



## ALDERLEY EDGE PARISH COUNCIL

### Minutes of the Plans Committee meeting held on Monday 4th December 2017

**Present:** Cllr M Garbett (Chairman), Cllrs C Browne, M Dudley-Jones, R Grantham, M Taylorson.  
**Public:** 0

**Meeting Commenced:** 6.33pm

#### 1. Apologies for Absence.

Cllr G Hall, I Higham, C Munro, 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 an interest in 17/4989M, 17/5487M, 17/5632M, and 17/5633M and took no part in the discussion.

#### 3. Minutes of the meeting held on 13th November 2017

Deferred.

#### 4. Plans.

Appl'n #	Details	Site	Response Date
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17/4989M	Demolition of existing County Hotel and redevelopment to provide 3 residential blocks consisting of 32no. 2 bed apartments, alongside parking, landscaping and associated works	Harden Park, The County Hotel	21/12/17
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*The Parish council recommends refusal and call in to NP committee – This proposal constitutes significant overdevelopment within the greenbelt, The increased footprint and footage is significant. Ingress and egress from Harden Park will have considerable risk with added pressure from the former “Yesterdays” site, currently being developed, prosed developments on the Royal London site and ever increasing traffic on the A34/Alderley Road. A round about likely won’t allow exit and so traffic lights could be the only option. The PC objects to the proposal being a gated complex. The positioning of the entrance directly opposite existing houses compromise their amenity and privacy*

17/5487M	Variation of conditions 2,4,5 & 9 & removal of condition 8 on approval 16/5941M - (Variation of conditions 2,4 & 9 on approval 16/1778M for access road, temporary car parking area, drainage pond, landscaping & associated minor external works)	Horshoe Lane, Horseshoe Farm, Select Business Centre	06/12/17
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*The Parish council recommends refusal. The positioning of the gate and turning area ought to be set further back from Alderley road. Its positioning and with a gate could cause backing up of traffic onto the main road. The positioning of hedging would cause loss of visibility splay when turning onto the road from the drive. The submissions plans does not suitably reflect the temporary car parking nor period of this being in place. It is probably misleading therefore. Any temporary status should not exceed 6 months.*

17/5632M	Change of use from Class A1 (retail) to a mixed A1/D1 use & display of advertising signage	Brook Lane, 103-105	13/12/17
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*The Parish council has no objection to change of use subject to an amend of hours. Usage of this nature in a primarily residential area from 6 am would cause disturbance at this early hour. Additionally further noise assement should be performed with a restriction of noise threshold imposed. Consideration in this should be made for summer time operation when windows might be open for ventilation.*

17/5633M Advertisement consent display of advertising Signage Brook Lane, 103-105 12/12/17

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

17/5657M Alteration to existing dormer window & insertion Of new dormer window Annis Road, 6, Liscannor 28/11/17

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

17/5678M New render to front & side elevations; new cladding To front elevations; new windows to front & side Elevations; blocking up of existing openings Macclesfield Road, Witch's Gate 07/12/17

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

17/5658M Variation of conditions 11 & 13 on approved 16/2626M Tempest Road, Ridgeside House 01/12/17

*The Parish council has no objection but subject to the CEC Trees officer definitively assesing the proposed replanting and in so providing explicit year round screening to neighbouring property and suitable protection of their privacy.*

17/5732M Proposed loft conversion with dormer & Amendments to roof line to remove hip & form gable Along with single storey rear extension Chorley Hall lane, 21 14/12/17

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

17/5841M Houses re-model & extension Congleton Close, 2 02/01/17

*The Parish council has no objection to this application subject to consulted neighbours not responding as to the changes impinging on their privacy*

17/5852M Variation of condition 1 on 17/4080M 5-9 Wilmslow Road, The Merlin 12/12/17

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

## **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: 7:45pm**

**ACTION SUMMARY**

<b>Undertaken By</b>	<b>Detail</b>	<b>When For</b>

**Councillor M Garbett  
CHAIRMAN**