



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th February 2013

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

In attendance: 2 members of the public
Clerk: A Ross

Meeting Commenced: 9.36pm

1. Apologies for absence.

Cllrs MH Williamson, S Joseph and MD Lloyd.

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

Cllrs Connor and Maczkowiak declared an interest in application 13/0404M and left the room at that point.

3. Minutes of the meetings held on 10th January 2013

Approval proposed by Councillor JD Bergin, seconded by Councillor MJ Connor and carried.

4. Matters Arising

None

5. Plans.

Appl'n #	Details	Site	Response Date
12/4901M	Change of use of existing garage from B1 business use to C3 residential use. <i>The Parish Council recommends refusal as the site was previously given permission as a garage with gym above and should stay as that.</i>	Macclesfield Road, Armstrong Farm	07/02/13
13/0090M	Replacement pitched roof over existing garage, And alterations to fenestration. <i>The Parish Council has no objection.</i>	Blackshaw Lane, 1	29/01/13
13/0167M	Remove existing conservatory, erect a single storey Conservatory to the side of the property. <i>The Parish Council has no objection.</i>	Congleton Road, 8	14/02/13
13/0176M	Single storey extension to rear. <i>The Parish Council has no objections subject to the following conditions being met:</i> <i>1. Environmental Health specifies proper ventilation controls at the back.</i> <i>2. Any emergency exits satisfy health & safety requirements.</i> <i>3. There is a satisfactory system in place for the storage of waste.</i>	London Road, 40	05/02/13
13/0204M	Demolition of existing garage/car showroom and And erection of four family houses. Change of Condition 5 on approved application 12/3015M To state 'with the exception of the ground floor Rear elevations that will have bi-folding doors	J Bauer Car Showroom and Alderley Motors.	07/02/13

fabricated in aluminium’.

The Parish Council recommends refusal as the site is at the edge of a conservation area and the Parish Council does not believe aluminium doors fit in with the character of the area.

13/0306M Change of use of first & second floor premises London Road, 10A 14/02/13
From undetermined use to use class D1
(Education Centre)

The Parish Council has no objections subject to a satisfactory fire and safety officer report and would like consideration given to the overall numbers allowed at any one time and the provision of sufficient toilets.

13/0404M Demolition of existing dwelling (Greenlands) and Chorley Hall 27/02/13
Erection of 6 semi-detached and 1 detached
Lane, Greenlands
Dwellings and garages.

The Parish Council recommends refusal on the following grounds:-

- 1. Density – the density of the site is inconsistent with the surrounding area which is detached properties. These semi-detached properties have a density of 24 per acre whereas the neighbouring development of Downesway has a density of 16.*
- 2. Highways access – Highways access in the single property site is constrained, a multiple occupation access needs much wider visibility splays and needs an entrance which doesn’t necessitate queuing on the public highway. The required visibility splay requires the permission of and access to a neighbouring property, which will not be allowed.*
- 3. Internal access - . The internal access is a single path but with the density of 24, it is a small cul-de-sac and requires a double width internal access. This is to prevent queuing on the highway and facilitate emergency vehicle access.*
- 4. Un-neighbourliness – There are tall trees at the rear which provide a screening between the current property and Downesway. These trees cannot be protected. The distances between the proposed properties and Downesway do not meet the requirement of Cheshire east. It is inevitable that light issues for the incoming owners will mean that the trees are cut down breaching the standards of Cheshire East.*
- 5. Trees – Tree roots at the rear of the property nearest the railway line will be severely affected by the encroachment of the final two properties, putting the viability of those trees at risk.*
- 6. Loss of public amenity – The area is subject to occasional flooding, including the neighbouring football field, further pressure necessitated by the increased drainage will increase the risk of flooding on neighbouring properties and the public football field.*
- 7. A public footpath near the railway line bordering the site is indicated for use by proposed residents of the site. This pedestrian access would be extremely dangerous if allowed.*

6. Cheshire East Council Decisions.

As per agenda

7. Notices & Correspondence.

Cheshire East Council

None Advised

8. Reports from Councillors.

None

Meeting Closed: 9:55pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor F Keegan
CHAIRMAN

