



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12th August 2019

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, M Dudley-Jones, R Grantham, S Greenwood, G Hall.

Clerk: A Ross

Public: 2

Meeting Commenced: 8:11pm

1. Apologies for Absence.

Cllrs L Marshall, M Taylorson.

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 C Browne declared an interest in 19/3406M as he has called it in to the Northern Planning Committee. He took no part in the debate.

3. Minutes of the meeting held on 8th July 2019.

Approval proposed by Councillor M Garbett, seconded by Councillor S Greenwood and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
19/3008M	2 storey extensions to front, side & rear elevations	Moss Lane, 107, Edge House	21/07/19
<i>The Parish council has no objection to this application</i>			
19/3023M	Part demolition and rebuild of existing unit. Increase roof height and floor level to first floor. Slightly increase floor area. Re-using all existing brick and stone materials. Re-roof retained element.	Chapel Road, 4	31/07/19
<i>The Parish council has no objection to this application subject to conditions requiring a detailed construction management plan mitigating the requirement to maintain rights of access to all affected parties and affording a safe environment to those using the shared spaces & obscured glazing on rear facing windows</i>			
19/3065M	Variation of condition 2 (approved plans) to planning application 18/4929M - Demolition of the existing dwelling and construction of a replacement dwelling	Macclesfield Road, Badgers Hollow	29/07/19
<i>The Parish council has no objection to this application</i>			
19/3406M	Change of use of former bank to allow basement and ground floor to be used for flexible use purposes with Classes A1, A3, A4, B1 & D1 and upper floors to be used for offices (B1(a)). Three-storey rear extension	London Road, 1	13/08/19

with roof terrace and reconfiguration of roof space in connection with change of use for office purposes. External alterations including raising of ridgeline, dormer windows to front and rear elevations, new oriel window to side elevation and relocation of front entrance. Associated external works including to boundary walls, parking area to proposed garage and green wall to side elevation.

The Parish council strongly recommends refusal and call in to Committee on the grounds that: the design is unsympathetic to the existing character of the building and is vague in some degree to materials and specifically retention of Portland stone facia etc. The existing building holds a key Northern gateway location in the village. Proposals see considerable increase in massing and would be an overdevelopment of the site. Envisage signage would be excessive, and collectively with the massing be domineering in its location/situation. This signage should be reduced to be more discreet. The application for flexible A1,A3,A4,B1,D1 use is entirely unsuitable and gives no outline as to how each variant of use might be accommodated in appropriate detailed designs. The appropriate balance and mix of classified usage in Alderley Edge ought to be born in consideration. Alderley Edge is already sufficiently provisioned with A1, A3, A4,D1. In the initial proposal for significantly expanded Business space, the usage could be transitory with a probable effect being wholly insufficient in on site car parking provision. A submission of a sustainability plan should be required to allow this to be evaluated.

19/3464M Demolition of integral garage; 2 storey side Extension, single storey front extension Redesmere Drive, 57 21/08/19

The Parish council has no objection to this application subject to a condition that the proposed new side window in the en-suite bathroom can only be open above 1.7m

19/3508M Single storey extension at the rear to create larger kitchen, dining and family room. First floor master bedroom extension above part of the single storey rear extension. First floor extension above double garage to create 2 new bedrooms and en-suite. Gable extension added to front to create new living room and larger bedroom above. Sutton Road, 7 15/08/19

The Parish council has no objection to this application

19/3543M Single storey extension to recess at front Arderne Place, 14 19/08/19

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

None

7. Reports from Councillors.

None

Meeting Closed: 9:17pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**