



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 16th February 2015

Present: Cllr MH Williamson (Chairman), Cllrs MJ Connor, F Keegan, MD Lloyd
And MW Maczkowiak.

Meeting Commenced: 7.00pm

1. Apologies for Absence.

Cllrs JD Bergin, DG Herald and S Joseph.

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
14/5926M	Demolition of existing derelict dwelling and Detached garage and erection of replacement Dwelling with attached garage and integrated	Tempest Road, Stables	19/02/15

The Parish Council recommends refusal of this application. The scale and style of the proposed dwelling and its position on the plot, the proximity to Tempest Road will not improve or enhance the Conservation Area, resulting in loss of visual and residential amenity, contrary to policies within the saved MBC Local Plan and the NPPF. Any loss of trees and shrubs will exacerbate this impact on the area.

14/5733M	Porch and ground floor rear window/door proposals And window proposal for leisure building. Gate Proposals to site entrance and also gate proposals To Thornfield.	Macclesfield Road, Thornfield	20/02/15
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The Parish Council has no objection to this application.

14/5838M	Extension of the external seating area; provision of A retractable canopy/awning over the extended Outdoor seating area; alterations to the existing Window configuration; extension to the rear. Landscape proposals – resubmission of 14/2695M	Panacea Site, Queen's Court	25/02/15
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The Parish Council recommends refusal of this application. Councillors are concerned with the loss of parking to the front of the site. The lack of spaces within the curtilage of the development will mean customers will have to park elsewhere within the village and walk to the business. However the location of Panacea, by a major junction where there is no proper protected crossing point will increase hazard to both pedestrians and road users alike. This situation will increase the likelihood of illegal and dangerous parking in the immediate vicinity of the property and in adjacent residential streets.

15/0224M	Erection of a new dwelling that regularises the Minor alterations to those permitted by 13/3629M And 14/2271M	Beechfield Road Broading Cottage	05/03/15
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The Parish Council has no objection to this application.

15/0322M Vertical extension of a garage roof for the creation Of an additional bedroom. Includes dormer window To front. Oak Park, 6 27/02/15

The Parish Council recommends refusal of the application. Retained development rights do not permit such extensions. The purpose of this retention was to control the impact of this development on neighbouring properties, which has been significant.

15/0404M Demolition of the existing conservatory. Increase The floor to ceiling height of the existing basement And create an additional room (wine cellar), form new single storey ground floor rear extension and 1st floor extension over the existing kitchen. The Avenue, 12 04/03/15

The Parish Council has no objection to this application.

15/0425M single storey rear extension. Gail Close, 6 24/02/15

The Parish Council recommends refusal of this application. The apparent proposed infill development represents an unacceptable overdevelopment of the plot. The proposed extension is too close to the boundary. Access to the rear of the property is only possible through the property. Parking remains an issue as this development closes off access to the garage, which will be demolished. There is insufficient space to create parking at the front of the property without impinging on the pavement, which will obstruct the highway and right of way. Gail Close is a narrow residential street where there is insufficient on street parking.

4. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

5. Notices & Correspondence.

None

Cheshire East Council

None

6. Reports from Councillors.

None

Meeting Closed: 8.08pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor MH Williamson
CHAIRMAN**