



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Wednesday 8th August 2018

Present: Cllr M Garbett (Chairman), Cllrs C Browne, G Hall, R Grantham

Public: 0

Meeting Commenced: 7:00pm

1. Apologies for Absence.

Cllrs M Dudley-Jones, I Higham, C Munro, M Taylorson R Norbury

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).

Cllr Browne declared a non-pecuniary interest in application 18/3457M and left the room at that point.

3. Minutes of the meeting held on 9th July 2018.

Deferred.

4. Plans.

Appl'n #	Details	Site	Response Date
18/3248M	Proposed rear dormer extension <i>The Parish council has no objection to this application.</i>	Crescent Road, 6	30/07/18
18/3457M	Addition of awning to London Road elevation. Replacement of balustrade to external seating area <i>Strongly recommend refusal on the basis of requested hours of operation. This is deemed inappropriate due to the establishment's proximity to residential properties. It is requested that these hours be curtailed to 11pm Mon-Sat and 10:30pm on a Sunday. Additionally, the footprint of external seating decking not to be increased further than the existing footprint. The design specification implies this to be the case. Any further encroachment into the pavement will be unsafe and cause access issues.</i>	London Road, 46 London Road, 46	08/08/18 08/08/18
18/3459M	Advertisement consent for 1 fascia sign, 1 Projecting sign & 1 branding graphics to valance Of awning <i>The Parish council has no objection to this application.</i>	London Road, 46	08/08/18
18/3534M	single storey side & rear extension with raised Decking <i>The Parish council has no objection to this application.</i>	Fairbourne Avenue, 18	08/08/18
18/3631M	Change of use from apartment (C3) to offices (B1a) <i>Recommend refusal – There is insufficient car parking provision and not meeting CEC parking policy by its area. The parish council refutes the applicant's suggestion that the site constitutes a sustainable location, local</i>	London Road, 71A	17/08/18

experience is wholly contrary to this with the village suffering for lack of car parking, and doesn't demonstrably evidence plans of car parking physical allocation or availability within its site.

18/3640M Existing house to be demolished & replaced with Brook Lane, Garth 13/08/18
New 2 storey dwelling

The Parish council has no objection to this application subject to an appropriate construction management plan including wheel wash.

18/3693M Single storey rear extension, basement conversion Trafford Road, 21 23/08/18
& alterations inc roof

The Parish council has no objection to this application.

18/3784M Proposed rear kitchen extension, removal of bay Beechfield Road, 30/08/18
window(s) and external staircase, window
replacement construction of new leisure suite
The Quinta
building, connection to existing garage

Recommends refusal on the grounds that it will detrimentally impact on the visual aspect of a locally listed building and that it will fail to enhance the conservation area, but bring harm and so contrary to policy SE7. This additionally constitutes overdevelopment of the site and the mass of the leisure centre and would overly impose itself against the listed building.

18/3820M Proposed single storey extension to existing Heyes Lane, 95 22/08/18
residential property and two storey outbuilding
including garage and studio space

The Parish council continues to recommend refusal on the grounds that it is overdevelopment of the site, would be overbearing in its location and size (in having a first floor), not in keeping with the immediate neighbourhood (being a 2 storey permanent brick erection), might incur loss of neighbours privacy and light, and set a precedent for commercial use in a residential area. There are additionally highways and safety concerns over increased ingress/egress with limited visibility.

18/3834M demolition of existing garage + two storey side Rydal Mount, 4 21/08/18
extension + additional hard standing

The Parish council has no objection to this application subject to no objections from neighbour.

18/3846M Proposed 2 storey extension Annis Close, 3 22/08/18

The Parish council has no objection to this application subject to an application for dropped kerb extension.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East

None

7. Reports from Councillors.

None

Meeting Closed: 8:45pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**