



# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 9<sup>th</sup> December 2013

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

**In attendance:** Clerk: A Ross  
10 members of the public

**Meeting Commenced:** 7.55pm

### 1. Apologies for Absence.

Cllrs JD Bergin and S Joseph.

### 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 Maczkowiak declared an interest in application 13/4160M and took no part in the discussion.

### 3. Minutes of the meeting held on 11<sup>th</sup> November 2013.

Approval proposed by Councillor F Keegan, seconded by Councillor MJ Connor and carried.

### 4. Plans.

Appl'n #	Details	Site	Response Date
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13/4248M	Single storey rear extension.	Brook Lane, Brookside Terrace, 2	18/12/13
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*The Parish Council has no objection to this application.*

13/4483M	Conversion of existing stable block to ancillary accommodation. New gated entrance and driveway formed from Mottram Road.	Mottram Road, Bracken Hill	18/12/13
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*The Parish Council has no objection to this application subject to the application of a condition requiring that the new residence remains within the curtilage of the site.*

13/4409M	Alteration to elevational treatment for planning Application 13/3108M	Moss Road, 30 Denewood	09/12/13
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*The Parish Council recommends refusal of this application. The Council is dismayed that CEC deem it acceptable to have submitted plans considered within the timescale of the original application, which had been shown to be inaccurate and misleading. The PC asked that a new application be submitted and is disappointed at the attempt being made to rush this through the process in a manner we consider to be at the very least, not in keeping with the spirit of the Planning Process. There is still a discrepancy between what has been built and the drawing submitted. The PC has no confidence that the drawings under consideration represent the final outcome. The applicant is not being served well by CEC and regrettably the process should be stopped and a new application submitted.*

13/4540M	Demolition of existing house, garage and out buildings and construction of 4 dwellings with associated landscape, parking and alterations to the access.	Wilmslow Road, Mayfield	05/12/13
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*The Parish Council has no objection to this application*

13/4610M	Extension of hardstandings to provide 2 disabled Access parking spaces.	Hazelcroft Gardens, 1	04/12/13
	<i>The Parish Council has no objection to this application.</i>		
13/4657M	Prior approval of ground floor rear extension, Extending 4.265m beyond the rear wall, maximum Height of 3.75m and eaves height of 3.2m	Netherfields, 20	02/12/13
	<i>The Parish Council recommends refusal of this application. The depth of the proposed extension will have an unneighbourly impact on the adjacent property.</i>		
13/4718M	Proposed first floor side extension.	Heyes Lane, 26	09/12/13
	<i>The Parish Council recommends refusal of this application. These houses, constructed on the site of the old Royal Oak Public House have no development rights, a restriction placed on the site when planning approval was granted. There should be no approval given to requests for extensions.</i>		
13/4724M	Single storey side extension to existing dwelling.	Macclesfield Road, Frog Castle	27/12/13
	<i>The Parish Council has no objection to this application</i>		
13/4726M	Side facing pitched roof dormer	Fairbourne Avenue, 13	11/12/13
	<i>The parish Council recommends refusal of this application. The proposed extension comes on top of previous extensions which have seen the size of the property significantly increased. This Dormer extension would represent an over development of the plot, is damaging to the visual amenity of the street scene and is not in keeping, by nature of the overdevelopment, with the neighbouring properties. In addition the orientation of the roof extension will result in overlooking of the neighbouring property, and will damage the residential amenity of that adjacent house.</i>		
13/4784M	Variation of condition 3 (starting position) attached To planning application 13/2226M. Proposed formation of a single residential unit and associated domestic curtilage (change of use).	Whitebarn Road, The Pavillion	12/12/13
	<i>The Parish Council recommends refusal of this application. Condition 3 was imposed to control the extent of further building on the site. The PC is deeply concerned by the precedent which has been set by allowing the creation of this new dwelling, a concern reinforced by attempts by the applicant to remove such a restriction. It is clearly the intention of the applicant to create a bigger property; this principle must be defended robustly or irrevocable damage will be caused to the Conservation Area and the special character of this area of natural interest</i>		
13/4865M	Single storey rear extension and loft conversion and Construction of dormer window to the rear extension.	Knutsford Road, 157	16/12/13
	<i>The Parish Council recommends refusal of this application. The scale of the dormer window being built into the roof will be unneighbourly and result in the loss of residential amenity of the adjacent property. It is simply too large.</i>		
13/4905M	Removal and re-sitting of existing bank with Retaining wall constructed of concrete blocks and Then faced with existing stone that is initially removed.	Macclesfield Road, Franklyn Lodge	27/12/13
	<i>The Parish Council has no objection to this application</i>		
13/4916M	Demolition of existing residential property and Erection of a new residential single family Dwelling with landscaping, in line with submitted Proposals. No change of use.	Macclesfield Road, Silverhill	27/12/13
	<i>The Parish Council has no objection to this application.</i>		
13/4917M	Conservation area consent for Demolition of existing residential property and erection of a new residential single family dwelling with landscaping, in line with submitted proposals. No change of use	Macclesfield Road Silverhill	27/12/13
	<i>The Parish Council has no objection to this application</i>		

13/4951M 2 storey rear extension & 2.5m high timber fence to Moss Lane, 44 19/12/13  
Rear.

*The Parish Council recommends refusal of this application. The scale and mass of the extension will be overbearing and unneighbourly, resulting in the loss of residential amenity and privacy of the neighbouring property. This application does not comply with Policy DC3 or Policy DC38 of the Macclesfield Borough Plan which is a saved policy.*

13/5002M Proposed terrace and reduced steps in place of Heyes Lane, 14 01/01/13  
Approved scheme ref: 13/2927M

*The Parish Council has no objection to this application.*

13/4982M Provision of an external dining area. London Road, 15 27/12/13

*The Parish Council recommends refusal of this application. The PC understands that CEC have an Alfresco Policy which precludes the construction of decking on the Public Highway. In Alderley Edge, CEC have already had to remove decking which was constructed without planning consent and subsequently refused an application seeking permission for such decking. The pavement would, under this proposal be reduced to a narrow space close to a pedestrian crossing, a bus stop and a busy supermarket. Restriction of the public right of way in this manner should not be allowed, it will inconvenience pedestrians and create a hazard by obstructing the highway.*

## 5. Cheshire East Council Decisions.

### Approvals

As per agenda

### Withdrawals

As per agenda

### Invalid

As per agenda

## 6. Notices & Correspondence.

None

### Cheshire East Council

- 1) 'Pre-Submission Core Strategy Non-Preferred Sites' document. - noted
- 2) Consultation on the proposed diversion of public footpath no. 53 Alderley Edge (part) - noted

## 7. Reports from Councillors.

None

**Meeting Closed:** 10.04pm

### ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor MH Williamson**  
**CHAIRMAN**