

# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 16<sup>th</sup> April 2012

**Present:** Cllr F Keegan (Chairman), Cllrs MJ Connor, MD Lloyd, JD Bergin, N Schofield,  
M Williamson, MW Maczkowiak, S Joseph

**In attendance:** 3 members of the public who left after application 12/0137M was reviewed

**Meeting Commenced:** 9.15pm

### 1. Apologies for absence.

Cllrs DG Herald, N Schofield

### 2. To receive disclosures of personal and prejudicial interests from councillors on matters to be considered at the meeting.

Cllr F Keegan declared an interest in application 12/0305M and took no part in the discussion.

### 3. Minutes of the meetings held on 12<sup>th</sup> March 2012

Approval proposed by Councillor F Keegan, seconded by Councillor MD Lloyd and carried.

### 4. Matters Arising.

None

### 5. Plans

The applications listed below were reviewed:

11/4270M	Single storey side and rear extension	Chapel Road, 9	18/04/12
<i>The Parish Council recommends refusal on the grounds that the proposed development is too big resulting in it being unneighbourly and it does not improve or enhance the conservation area</i>			
12/0137M	Change of use of ground floor from retail to a Restaurant (Class A3) with material alterations Including a new shop front facing London Road And the opening up of the shop front facing Stevens Street and the construction of rear Extension.	London Road, 51	25/04/12

*The Parish Council recommends refusal on the grounds that in the first instance, the decision by the Appeals Inspector to rule that this site should not be used for A3 precludes approval of this plan.*

*In the matter of the Offices to the first floor, the PC considers that the proposal does not meet the necessary disability access to be given approval. There is no access to this first floor for disabled employees, which is required by law.*

*In the matter of the size and scale of the proposed unit, the impact on the neighbouring residential properties, on Steven Street, is unneighbourly and will severely impact on the residential amenity of those properties. Deliveries, refuse collection, residential nature of the streets to be used for access and egress of vehicles involved in these services, plus the number of customers to the site all add up to an unacceptable impact on the mentioned residences at times of the day which can be considered unacceptable.*

The existence of a protected pedestrian crossing outside the front of this site will prevent any use of London Road by service vehicles or customers, forcing all this demand on to Steven Street, with a resultant increase in the scale of the problems noted above

12/0305M	Certificate of Alternative Development (residential)	Land at Brook Lane	20/04/12
<i>The Parish Council recommends refusal on the grounds that the contours of this site, and the impact this has on access/egress to the proposed properties makes this plot an inappropriate location for development. The PC considers that this site may also be in the green belt, precluding development of this nature</i>			
12/0531M	Demolition of existing dwelling house and Construction of replacement dwelling.	Macclesfield Road, Ambergates	19/04/12
<i>The Parish Council has no objections to this application</i>			
12/0532M	Demolition of existing dwelling house and Construction of replacement dwelling.	Macclesfield Road, Ambergates	19/04/12
<i>The Parish Council has no objections to this application</i>			
12/0755M	Demolition of existing side extension and rear Conservatory and demolition of detached garages. Construction of new single storey side extensions And minor alterations.	Macclesfield Road, Abbot Brow	03/05/12
<i>The Parish Council has no objections to this application</i>			
12/0757M	Demolition of existing side extension and rear Conservatory and demolition of detached garages.	Macclesfield Road, Abbot Brow	03/05/12
<i>The Parish Council has no objections to this application</i>			
12/0791M	Two storey and single storey extensions, side & Front elevations.	Sutton Road, 11	02/04/12
<i>The Parish Council has no objections to this application</i>			
12/0862M	Erection of 4-bedroom detached dwelling with Detached double garage (plot 6)	Royal Oak Hotel, Heyes Lane, 28	11/04/12
<i>The Parish Council recommends refusal on the grounds that the proposed house is too large for the plot, representing an overdevelopment of that plot. Given the size and design of the others houses approved on this site, the proposal is not in keeping, being overly large and overbearing. A unit similar to the semi's already under construction would be more appropriate.</i>			
<i>The impact of the proposed house, including a balcony area, is unneighbourly and will damage the residential amenity of properties to the side and rear of the site</i>			
12/0972M	Demolition of existing farm shop and shed and Erection of new building for office and storage, Recladding of existing warehouse/office	Horseshoe Lane, Horseshoe Farm	25/04/12
<i>The Parish Council recommends refusal on the grounds that the site is currently Agricultural use in the Green Belt and the proposal is to change to Business use which is unacceptable.</i>			
12/1045M	Two fascia signs, one projecting sign and one ATM header panel.	London Road, 1	20/04/12
<i>The Parish Council recommends refusal on the grounds that as the building is situated at the Gateway to the village it would prefer something less garish. The council would like the muted option which they believe is available.</i>			
12/1088M	Proposed conversion of 1no. house into 2no. Proposed a rear extension and front and rear Dormars to both properties.	Lydiat Lane, 2	25/04/12
<i>The Parish Council recommends refusal on the grounds that the rear extension is too big and unneighbourly and will reduce the residential amenity of properties on Chorley Hall Lane. The council are also concerned about the impact on the trees in the rear garden.</i>			
12/1100M	Single storey extension to rear of garage, part Two and part single storey extension to rear/side With extension over the existing side extension.	Eaton Drive, 8	24/04/12
<i>The Parish Council has no objections to this application</i>			
12/1143M	Change of use from A4, vacant A1 and ancillary Residential flat to A3/A4 incorporating external And internal modifications and rear extension approved under 08/1088P	London Road, 15A	01/05/12
<i>The Parish Council recommends refusal on the grounds that access to the balcony at the rear will prove unneighbourly and have a detrimental effect on the residential amenity of the neighbouring properties</i>			

## 6. Borough Decisions

As per agenda.

**7. Notices & Correspondence.**

**Cheshire East Council**

None advised

**8. Reports from Councillors.**

None

**Meeting Closed: 10:45pm**

**ACTION SUMMARY**

<b>Undertaken By</b>	<b>Detail</b>	<b>When For</b>

**Councillor F Keegan**  
**CHAIRMAN**