



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 15th April 2013

Present: Cllr F Keegan (Chairman), Cllrs WH Williamson, JD Bergin, MW Maczkowiak
MJ Connor, N Schofield and S Joseph

In attendance: Clerk: A Ross

Meeting Commenced: 9.45pm

1. Apologies for absence.

Cllrs MH Williamson and DG Herald.

2. To receive disclosures of pecuniary and non-pecuniary interests from councillors on matters to be considered at the meeting.

None

3. Minutes of the meetings held on 11th March 2013

Approval proposed by Councillor JD Bergin, seconded by Councillor F Keegan and carried.

4. Matters Arising

None

5. Plans.

Appl'n #	Details	Site	Response Date
13/0738M	Replacement of conservatory roof.	Braeburn, 2 The Avenue	02/04/13
<i>The Parish Council has no objection.</i>			
13/1031M	Proposed conversion of 1 dwelling into 2 dwellings, Rear extension and conversion of the roof space to Create additional living space with the addition of Dormer window. (resubmission)	Lydiat Lane, 2	03/04/13
<i>The Parish Council has no objection</i>			
13/1032M	Single storey rear and side extension and loft Conversion.	Moss Road, 30 Denewood	10/04/13
<i>The Parish Council has no objection.</i>			
13/1034M	Conversion of garage roof from flat to dual pitched.	Redesmere Drive, 26	03/04/13
<i>The Parish Council has no objection</i>			
13/1162M	Change of use from office premises (B1) to dental Surgery (D1)	London Road, 6B	15/04/13
<i>The Parish Council has no objection</i>			
13/1163M	3 wall mounted box signs (2 illuminated)	London Road, 6B	15/04/13
<i>The Parish Council has no objection</i>			

13/1250M Demolition of existing single storey extension and Replacement with new single storey building. Heyes Lane, 49A 17/04/13

The Parish Council has no objection.

13/1255M Alterations and extensions to the existing apartment Buildings to provide 2 additional apartments (4 Apartments total) works include demolition of Single storey flat roofed attached garages and Porch. The Avenue, Avenue Lodge 02/05/13

The Parish Council recommends refusal. The proposed extensions will be an overdevelopment of the site, which will impact on the symmetry of The Avenue, have an overbearing effect on the neighbouring properties and will create a terraced effect in a residential conservation area. It is believed moving access to the property closer to the junction of Chapel Road with the Avenue will cause highway safety issues and car parking will also become an increased problem. The proposed development would neither enhance nor improve the conservation area and conflicts with the following policies:-

BE1, BE2, BE3, H13, H2, DC1, DC2, DC3 and DC43

13/1259M Erection of 4 detached dwellings, extension of Existing drive and provision of turning area. Heyes Lane, 28. Land at Rear of Oak Park 01/05/13

The Parish Council recommends refusal on the following grounds:-

- a) The development would eradicate the open space which was protected in the Macclesfield Borough Local Plan.*
- b) The open space argument was upheld by an Inspector at the Appeal into the Refusal to deny permission to St Modwen to use the open space.*
- c) It would be perverse for an Inspector's decision to refuse permission to be overturned by an application which would be a gross overdevelopment of the site, leading to unneighbourly development.*
- d) Further development would be an overdevelopment of the site, leading to unneighbourly intrusion into residential properties in Beaufort Close.*

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

None

Invalid

None

7. Notices & Correspondence.

- Letter from Cheshire House Builders Ltd regarding further development of the Royal Oak Site - noted
- Letter from resident regarding future development at Oak Park - noted

Cheshire East Council

None Advised

8. Reports from Councillors.

None

Meeting Closed: 10:35pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor F Keegan
CHAIRMAN