



## ALDERLEY EDGE PARISH COUNCIL

### Minutes of the Plans Committee meeting held on Monday 25<sup>th</sup> August 2014

**Present:** Cllr MH Williamson (Chairman) and Cllr MW Maczkowiak.

**In attendance:** 1 member of the public

**Meeting Commenced:** 7.30pm

#### 1. Apologies for Absence.

None

#### 2. Declarations of interest and requests for dispensation to discuss, or discuss and vote on a matter in which a Member or co-opted Member has a Disclosable Pecuniary interest (DPI).

None

#### 3. Plans.

Appl'n #	Details	Site	Response Date
14/3143M	2 storey side and single storey rear extension, Render existing house and pitched roof over Existing flat roof.	Meddings Close, 2	13/08/14

***The Parish Council has no objection to this application.***

14/3183M	Full Planning permission for partial redevelopment of site comprising-regularisation of changes to the external appearance of existing offices constructed under planning permission 12/1829M, new office extension and glazed link, demolition of existing former dwelling building to be replaced with new office, building and staff canteen/customer hospitality suite, erection of freestanding pod display unit, creation of ancillary car parking area and new site-wide landscaping and tree planting.	Horseshoe Lane, Horseshoe Farm	04/09/14
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***The Parish Council recommends refusal of this application. The Parish Council remains totally opposed to this development and is dismayed that CEC makes no effort to contain it. The site is a Farm, subject to Agricultural Use, and is within the Green Belt. There is sufficient office space provision within the Village and therefore this development is purely speculative. The only access is via an unmetalled, un-adopted, private road with private residences fronting onto it. The volume of traffic which will be generated by this expansion will place an unacceptable burden on this road, which is in poor condition. The junction with London Road does not have the required visibility splays to allow safe ingress/egress, and the presence of a large stone boundary wall to the left side of Horseshoe Lane prevents remedial action. This presents a serious highway risk.***

14/3428M	Replacement dwelling after demolition of the Existing.	Brook Lane, Fellbrook House	18/08/14
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***The Parish Council recommends refusal of this application. The scale and mass of the proposed replacement dwelling, in particular the height of the roof line in relation to the neighbouring properties, represents an***

*overdevelopment of the plot. The visual impact and loss of residential amenity does not meet the requirements laid out in MBC Policy DC.3*

14/3470M 2 storey extension to existing 2 storey house. Annis Road, 5 15/08/14  
***The Parish Council has no objection to this application.***

14/3484M 2 storey extension to side of house and single Storey extension to rear and side. New pitched Roof to existing flat roof dormer. Render existing Brickwork. Wilton Crescent, 7 27/08/14

***The Parish Council recommends refusal of this application. The development is very large and will result in a loss of residential and visual amenity to the neighbouring property. In addition the rear extension may breach the 45 degree rule in relation to the right side of the left neighbouring property, if the closest part of this building constitutes living space.***

14/3513M Construction of single storey extension to rear of Property. Woodbrook Road, 28/08/14  
 Redclyffe Grange

***The Parish Council has no objection to this application.***

14/3517M Timber frame carport with tiled roof. Congleton Road, 30 28/08/14  
 The White House

***The Parish Council has no objection to this application.***

14/3533M Minor material amendment to 13/1264M to vary Condition 2 in order to amend the list of approved Drawings to accommodate design amendments to Allow for changes to some of the windows, adding 1<sup>st</sup> floor terrace with conservatory infill and a subterranean pool plant room. Underwood Road, 28/08/14  
 High Lea

***The Parish Council has no objection to this application.***

14/3544M Listed building consent for single storey extension To rear of property. Woodbrook Road, 28/08/14  
 Redclyffe Grange

***The Parish Council has no objection to this application.***

14/3598M Dormer loft extension to rear of house. Knutsford Road, 20/08/14  
 Gowan Brae

***The Parish Council recommends refusal of this application. The scale of the windows within the dormer extension, being full height glass panels across the whole width of the structure, will result in a significant intrusion upon the neighbouring properties. As such this will result in loss of privacy and is un-neighbourly, contrary to MBC Policy DC.3***

14/3636M Proposed new double garage with accommodation Over, demolition of existing conservatory, erection Of new conservatory and extension to basement. Resubmission of previous approval 13/5064M Moss Road, 60 03/09/14  
 Frosta

***The Parish Council has no objection to this application.***

14/3716M Variation of condition 4 on planning permission 12/3618M. 2 storey side extension and part single storey, part 2 storey rear extension. (Resubmission). Orchard Green, 12 01/09/14

***The Parish Council has no objection to this application.***

#### **4. Reports from Councillors.**

None

**Councillor MH Williamson  
 CHAIRMAN**

