



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 1st August 2016

Present: Cllr M Garbett (Chairman), Cllrs C Browne, M Dudley-Jones, R Grantham, G Hall, C Munro and M Taylorson.

Clerk: A Ross
Press 1, Public 13

Meeting Commenced: 8.10pm

1. Apologies for Absence.

Cllr I Higham and R Norbury.

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 Garbett declared a non-pecuniary interest in 16/3569M as his residence is close to the application site and took no part in the discussion.

Cllr Browne declared a non-pecuniary interest in 16/3569M as he intends to call it into the Northern Planning Committee and took no part in the discussion.

3. Minutes of the meeting held on 11th July 2016.

Approval proposed by Councillor M Garbett, seconded by Councillor R Grantham and carried.

4. Plans.

| Appl'n # | Details | Site | Response Date |
|---|--|-----------------------------------|---------------|
| 16/2959M | Proposed porch extension, alterations to existing Dormer window, rear balcony extension & Alterations to the external appearance of the property | Blackshaw Lane, Squirrels Oak, 9 | 10/08/16 |
| <i>The Parish Council has no objection to this application</i> | | | |
| 16/3024M | 2 storey extension to no. 12 to provide additional Space for a new stair, hall and WC at ground level & Provide a bathroom at the 1st floor. 2 storey extension To no. 14 to provide a space for a new kitchen at Ground floor level and provide a new bathroom at The 1st floor | Moss Rose, 12 | 29/07/16 |
| <i>The Parish Council has no objection to this application subject to maintaining access during construction</i> | | | |
| 16/3314M | Erection of a detached, single-storey, double-garage | South Bank Close, 11 | 29/07/16 |
| <i>The Parish Council recommends refusal: the proposed garage will be overbearing and wholly disproportionate in its location to its associated property and to the remainder of the Close. It should be noted that Section 12 Certificates is given with an incorrect address. Liscannor is 6 Annis Road and has no access to South Bank Close. There have been a number of applications made between this and the adjacent property. The cumulative effect will adversely affect traffic movement in and around South Bank Close.</i> | | | |
| 16/3352M | Construction of a stable building comprising 3 Loose boxes and 1 ancillary tack/feed room | Carr Lane, South Paddocks Stables | 10/08/16 |

(resubmission of 16/2080M)

The Parish Council recommends refusal on the grounds that it is inappropriate development in the greenbelt and overdevelopment of the site as it has insufficient grazing

16/3379M Advertisement consent for 3 signs London Road, 46A 03/08/16
The Parish Council has no objection to this application

16/3380M Variation of condition 1 (plans) on 11/3829M- London Road, 46A 03/08/16
Application for variation of condition 2 on planning
Approval 08/1257P relating to the design of the
decked forecourt

The Parish Council recommends refusal on the grounds that the decking area surround is too high and closed to become overbearing and out of keeping with the rest of the village which is open bistro style.

16/3426M Proposed rear single storey extension forming part Greenlands Walk, 2 10/08/16
Of the existing dwelling, with glazed free standing
lean to forming covered area along rear of property

The Parish Council recommends refusal on the grounds of permitted development rights.

16/3515M Single storey rear extension to house & enlargement Trafford Road, 32 10/08/16

The Parish Council has no objection to this application on condition of a wheel wash for construction vehicles and a suitable traffic management plan for construction vehicles.

16/3557M Demolition of existing dwelling & outbuilding & Rowan Way, 25/08/16
Construction of proposed replacement dwelling Forest Glades

The Parish Council recommends refusal on the grounds that the proposed dwelling is not in keeping with the conservation area and will be increasing the property size disproportionately to the site.

16/3569M Proposed 3 apartments to replace former single Congleton Road, 10, 25/08/16
Detached dwelling. Formation of new link detached Coppers
Garages & new vehicular & pedestrian access to
Lydiat Lane & associated landscaping

The Parish Council recommends refusal on the grounds that it is inappropriate over development of the site. That was historically a single dwelling. Also the enlarged access to Lydiat lane is being progressed with no consideration or consultation to the residents parking provided across the western boundary where the property previously had no access. This will result in loss of amenity.

16/3603M Detached garage & storage room including Macclesfield Road, 25/08/16
Demolition of existing timber garage Franklyn lodge

The Parish Council has no objection to this application

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East Council

None

7. Reports from Councillors.

None

Meeting Closed: 9.55pm

ACTION SUMMARY

| Undertaken By | Detail | When For |
|----------------------|---------------|-----------------|
| | | |

Councillor M Garbett
CHAIRMAN