



# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 10<sup>th</sup> February 2014

**Present:** Cllr MH Williamson (Chairman), Cllrs MJ Connor, S Joseph, F Keegan and MW Maczkowiak.

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

**Meeting Commenced:** 8.42pm

### 1. Apologies for Absence.

Cllrs JD Bergin, MD Lloyd, DG Herald and N Schofield.

### 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).

None.

### 3. Minutes of the meeting held on 13<sup>th</sup> January 2014.

Approval proposed by Councillor MJ Connor, seconded by Councillor S Joseph and carried.

### 4. Plans.

Appl'n #	Details	Site	Response Date
14/0164M	Demolition of existing single storey extension and replacement with larger single storey extension. Increasing height of hipped/gabled roof over stair To accommodate new stair to attic with 2 skylights. Replacement of dormer window to front of property. Conversion of basement with introduction of lightwell. New build single storey garage and external store to garden.	Trafford Road, 28	13/02/14

*The Parish Council recommends refusal of this application. The proposal does not improve or enhance the Trafford Road Conservation Area. MBC Plan Saved Policy BE3, regarding Conservation Areas requires that developments must "preserve or enhance the character or appearance of the conservation area. **Special attention will be paid to matters of bulk, height, materials, colour and design.**" The proposed rear and side extension, by nature of its bulk and materials to be used, including black steel cladding, does not comply with this policy. The proposal does not comply with MBC Plan Saved Policy DC1 which requires that materials of a new development must "be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself." In addition, Policy DC2 states that, in addition, proposals should respect the existing architectural features of the building. The proposed use of industrial style cement render and black metal cladding fails to meet these criteria.*

*The proposed car access off Trafford Road does not comply with Policy DC6 of the MBC Local Plan which requires that "vehicular ... access should be safe and convenient, particularly by the adequate provision of visibility splays." The proposed entrance is very close to the junction of Trafford Road and Clifton Street, which is situated on a bend which significantly reduces visibility. The junction is hazardous due to poor visibility and this entrance will increase risk. In addition, the drawings fail to show satisfactory visibility splays for the entrance. The proposal introduces parking for vehicles to the front of the property which is not acceptable; there is sufficient provision for parking at the proposed garage off Clifton Street where access is safer and more appropriate.*

14/0170M Conservation area consent for demolition of existing Trafford Road, 28 13/02/14  
Single storey extension and replacement with larger  
Single storey extension.

*Comments as above for application 14/0164M.*

14/0165M Proposed modifications to front elevation to provide London Road, 75-77 04/02/14  
Additional seating.

*The Parish Council recommends refusal of this application. The proposal results in the area of alfresco dining becoming enclosed within the restaurant by use of some form of plastic or Perspex walling. The Design and Access statement refers to the inclusion of this area within the establishment. This would establish an unacceptable precedent allowing the building to be, in effect, extended out on to the street, with a detrimental impact on neighbouring properties, residential to the south, in particular. The visual impact on the High Street would be negative and contrary to MBC Saved Policy BE1 which requires that developments reflect local character respect form, layout, siting, scale and design of surrounding buildings and their settings use appropriate materials.*

14/0249M New orangery to rear of property and new open Macclesfield Road, 20/02/14  
Fronted double garage. Kingswood

*The Parish Council has no objection to this application. Conditions should be applied to restrict parking on the Lane leading to the site.*

14/0267M Dropped kerb access to Heyes Lane. Heyes Lane, 73 12/02/14

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

14/0321M Single storey rear extension. Devonshire Drive, 10 13/02/14

*The Parish Council recommends refusal of this application. The proposal involves construction up to the boundary to the neighbouring property. This will be unneighbourly and fails to comply with Policies DC1 or DC3 of the MBC Local Plan.*

14/0405M Single storey side extension. Moss Road, 50 26/02/14  
Strathyre

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

14/0269M Render front aspect of house-including area of Existing Yorkshire stone and existing red brick Work. Render will extend up external chimney Stack. Proposed colour of render-sandstone. Downesway, 24 06/03/14

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

14/0394M Proposed erection of ramped access upto existing Restaurant entrance and the introduction of an external sitting area together with associated balustrading and paving. London Road, 29 24/02/14

*The Parish Council recommends refusal of this application. The proposal is contrary to the CEC Alfresco Policy, which prohibits construction of permanent decking or seating on the Public Highway. A similar structure was removed from in front of these premises by CEC because of obstruction of the Highway. Other establishments have constructed Disabled Access ramps within the structure of the building, for example Gusto, and any solution to such a problem should be achieved in the same way in this case. Councillors were disappointed with the quality of the drawings submitted, or as they are displayed on the CEC website. Consideration of the application was made very difficult.*

## **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**

<b>Undertaken By</b>	<b>Detail</b>	<b>When For</b>

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