



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Wednesday 23rd January 2019

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, S Greenwood, C Munro.

Public: 8

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs M Dudley-Jones, R Grantham, G Hall, M Taylorson.

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 18/6053M and took no part in the discussion.

3. Minutes of the meeting held on 14th January 2019.

Deferred.

4. To approve the appointment of Kirkwells as the Planning Consultant on the Neighbourhood Plan.

Approval proposed by Councillor S Greenwood, seconded by Councillor B Chapman and carried.

5. Plans.

Appl'n #	Details	Site	Response Date
18/5797M	Installation of a pair of automated wrought Iron gates	Congleton Road, 10	14/02/19

The Parish council recommends refusal on the grounds that the gate is set onto the boundary, and so doesn't provide for any vehicle turning off the roads to be fully off the road when turning in, this is including the pavement. There is insufficient passing space if 2 vehicles look to pass on entry/exit concurrently. Presumably this is required as it services a set of apartments.

Lastly, a gated entrance on the boundary is incongruous with the street scene.

18/6053M	Demolition of an existing bungalow and garden buildings and the construction of a pair of semi-detached dwellings and a single detached dwelling with all associated works.	Moss Road, 1, The Limes	31/01/19
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The PC strongly recommends refusal and call in to committee. This is on several grounds:

It is over development of the site and would be of disproportionate density when compared to the surrounding area (Heyes lane and Moss Road) and requires subdivision of the plot when plans for housing supply does not require this. It removes a bungalow type dwelling for which there is acknowledged need for in Alderley Edge. In all probability it would not provide sufficient outside amenity for future occupants. Introducing parking on the corner of Heyes lane / Duke Street would introduce Highways safety issues and incur loss of on street parking in an area where this is already in short supply. There is also insufficient parking provision for the proposed dwellings. The proposal would be overbearing to neighbouring properties in its size and proximity and have issues around, light amenity, overlooking and privacy to neighbouring properties on Heyes Lane and

Moss Road. The development does not respect the building line of Moss Road with resultant overlooking issues. The designs do not show the development in its context of neighbouring properties and street scene. This proposal would detrimentally affect the character of the area and amenity of the green space immediately to its proposed frontage. With the removal of existing vegetation and replacement with hard standing, concerns around drainage need to be demonstrably addressed in the application.

6. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

7. Notices & Correspondence.

None

Cheshire East

None

8. Reports from Councillors.

None

Meeting Closed: 8:30pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**