



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 22nd September 2014

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

In attendance: 1 member of the public

Meeting Commenced: 7.30pm

1. Apologies for Absence.

Cllrs MD Lloyd 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
14/1132M	The demolition of the existing building and erection Of 2 duplexes and a penthouse within a replacement Building.	Trafford Rd, 58 Low Ridge	19/09/14

The Parish Council recommends refusal of this application. The scale and mass of the proposed development is too large and represents an overdevelopment of the plot. The proposal does not improve or enhance the Conservation Area, but will result in the loss of visual amenity. The Parish Council is still concerned with Highways issues, with the entrance being so close to the junction with Macclesfield Road. This is a busy road junction, with a significant number of vehicles using Trafford Road as a 'cut-through'. The traffic caused by increased residential density will raise risk.

14/2976M	Listed building consent for construction of single car Parking deck providing upper and lower ground Parking spaces. (renewal of 11/1949M)	Wilmslow Rd, Queens Court	02/10/14
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The Parish Council has no objection to this application.

14/4072M	Proposed increase of semi basement and formation Of new step up to the garden and increase in width Of the existing single storey rear outrigger and Creation of a rear new gable and replacement dormer to the 2nd floor bedroom.	Trafford Road, 19	02/10/14
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The Parish Council has no objection to this application.

14/4135M	Proposed outdoor tennis court including associated Landscaping and internal netting walls and Boundary treatments.	Macclesfield Road, Eden Park, The Lyme	01/10/14
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The Parish Council has no objection to this application.

14/4121D	Insertion of additional roof lights, provision of new Window with glass balustrade, raising of boundary	Ryleys Lane, Ryelys Farm, 2	26/09/14
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Wall.

The Parish Council has no objection to this application.

14/41236D Insertion of additional roof lights, provision of new Ryleys Lane, 26/09/14
Window with glass balustrade, raising of boundary Ryleys Farm, 2
Wall.

Decision deferred.

14/4194M Proposes 1st floor side extension-resubmission of Heyes Lane, 22 08/10/14
13/4017M

The Parish Council recommends refusal of this application. Permitted rights were retained by CEC in this case, to control development on this site. This was a contentious case involving a high density re-use of space, including land designated as Open Space. As such it is a principle which the Parish Council wishes to see upheld, that further development is not permitted. In particular, the addition of this extension will create a 'terracing effect', infilling space between the properties.

14/4195M 1st floor side extension-resubmission of 13/4718M Heyes Lane, 26 01/10/14

The Parish Council recommends refusal of this application. Permitted rights were retained by CEC in this case, to control development on this site. This was a contentious case involving a high density re-use of space, including land designated as Open Space. As such it is a principle which the Parish Council wishes to see upheld, that further development is not permitted. In particular, the addition of this extension will create a 'terracing effect', infilling space between the properties.

14/4160M Proposed single storey extension to side & rear Oakfield Rd, 19 29/09/14
Of existing dwelling.

The Parish Council recommends refusal of this application. The house has been previously extended, therefore this proposal recommends an overdevelopment of the plot. It would result in the loss of visual amenity and is unneighbourly. The annotation of the drawing states that the line of the boundary between adjacent properties is not determined. In this case that boundary should be determined and confirmed prior to the application being considered, to confirm that the applicant will build where proposed.

4. Reports from Councillors.

None

**Councillor MH Williamson
CHAIRMAN**