



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th December 2012

Present: Cllr F Keegan (Chairman), Cllrs JD Bergin, MW Maczkowiak
MJ Connor and MD Lloyd.

In attendance: 1 member of the public
Clerk: A Ross

Meeting Commenced: 9.12pm

1. Apologies for absence.

Cllrs DG Herald, MH Williamson and S Joseph

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

None.

3. Minutes of the meetings held on 12th November 2012

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
12/3478M	Amendments to approved application 08/0566P - Apartment block, Oatlands.	Macclesfield Road, Cherry Dene	20/12/12
<i>The Parish Council has no objections to this application but would like conditions included in any planning approval to state that the developer is required to ensure all parking at the development site is done in a responsible and legal manner and the developer is responsible for the restitution of any damage to and the cleaning of surrounding road surfaces at the end of the development.</i>			
12/4201M	Proposed demolition of existing building to the rear Of nos 14-18 London Rd, and erection of a two and Half storey office block together with a two storey Rear extension and alterations to West Street.	London Road 14-18, West Street 6	11/12/12
<i>The Parish Council recommends refusal. This is an overdevelopment of a very small site which will have a detrimental impact on many neighbours and will adversely affect the parking behind several retail outlets on London Road.</i>			
12/4264M	Removal of condition 4 on application 72696P - Agricultural occupancy.	Horseshoe Farm, Horseshoe Lane	05/12/12
<i>The Parish Council recommends refusal of removal of condition 4.</i>			

12/4296M	Variation of condition 1 (obscure glazing Requirement) and 4 (materials) of planning Application 12/2494M-remodel of existing dwelling New garage to the front and rear extension.	Moss Road, 18 Crantock	18/12/12
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The Parish Council recommends refusal of variation of conditions on previous grounds of maintaining the privacy of neighbours.

12/4353M	Full planning permission for the demolition of the Former County Hotel building and construction of 14 residential units with car parking and associated Landscaping and external works.	Harden Park, County Hotel	27/12/12
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The Parish Council has no objections to this application.

12/4361M	First floor extension over existing garage/kitchen, Single storey rear/side extension and single storey Attached garage to side.	Moss Road, 44	20/12/12
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The Parish Council recommends refusal on the grounds that it would create a terracing effect.

12/4366M	First floor extension, part over existing ground floor, Part over garage.	Moss Road, 46 Woodhills	20/12/12
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The Parish Council recommends refusal on the grounds that it would create a terracing effect.

12/4410M	Retrospective consent for Gazebo in the rear Courtyard at The Botanist.	London Road, 15	11/12/12
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The Parish Council has no objections to this application.

12/4424M	Replacement office.	Horseshoe Farm, Horseshoe Lane	20/12/12
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The Parish Council recommends refusal on the grounds that it is a change of use from agricultural barns to office space in the green belt.

12/4459M	Change of use of ground floor from retail to Restaurant (class A3) with material alterations Including a new shop front facing London Rd. And construction of rear extension. (resubmission Of 12/3615M)	London Road, 51/51A & Stevens Street	27/11/12
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The Parish Council recommends refusal of this application. The Appeal Inspector's decision not to give permission for A3 use on this site and to restrict it to solely retail is still outstanding and requires refusal. This Appeal Decision will only be changed if there is some material change to the application, or the circumstances surrounding it; the PC would contend that nothing has changed. On the contrary, previous objections still stand. The impact on neighbouring properties will detrimentally impact on the residential amenity. Deliveries, Refuse collection, ingress and egress of vehicles and the volume of traffic will all have an unacceptable negative impact on the surrounding residential area. These objections should be considered in the context set by the MBC Local Plan which is a saved policy.

The MBC Local Plan has as its objectives, in relation to the Alderley Edge Village Centre;

a to maintain and enhance its shopping role and

c to control the location of non-retail uses (A2 Financial Services and A3 restaurants).

Policy AEC 1 allows for refusal of such applications for change of use in support of the objectives if the development would;

Cumulatively lead to a loss in the vitality and viability of the shopping area, or Lead to a concentration of Non Class A1 uses in London Road.

Policy AEC 4 states that such permission should only be given provided that;

1 The Amenities of Local Residents are not harmed.

Clearly these Policy limitations apply in this case, and approval of this application would conflict with the objectives laid out above.

12/4460M 2 storey extension to side and rear of existing house. Duke Street, 3 14/12/12
The Parish Council recommends refusal as it is an overdevelopment of the site.

12/4484M Erection of seating area in front of restaurant and London Road, 27A 19/12/12
Alteration of shop front to allow full opening in
Width of canopy to cover whole seating area.
Resubmission of 12/2572M

The Parish Council recommends refusal because of the difficulty in establishing a suitable decking area in a confined space.

6. Cheshire East Council Decisions.

As per agenda

7. Notices & Correspondence.

Cheshire East Council

None Advised

8. Reports from Councillors.

None

Meeting Closed: 9:46pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor F Keegan
CHAIRMAN