



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Wednesday 24th October 2018

Present: Cllr M Garbett (Chairman), Cllrs C Browne, G Hall, M Dudley-Jones, R Grantham

Public: 10

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs I Higham, C Munro, R Norbury, 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 a non-pecuniary interest in applications 18/4867M, 18/4929M, 18/5001M, 18/5006M, 18/5043M, 18/5135M and took no part in the discussion.

Cllr Grantham declared non-pecuniary interest in application 18/5135M and took no part in the discussion.

3. Minutes of the meeting held on 8th October 2018.

Deferred.

4. Plans.

Appl'n #	Details	Site	Response Date
18/4843M	Relocated front entrance and extension of flat roof to form canopy, extended driveway, changes to materials including new roof covering and timber cladding, rear dormer, rear extension, new rear terrace, new chimney, internal alterations, removal of chimney and new windows and doors	Wilton Crescent, 30	23/10/18
18/4867M	Demolition of the existing County Hotel and redevelopment to provide 2 residential blocks comprising of 22no apartments and 4 townhouses, together with parking, landscaping and associated works	The County Hotel, Harden Park	01/11/18

The Parish council has no objection to this application.

The Parish council has no objection to this application but with conditions of retention of appropriate landscaping and screening on its boundaries thus preserving the historical character. To ensure considerate construction a requirement for a detailed construction and site management plan setting out methods for ensuring that during construction the site will operate within sociable hours and be self-contained in having materials, offices, vehicles and personnel on site with no or very exceptional spill over onto Harden Park. Harden Park to also be periodically swept.

There are still concerns over increased vehicular ingress/egress from Harden Park to Wilmslow Road, whilst there is still a preference for a more extensive plan to improve the situation the parish council welcomes the creation of a pedestrian refuge.

18/4929M	Demolition of existing dwelling & construction of Replacement dwelling	Macclesfield Road, Badgers Hollow	01/11/18
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The Parish council has no objection to this application but with conditions. To mitigate concerns over the extremely restrictive access and impacts to neighbouring properties during construction; the production of an appropriate construction and site management and methodology plan. This to address (but not limited to): access and cleaning plan, containment of materials and vehicles to the site and sociable hours of construction.

18/5001M	Erection of a ground floor extension to the rear of no.67 London Road and the associated amalgamation of internal floorspace and demolition of existing retail space to create a c.2,000 sq.ft unit (Class A1); reconfiguration of floorspace at first and second floor to create five two-bedroom apartments (Class C3); installation of a dormer window and all associated physical works and car parking	London Road, 65 & 67	08/11/18
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The parish council recommends refusal and call in to committee. There is likely loss of amenity and privacy to ***properties to the rear through overlooking from the apartment's windows and terraces. Whilst some imaginative consideration has been given to car park provision it's probably insufficient when considering the apartments and commercial space together. There are also concerns around the very limited access. This is implied as being met through a narrow access lane that the property have questionable access rights to and is so long and narrow, leading to a very minor road, as to be impractical bordering on dangerous. During construction there would be significant concerns around access particularly in excavation phases. The access way is used for other properties and this proposal could make this untenable, compounded through lack of turning space and lead to loss of amenity in this regard and subsequent undesirable displacement.***

18/5006M	Outline application for change of use and Conversion of existing agricultural storage barn and associated extensions	Mottram Road, Edge House	07/11/18
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The parish council recommends refusal and call in to committee as this inappropriate development in the greenbelt.

18/5014M	Variation of Condition 2 on 17/4839M - Rear extension over existing terrace. Enhancements to elevations.	Beechfield Road, Westerley	31/10/18
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The Parish council has no objection to this application.

18/5043M	Re-roof the vestry using terne coated stainless steel	Church Lane, St Philips & St James	15/11/18
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The Parish council has no objection to this application.

18/5079M	Alterations to previously approved detached garage and site access, erection of timber vehicular and pedestrian gates.	Tempest Road, Heligan	08/11/18
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The Parish council has no objection to this application.

18/5096M	Proposed 1st floor extension over existing garage to residential property	Oakhurst Chase, 1	01/11/18
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The Parish council has no objection to this application.

18/5135M	Demolition of an existing bungalow and the construction of 4 no. dwelling houses with all associated works	Moss Road, 1, The Limes	06/11/18
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The parish council recommends refusal and call in to committee. It is over development of the site and unrequired subdivision of a plot. It attempts to align with the Duke Street building line but is insensitive to its actual street line of Moss road. This will cause detrimental impact to the broader character of the area. The massing of the properties will be overbearing in its size and proximity to neighbouring properties to the side and rear and cause loss of amenity in light and privacy. The proposed parking provision in front will cause loss of much needed on street parking, with resultant displacement and is positioned in such proximity of the junction as to be dangerous. There has been no arboreal assessment done, there are trees with TPO in

immediate proximity of its boundary. There are further concerns around flooding impact to neighbouring properties with the loss of natural run off / seepage. No assessment has been made of this.

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: 9:15pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor M Garbett
CHAIRMAN