



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 7th April 2014

Present: Cllr MH Williamson (Chairman), Cllrs MJ Connor, DG Herald, F Keegan, S Joseph, MD Lloyd and MW Maczkowiak.

In attendance: Clerk: A Ross
4 members of the public

Meeting Commenced: 9.00pm

1. Apologies for Absence.

Cllrs JD Bergin

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. Minutes of the meeting held on 7th March 2014.

Approval proposed by Councillor MW Williamson, seconded by Councillor F Keegan and carried.

4. Plans.

| Appl'n # | Details | Site | Response Date |
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| 14/0973M | Demolition of existing building and erection of 6 Houses with associated car parking and landscaping <i>The Parish Council has no objection to this application.</i> | Lynton Lane, Lower Lynton | 09/04/14 |
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| 14/1011M | 2 storey side extension and single storey rear extension (resubmission of 13/1781M) <i>The Parish Council has no objection to this application.</i> | Brook Lane, Corner House | 02/04/14 |
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| 14/1019M | Variation of condition on 13/1255M. Vary the Approved drawings to show amendments and Alterations to the approved planning scheme. | The Avenue, Avenue Lodge | 01/04/14 |
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The Parish Council recommends refusal of this application. Condition 2 requires that work is completed as per the approved drawings. This is a cynical attempt by the Applicant to circumvent the Planning Process by changing the drawings listed within the condition without offering a consideration of the changes which would be achieved. The construction of a two storey porch is unnecessary and would not improve or enhance the Conservation Area. In fact such a structure which would contrast with the Victorian style of The Avenue. As such this application does not comply with Policy i.e. DC 3.

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| 14/1047M | Demolish existing conservatory and timber shed. Erection of ground floor/lower ground floor rear Extension to dwelling. | Chapel Road, 17, Dunedin | 17/04/14 |
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The Parish Council recommends refusal of this application. The scale, mass and architectural form of the proposed extension will not improve or enhance the Conservation Area within which this property lies. Such a development, if it were to be approved would alter the dynamic of the relationship between the adjacent properties, fundamentally altering the character of the buildings and the environment which the Conservation Area is there to preserve.

Such developments will, if continued, render the Conservation Area pointless, a position contrary to the principle which lead to the creation of these areas in the first place. If approved, this application, by nature of its scale and mass, will lead to other extensions and alterations further changing the character of the area; this the PC finds unacceptable.

The proposed extension is still too large, extending 7 meters into the garden, where the recommended limit is only 3meters; this will materially alter the character of the property which will no longer be in keeping with its neighbours, either in size or style. This is contrary to Policy DC 1 of the MBC Local Plan, which applies in this case. By nature of the scale and mass, there will be damage to the visual amenity of the Conservation Area, particularly by impact on the presently uniform view of the backs of these properties from Stephen Street. This is as important, in Conservation terms, as the view on Chapel Road itself.

The height and depth of the extension will result in a significant loss of residential amenity to the neighbouring property. The loss of light through an overbearing upon the basement room of the adjacent house is contrary to Policy DC 3 of the MBC Local Plan, which applies in this case. The overbearing nature of the proposed extension will significantly impact upon the residential amenity of the neighbouring property through loss of privacy, loss of light, and intrusion of artificial light pollution through the kitchen and basement windows of that property. Application of the 45 degree rule proves this categorically in this case, specifically in respect of the basement window. There have been amendments made, but the skylight remains on the single story extension, for example.

14/1114M Single storey extension to side. Crescent Road, 1 03/04/14
The Parish Council has no objection to this application.

14/1116M Proposed rear single storey extension to provide West Street, 10 04/04/14
Additional training studio, 2 locker rooms and a Ican Personal Training
Massage room.

The Parish Council has no objection to this application, except that loss of the three parking spaces is an issue for the Village due to the problems which already exist in Alderley Edge. The PC would seek the imposition of a condition preventing the further loss of parking which is an integral part of the building and presumably was part of the planning approval at time of construction.

14/1132M The demolition of the existing building and erection Trafford Road, 58 10/04/14
Of 2 duplexes and a penthouse within a replacement
Building.

The Parish Council recommends refusal of this application. The scale and mass of the proposed replacement building represents an over development of the plot (MBC Policy DC 1). It is not sympathetic to its environment and would be detrimental to the residential amenity of adjacent properties (MBC Policy DC 3). It will not improve or enhance the Conservation Area; indeed it will detract from it. One key aspect of that Conservation Area is the 'sylvan low density' character where large houses are situated within large plots, screened by trees and blending into the landscape. The proposal does not conform to elements required within low density housing areas such as this (MBC Policy H 12). This proposal will stand out, damaging that character, causing a loss of visual amenity. The height and mass will alter the view from the Macclesfield Road which currently allows unrestricted views out across the Cheshire Plains. Such a loss of the visual amenity of the Edge CA was cited as reason to refuse an application to build on Congleton Road, within this Conservation Area, at appeal late in 2013. In addition, alterations were enforced on a property on Mottram Road, because to its impact on the visual amenity of the Edge Conservation Area. The same logic must apply here. The PC considers there to be a significant highways issue and is alarmed to be told that Highways is considering approval of this scheme. The scale of the development will be a distraction to traffic and more frequent use is of risk by the proximity of site access to the junction of Trafford Road with Macclesfield Road. It will be impossible to achieve proper visibility for the increased volume of traffic entering or leaving this site, vs traffic joining Trafford Road from Macclesfield Road, the entrance being invisible until a turn is made.

14/1225M Single and 2 storey rear extension and replacement Moss Road, 4 10/04/14
Porch to the front.

The Parish Council has no objection to this application. It should be noted that the property does not lie within the Greenbelt, so no 30% rule is applicable. It is, however of great concern to the PC that an applicant should try and seek approval of such a plan based on the argument that CEC has set precedent by approving extensions which exceed that 30% rule!

14/1254M Listed building consent for replacement bronze Macclesfield Road, 17/04/14
Casement and fixed leaded windows to front Broomfield House
Elevations and re-instatement of chimney breast
And stack to rear elevation.

The Parish Council has no objection to this application.

14/1317M Retrospective planning application for re-location Of air conditioning units and screening. London Road, 46 15/04/14

The Parish Council recommends refusal of this application. The conditions referred to were required to mitigate the impact of the moving of machinery on neighbouring property, in particular a flat which has a balcony/patio area on the same level as and directly adjacent to this machinery. This remedial work should be carried out without further delay, as conditioned; the loss of amenity to the neighbouring property requires it.

14/1365M Change of use from C3 to A2 and B1(a) to A2 London Road, 52 16/04/14
Bank Chambers

The Parish Council has no objection to this application.

14/1404M One wall mounted hanging sign. London Road, 34 17/04/14
Alderley Rose restaurant

The Parish Council has no objection to this application subject to the application of conditions preventing the use of Neon signage, or any other form of illumination except a simple down lighter.

14/1405M New windows to the front and side facades, new Front treatment and canopy London Road, 34 17/04/14
Alderley Rose restaurant

The Parish Council has no objection to this application subject to conditions preventing the construction of decking on the public highway and conditions controlling use of any alfresco seating which might block or impede the public highway.

14/1444M Demolition of existing single storey rear extension, And construction of new single storey rear Extension with roof terrace. Moss Road, 46 18/04/14

The Parish Council recommends refusal of this application. The inclusion of a balcony over the extension will be unneighbourly and damage the residential amenity of the neighbouring properties. The does not comply with MBC Saved Policy DC 3.

13/4982M Provision of an external dining area. Amended Plans. London Road, The Botanist

The Parish Council recommends refusal of this application. CEC has an Alfresco Policy which prohibits construction of decking on the public highway. In this locale the pavement is not wide enough, and the proximity of a Bus Stop would prevent the construction of a deck, if the Alfresco Policy did not prevent it. The application refers to the removal of a bus-stop but does not suggest where it should go. There is no other place for this, the site being bound on one side by a pedestrian crossing and on the other by parking outside the Tesco Supermarket. CEC has gone to considerable expense to remove decking from similar locations in the past and has refused a subsequent application. Approval here will set a precedent which will allow those businesses to replace the removed structures. The PC cannot support the restrictions of the Public Right of Way.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

Letter from Peaks and Plains Housing Trust regarding:
Feasibility of redeveloping garage sites for new affordable housing.

Cheshire East Council

None

7. Reports from Councillors.

None

Meeting Closed: 10.30pm

ACTION SUMMARY

| Undertaken By | Detail | When For |
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Councillor MH Williamson
CHAIRMAN