



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Thursday 2nd January 2014

Present: Cllr MH Williamson (Chairman), Cllrs JB Bergin, MJ Connor, F Keegan, MW Maczkowiak and MD Lloyd.

In attendance: 5 members of the public

Meeting Commenced: 7.03pm

1. Apologies for Absence.

Cllr 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).

Cllr Williamson declared an interest in application 13/5247M and took no part in the discussion.

3. Plans.

Appl'n #	Details	Site	Response Date
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13/4993M	Demolition of the existing property and the erection of 4 new residential dwellings.	Ryleys Lane, Provincial House	02/01/14
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The Parish Council recommends refusal of this application. The scale, mass and density of the proposal represents an overdevelopment of the plot (MBC Policy DC 1); it is not 'sympathetic' to the surrounding area. The height of the proposed houses, will have a negative impact on the houses adjacent to this plot, fronting to Redesmere Drive, causing loss of residential amenity and privacy (MBC Policy DC 3). There is an issue of parking on Ryleys Lane which will be exacerbated by this development. The absence of orientation and dimensions on the drawings makes it very difficult to properly assess the impact of this development on neighbouring properties.

13/4995M	Proposed erection of a detached super eco home, With integral garage and associated access and Landscaping.	Land off Brook Lane	02/01/14
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The Parish Council recommends refusal of this application. The construction of a dwelling on this plot represents inappropriate development in the Greenbelt. Granting approval would set precedent and should be refused. The MBC Local Plan shows a Flood Plain adjacent to this plot, but it is unclear whether the proposed residence is within this Flood Plain. If that is the case, the application should be refused. The PC has great concern about Highways issues related to the location of the entrance to the property. Proximity to the entrance of the Public House and being situated between two bends of Brook Lane suggests significant risk to traffic from egress/ingress to the site. The PC will seek complete assurance that visibility splays are adequate to ensure highway safety.

13/5064M	Proposed new double garage with accommodation Over, demolition of existing and erection of new Conservatory and extension to basement	Moss Road, 60 Frosta	26/12/13
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The Parish Council recommends refusal of this application. The proposed extension exceeds the 30% rule controlling the size of extensions to properties within the Greenbelt. There will be a loss of residential amenity and privacy to No. 62 Moss Road (MBC Policy DC 3).

13/5173M First Floor side extension, single storey rear Duke Street, 21 03/01/14
The Parish Council recommends refusal of this application. The proposed extension represents an overdevelopment of the plot, by nature of it's scale and mass. It will cause a terracing effect which changes the character of the area (MBC Policy DC 1). The proximity of the extension to the boundary means addition of new roofing or guttering may overhang that boundary and therefore trespass upon the neighbouring property. The scale, although amended from the previously withdrawn application, will still have a negative impact on the property at 9a Marlborough Avenue through loss of light and privacy to the adjacent kitchen, which has a window overlooking the development (MBC Policy DC 3). The impact of the development fails to provide an adequate amount of light and privacy required under MBC Policy DC 38.

13/5247M Variation of condition 2 and 3 on 12/2797M for West Bank, 5 08/01/13
 Addition of roof lights to main roof of front elevation.
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

Meeting Closed: 9.04pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor MH Williamson
CHAIRMAN