



# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 14<sup>th</sup> January 2013

**Present:** Cllr MH Williamson (Chairman), Cllrs JD Bergin, MW Maczkowiak  
MJ Connor, S Joseph, N Schofield and MD Lloyd.

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

**Meeting Commenced:** 9.35pm

### 1. Apologies for absence.

Cllrs DG Herald and F Keegan.

### 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 10<sup>th</sup> December 2012

Approval proposed by Councillor MD Lloyd, seconded by Councillor MW Maczkowiak and carried.

### 4. Matters Arising

None

### 5. Plans.

Appl'n #	Details	Site	Response Date
12/4419M	Conservation area consent for the demolition of Existing house.	Macclesfield Road, Fieldside	03/01/13
<i>The PC is unable to consider a planning application which has been submitted without the required replacement building application. Consent for demolition cannot be granted until the replacement dwelling is approved. There should be two, simultaneous applications, but we appear to only have one. This application should be refused.</i>			
12/4593M	New render finish to external walls.	Macclesfield Road, Kingswood	31/01/13
<i>Deferred</i>			
12/4731M	First floor side extension, first floor rear extension And single storey rear extension.	Moss Road, 46 Woodhills	02/01/13
<i>The PC has no objection to this application.</i>			
12/4744M	Demolition of a single detached dwelling and Integral garage and proposed replacement with A single detached dwelling with a detached double Garage and associated landscaping.	Congleton Road, 10	10/01/13
<i>The PC recommends refusal of this application. The proposed dwelling is too large for the plot, and by scale and mass represents an overdevelopment of the plot (Policy DC1 refers). The scale and mass will severely damage the residential amenity of properties below and to the right on Lydiat Lane, at Beech Cottages. In Particular the creation of a balcony overlooking these properties will be unneighbourly (Policy DC3 refers). The overall design of the scheme does not improve or enhance the conservation area.</i>			

12/4753M Conservation area consent for Demolition of a single Congleton Road, 10 10/01/13  
 Detached dwelling and integral garage and proposed  
 Replacement with a single detached dwelling with a  
 Detached double garage and associated landscaping.

*The PC recommends refusal of this application. The proposed dwelling is too large for the plot, and by scale and mass represents an overdevelopment of the plot (Policy DC1 refers). The scale and mass will severely damage the residential amenity of properties below and to the right on Lydiat Lane, at Beech Cottages. In Particular the creation of a balcony overlooking these properties will be unneighbourly (Policy DC3 refers). The overall design of the scheme does not improve or enhance the conservation area.*

12/4767M Double garage with living accommodation over and Moss Road, 60 16/01/13  
 Conversion of existing garage to playroom.

*The PC has no objection to this application.*

12/4784M Removal of condition 2 to substitute the list of Heyes Lane, 09/01/13  
 Approved plans with revised drawings in order Former Royal Oak,  
 To secure approval for minor material amendments Plot 6  
 To approved scheme Planning Application 12/0862M.  
 Erection of 4 bedroom detached dwelling with  
 detached double garage. (plot 6)

*The PC recommends refusal of this application. The PC does not believe it is appropriate to remove completely a condition which requires that an approved development should be completed as per the drawings submitted for approval. Any specific variation of the approved drawings can be considered on its merits; removal of the condition would give the applicant permission to vary any aspect of the development. This does not maintain balance and is unacceptable.*

12/4825M Listed building consent to reinstate stolen lead above Alderley Edge County 31/01/13  
 Three windows with turn coated steel. Primary School,  
 Church Lane

*The PC has no objection to this application providing the materials used meet the criteria required under listed building consent.*

## 6. Cheshire East Council Decisions.

As per agenda

## 7. Notices & Correspondence.

### Cheshire East Council

None Advised

## 8. Reports from Councillors.

None

**Meeting Closed:** 10:10pm

## ACTION SUMMARY

Undertaken By	Detail	When For

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

