

## **UPDATE Bramhall & Cheadle Hulme South Area Committee 20/04/2023**

The Officer introduced the application.

Cllr Powney stated that the Planning Officer has described very well that there can be very special circumstances in which Green Belt restrictions shouldn't over rule development and this may well be one of them. He queried why it was being objected to.

The Officer stated that the application had been recommended for approval.

Cllr Bagnall stated that he called the application to committee and the decision is required to be made by the Planning and Highways Regulations Committee, so has to go through the Area Committee first.

Cllr Bagnall asked the Officer what the difference is between the current application and the previously approved applications. He subsequently indicated that he would ask the applicant this question.

Cllr Bagnall also asked the Officer what the status of the previously approved applications would be once this application is approved. The Officer indicated that, if permitted development rights were removed following the approval of this current application, the applicant could no longer build the development proposed through the Lawful Development Certificate application, if the currently proposed development was implemented.

The Officer went on to explain that the current proposal and the previously approved planning application could not both be implemented as they cover the same area.

The applicant was introduced.

Cllr Bagnall asked the applicant what the difference was between the current application and those previously approved. The applicant advised that she scale of the previous proposal had been reduced following advice from planning officers and it was then approved. She subsequently explained the personal reasons necessitating the current proposal. She also explained that neighbours would not be happy with the development proposed under permitted development, She went on to state that the current application proposes additional space at first floor level which was not part of the previously approved scheme and it would not look different within the street scene. She also indicated that she felt the proposal would look a lot better than the previously approved scheme.

Cllr Bagnall stated the plot is large and he felt the application was fine and it should go to the Planning and Highways Regulation Committee with a recommendation to grant permission.

This was agreed to by members.