



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 8th July 2013

Present: Cllr MH Williamson (Chairman), Cllrs JD Bergin, MJ Connor, F Keegan,
MD Lloyd, MW Maczkowiak, N Schofield

In attendance: Clerk: A Ross

Meeting Commenced: 9.44pm

1. Apologies for absence.

Cllrs DG Herald and S Joseph.

2. To receive disclosures of pecuniary and non-pecuniary interests from councillors on matters to be considered at the meeting.

None.

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

Approval proposed by Councillor MW Maczkowiak, seconded by MH Williamson and carried.

4. Matters Arising

None

5. Plans.

Appl'n #	Details	Site	Response Date
13/1036M	Alteration to pitched garage roof to side with Added dormer.	Heyes Lane, 24 (plot 2)	17/07/13
<i>The Parish Council has no objection to this application.</i>			

13/0404M	Demolition of existing dwelling (Greenlands) And erection of 6 semi-detached and 1 detached Dwellings and garages.	Chorley Hall Lane Greenlands	11/07/13
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The Parish Council recommends refusal of this application. The proposal is considered to be an overdevelopment of the plot. As a result, the application does not comply with policies enshrined within the Macclesfield Borough Local Plan, which is a saved policy. Policy DC 1 requires that;

THE OVERALL SCALE, DENSITY, HEIGHT, MASS AND MATERIALS OF NEW DEVELOPMENT MUST NORMALLY BE SYMPATHETIC TO THE CHARACTER OF THE LOCAL ENVIRONMENT, STREET SCENE, ADJOINING BUILDINGS AND THE SITE ITSELF.

Reason 17.5 *To ensure that a high standard of design is achieved and that new development is compatible with the character of the immediate locality of the site.*

The PC considers that the development, in scale and density, does not comply with this policy and should be refused. Similarly, Policy DC 6 states;

WHERE APPROPRIATE NEW DEVELOPMENTS SHOULD NORMALLY MEET THE FOLLOWING CIRCULATION AND ACCESS CRITERIA:

1 VEHICULAR AND PEDESTRIAN ACCESS SHOULD BE SAFE AND CONVENIENT, PARTICULARLY BY THE ADEQUATE PROVISION OF VISIBILITY SPLAYS

2 ACCESS TO BUS ROUTES SHOULD BE INCORPORATED IN LAYOUTS

3 PROVISIONS SHOULD BE MADE FOR ACCESS BY SPECIAL NEEDS GROUPS

4 PROVISIONS SHOULD BE MADE FOR MANOEUVRING VEHICLES, SEPARATE SERVICE ARRANGEMENTS, SUFFICIENT SPACE TO ENABLE ALL PARKING AND LOADING TO TAKE PLACE OFF THE STREET, VEHICLES MUST BE ABLE TO ENTER AND LEAVE IN A FORWARD DIRECTION

5 PROVISIONS SHOULD BE MADE FOR ACCESS FOR SERVICE AND EMERGENCY VEHICLES.

Reason 17.10 To improve safe and convenient access provision for vehicles, pedestrians, special needs groups and service/emergency vehicles and to provide safe and convenient facilities for servicing of businesses. Access to bus routes will improve the efficient movement of people.

The PC considers that the density of the development means that the proposal does not comply with Policy DC 6.4 or DC 6.5 and therefore should be refused. The PC considers that a considerable safety risk exists and that the proposal fails to mitigate that risk and should be refused.

13/2203M	Internal alteration works to adapt 1 existing Classroom into office accommodation, reception Area and meeting room. The existing office area Located on the 1st floor will also be altered to Provide a small teaching area.	Alderley Edge County Primary School	03/07/13
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The Parish Council has no objection to this application.

13/2284M	Replacement of external awning with new Retractable canopy on a fixed frame.	London Road, 75	01/07/13
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The Parish Council seeks clarification of the nature of the fixed frame referred to in the application. If this proposal involves the construction of a fixed, non-retractable frame then it should be refused as it would not comply with the CEC Alfresco policy which does not permit a fixed, permanent structure to be erected on what is public highway.

13/2309M	Change of use from B1 to A2 estate agent.	London Road, 79	18/07/13
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The Parish Council has no objection to this application.

13/2328M	Reconstruction of fire damaged structure	Wilmslow Road, Panacea Restaurant	02/07/13
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The Parish Council has no objection to this application.

13/2342M	A single storey side extension to provide an Entrance porch and enlarge an existing gallery Kitchen to provide space for a dining area.	Congleton Road, Hazelcroft East	17/07/13
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The Parish Council recommends refusal of this application. The proposed extension alters the visible appearance of the property; therefore it doesn't improve or enhance the Alderley Edge conservation area.

13/2398M	Alterations and extensions to a recently approved Scheme for a replacement dwelling fronting Congleton Road. The application proposes to Construct a) a new swimming pool with plant rooms Under the proposed house, b) an extension to the Proposed garage with underground access corridor Link to the house, and c) modifications to soft Landscaping.	Congleton Road, 10	18/07/13
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The Parish Council has no objection to this application.

13/2421M	Single storey rear extension with 1 st floor front Extension, this work also includes a new porch to Front elevation.	Wilton Crescent, 16	05/07/13
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The Parish Council has no objection to this application.

13/2504M Alterations and extension.

Macclesfield road,
Broomfield House

24/07/13

The Parish Council has no objection to this application subject to a satisfactory report being received from the Conservation Officer regarding style and materials to be used.

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6. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

None

Invalid

None

7. Notices & Correspondence.

None advised

Cheshire East Council

None advised

8. Reports from Councillors.

None

Meeting Closed: 10:28pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor MH Williamson.
CHAIRMAN