

ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th January 2012

Present: Cllr F Keegan (Chairman), Cllrs M J Connor, M W Maczkowiak, S Joseph, MH Williamson, MD Lloyd, JD Bergin, DG Herald, N Schofield

In attendance: Hall Manager

Meeting Commenced: 10.05pm

1. Apologies for absence.

None

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

Cllr Schofield declared an interest in item 11/4453M and 11/4454M and took no part in the consideration of this application.

Cllr Keegan declared an interest in item 11/4341M and left the meeting when this application was being considered.

3. Minutes of the meetings held on 9th December 2011.

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

4. Matters Arising.

None.

5. Plans

The applications listed below were reviewed:

11/4270M Single storey side and rear extension Chapel Road, 9 09/01/12
The parish council recommends refusal on the grounds that the development will result in a fundamental change in the conservation area and will intrude on the neighbouring property.

11/4341M Amended scheme for erection of 20 apartments Former Beech Lawn and 04/01/12
In two, three storey buildings. Woodbridge, Brook Lane School

The Parish Council recommends refusal of this application. Notwithstanding the existence of Planning consent for development on this site, Councillors feel that the proposal submitted is unacceptable. The block closest to Brook Lane is too large, being in effect a four storey building. It completely dominates and overlooks the adjacent property, Highfield House, and will result in the loss of residential amenity. It is unneighbourly, and intrusive. The general architectural style does not fit into the area, which consists of medium sized dwellings of two stories. This sort of block development would be better suited to Manchester, than a quiet residential area of Cheshire. The development will result in a considerable increase in vehicular traffic, to the disturbance of existing dwellings.

Finally, the style proposed has been influenced by a suggestion from CE officers that this is the new 'visual boundary of Alderley Edge'. The Parish Council wholly refutes this assertion and points out that this is a quiet residential area which extends beyond the bypass to the Knutsford Road. Such guidance from CE Planning is unwelcome and was made without consultation with the PC. This guidance should be withdrawn and the scheme reconsidered

11/4453M Relocation of vehicular access, minor changes Macclesfield Road, Caird 26/01/12
To fenestration on house, and new wooden Lodge
Boundary fence to west and east.

The parish council recommends refusal on that grounds that the development will result in a loss of wall and the existing boundary of shrubs and trees will be replaced by a wooden fence which diminishes the conservation area. The parish council would also like to consider the Highways view on the proximity of the two entrances.

11/4454M Conservation area consent for relocation of Macclesfield Road, Caird 26/01/12
Vehicular access, minor changes to fenestration Lodge
On house, and new wooden boundary fence to
West and east

The parish council recommends refusal on that grounds that the development will result in a loss of wall and the existing boundary of shrubs and trees will be replaced by a wooden fence which diminishes the conservation area. The parish council would also like to consider the Highways view on the proximity of the two entrances.

11/4313M Single storey extension to rear Heyes Lane, 11 24/01/12 11/4324M
Single storey side extension Macclesfield Road, 01/02/12
The Knoll

The Parish Council has no objection to this application

11/4400M Replacement Dwelling Woodbrook Road, 02/02/12
Croston Firs

The parish council recommends refusal of this application. The proposal would result in an overdevelopment of the plot evidenced by the fact that it would require the removal of trees that form a screen from the neighbouring property. It is also expected that in a low sylvan density area minimum distances should be adhered to.

11/4401M Conservation area consent for a Woodbrook Road, 02/02/12
Replacement Dwelling Croston Firs

The parish council recommends refusal of this application. The proposal would result in an overdevelopment of the plot evidenced by the fact that it would require the removal of trees that form a screen from the neighbouring property. It is also expected that in a low sylvan density area minimum distances should be adhered to

11/4535M Demolition of a single detached dwelling and Congleton Road, 10 01/02/12
Proposed replacement with a single detached
Dwelling, with a detached double garage and
Associated landscaping at no. 10 Congleton Road

The Parish Council has no objection to this application

11/4536M Demolition of a single detached dwelling and Congleton Road, 10 01/02/12
Proposed replacement with a single detached
Dwelling, with a detached double garage and
Associated landscaping at no. 10 Congleton Road

The Parish Council has no objection to this application

6. Borough Decisions

As per agenda.

7. Sustainable Towns Network.

Nothing reported.

8. Notices & Correspondence.

The Emerson Group – Pre-application to redevelop Beech Lawns, Brook Lane, Alderley Edge for P.E.
Jones (Contractors) Ltd – noted

Cheshire East Council

None advised

9. Reports from Councillors.

None

Meeting Closed: 11:15pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor F Keegan
CHAIRMAN**