



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 28th July 2014

Present: Cllr MH Williamson (Chairman), MJ Connor, F Keegan, S Joseph, MW Maczkowiak and MD Lloyd.

In attendance: 8 members of the public

Meeting Commenced: 7.30pm

1. Apologies for Absence.

Cllrs DG Herald and N Schofield.

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
14/1844M	Proposed single storey side extension, porch, roof And minor external alterations to existing property	Macclesfield Road, Torridon	30/07/14
<i>The Parish Council has no objection to this application.</i>			
14/2767M	Double garage with living accommodation over	Moss Road, 62 Pool Meadow	25/07/14
<i>The Parish Council recommends refusal of this application. The development breaches the 30% rule in the Green Belt, and the design being across the whole site will create a terracing effect, which does not reflect the character of the area (MBC Policy DC.3). The proposal is for a self-contained flat but there is no indication of the provision of additional parking which is required.</i>			
14/2804M	Convert one dwelling into two dwellings	Annis Road, 7	30/07/14
<i>The Parish Council recommends refusal of this application. The sub-division of the house to create 4 bedrooms creates a demand for parking which is not available on the site. The style of development is not in keeping with the area, which if repeated would change significantly the residential nature of the area. The application does not therefore comply with MBC Policy DC3.</i>			
14/3031M	Change of use from domestic ancillary building To dwelling with extension	Mottram road, Thatched Cottage	06/08/14
<i>The Parish Council recommends refusal of this application. This property lies within the Green Belt and therefore this is inappropriate development. There is an important principle to uphold here, in the conversion of ancillary buildings of this nature and the creation of separate curtilages within existing properties, which cannot be permitted.</i>			
14/3127M	Demolition of existing brick and upvc conservatory With brick and tile replacement structure	Haddon Close, 7	01/08/14
<i>The Parish Council has no objection to this application.</i>			

14/3159M Demolition of existing single storey rear extension, Moss Lane, 46 04/08/14
And construction of new single storey rear extension
With roof terrace.

The Parish Council recommends refusal of this application. The provision of a first floor balcony or roof terrace will be unneighbourly and cause a loss of residential amenity and privacy of the neighbouring house.

14/3340M Change of use of a small 1st and 2nd floor unit from London Road, 31a 06/08/14
The Parish Council has no objection to this application.

14/3237M Variation of conditions 6, 7, 8, 9, 10, 13, 14 & 18 on Trafford Road, 54 06/08/14
10/1769M. Construction of replacement dwelling
Incorporating the existing façade.

The Parish Council recommends refusal of this application. The Conditions referred to were placed on the Approval by a Planning Inspector on Appeal. The PC does not consider it appropriate for a Local Authority to overturn these conditions. The matter of the relocation of a Bat Roost does not, in itself, seem significant; however the PC is surprised and a little suspicious that so many conditions need to be varied to achieve this. Indeed the variation of the Condition requiring completion in accordance with the drawings approved by the Inspector seems opportunistic.

14/3358M Variation of condition 4 on 10/1768M. Conservation Trafford Road, 54 06/08/14
Area consent for demolition of existing dwelling.
Comments as above for application 14/3237M.

4. Reports from Councillors.

None

**Councillor MH Williamson
CHAIRMAN**