charles-Jones, Roy Driver, Graham Greenhalgh, Wendy Meikle, Andy Sorton, John Taylor and Suzanne Wyatt

1. DECLARATIONS OF INTEREST

No declarations of interest were made.

2. SITE VISIT

Councillors visited the following sites and made a recommendation for consideration by the Planning & Highways Regulation Committee. Councillors were requested to refer to the plans list for a full report on the applications and details of objections and observations received. The Visiting Team recommendation was made without prejudice to the formal consideration of the application by the Committee.

(i) DC/081218 - Land Adjacent to Mill Lane, Cheadle Hulme

Proposed erection of a retirement development consisting of 66no. independent living, apartments with ancillary support services and communal facilities, together with associated landscaping, amenity space and car parking.

Members conducted a thorough site visit and considered the impact of the proposed development on the openness of the green belt in the light of the scale and massing of the proposal..

Members made the following comments/ observations:-

- Community amenity space would be located towards the rear of the development when observed from the road, potentially reducing the impact of the built development on the openness of the greenbelt.
- The development would be set back from the footpath by between 4.5m and 5.5m providing a reasonable separation between the development and the highway.
- It was noted that the highway engineer was satisfied with the proposed access arrangements.

RECOMMENDED – That planning permission be granted.

(ii) DC/083441 - Woodlands, Ladybrook Road, Bramhall

A part one storey part two storey front extension, a single storey rear extension, a two storey rear extension, a single storey side extension and external alterations.

Members conducted a thorough site visit to assess the impact of the proposed development on the conservation area and in the light of concerns expressed in relation to the potential for overlooking and consequent impact on privacy

Members made the following comments/ observations:-

- It was noted that the conservation officer supported the proposed development.
- The proposals had been amended following the original concerns expressed.
- The development would comply with the Council's adopted standards with regard to privacy.
- Obscure glazing would be used.
- It was proposed that the trees on the perimeter of the site should be protected.
- It was noted that the current property had wooden windows and that a condition should be applied requiring the same throughout the proposed extension.

RECOMMENDED – That planning permission be granted.

(iii) DC/082630 - Daisybank Nursery, Somersby House, Somersby Court, Bramhall

Variation of Condition 1 of permission DC027913, to increase the number of child places from 43 (as approved by DC053894) to 60.

Members conducted a thorough site visit to assess the proposed parking arrangements and highway layout.

Members made the following comments/ observations:-

- It was noted that the existing parking arrangements were having a detrimental impact on adjacent properties by virtue of overspill taking place and consequent vehicular movements on the turning head to the rear of the site.
- The condition of the existing carriageway within the site was poor and this needed to be remediated to the greatest extent possible as part of the development.
- It was noted that it was proposed that the turning circle to the front of the property would be removed to provide adequate access arrangements to the newly formed parking spaces and it was noted that local residents currently benefited from an element of screening that would be removed. However, it was acknowledged that the turning circle could be removed without the need for consent.
- Further information was requested in relation to the arrangements for the provision of an onsite parking marshal.

RECOMMENDED – No recommendation was made.

Visit ended at 11.43 am