



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 27th October 2014

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

Meeting Commenced: 7.30pm

In attendance:

1. Apologies for Absence.

Cllrs JD Bergin and DG Herald

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
14/1132M	Demolition of the existing building and erection of 2 duplexes and a penthouse within a replacement Building.	Trafford Rd, 58 Low Ridge	31/10/14

The Parish Council recommends refusal of this application. The CGI images provided are not a representation of the new designs, but rather doctored versions of those submitted with a previous application and a document submitted by the Applicant confirms this point. As the visual impact of this development is key, any further consideration of this revised application should be delayed until the new CGI images are provided by the Applicant.

14/4546M	Appln. For change of use from office to residential, The demolition of 7 Stevens St with the erection of a new building along with the conversion and extension of 51/51A London Rd to form 8 two bedroom apartments with on-site parking while retaining the existing ground floor retail units.	London Rd, 51	06/11/14
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The Parish Council recommends refusal of this application. While the PC supports the principle of residential units being constructed on this site, certain aspects of this particular application raise concerns. The site shares a boundary with The Avenue, a Conservation Area. The impact on this Conservation Area cannot be said to improve or enhance. In particular the number of windows, including Juliet Balconies and the style of Velux units proposed in the roof will be unneighbourly to adjacent properties and have a negative impact on residential and visual amenity of the Avenue. The proposal does not comply with saved MBC Local Plan policies.

14/4554M	Front bay addition.	Macclesfield Rd, The Postmasters House	28/10/14
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The Parish Council has no objection to this application.

14/4556M	Proposed balcony to side elevation. Insertion of 3 rooflights to front elevation. Insertion of 1 roof	St Hilarys Park, Westwood House, 27	06/11/14
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Light to rear elevation. Internal alterations to
Create 3rd bedroom and en-suite.

The Parish Council recommends refusal of this application. The balcony overlooks neighbouring properties to the south of this plot, in particular the gardens and rear elevations, resulting in loss of privacy and residential amenity of those properties. There are five terraced houses which will be overlooked by this balcony, meaning the impact of this overlooking and the unneighbourly nature will be significant. The balcony, being to the rear of the property will have a view almost exclusively of the neighbouring gardens and little else.

14/4643M Proposed installation of bi-folding doors opening Macclesfield Rd, 04/11/14
To gable of existing dwelling; external extension of Eden Park, The Lyme
Existing internal swimming pool including internal
Spa pool; and associated alterations to landscaping.

The Parish Council has no objection to this application.

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: 8.45pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor MH Williamson
CHAIRMAN