



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 8th July 2019

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, M Dudley-Jones, S Greenwood, G Hall, L Marshall, M Taylorson.

Clerk: A Ross

Public: 8

Meeting Commenced: 7:43pm

1. Apologies for Absence.

Cllr R Grantham.

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).

Cllr C Browne declared an interest in 19/2893M as it has been called into Northern Planning Committee and took no part in the debate.

Cllr Garbett declared an interest in 19/2893M as he knows one of the neighbours. He assisted in presenting the application but took no part in the discussion.

3. Minutes of the meeting held on 10th June 2019.

Approval proposed by Councillor M Garbett, seconded by Councillor S Greenwood and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
19/2893M	Demolition of existing apartment buildings & erection of 3 dwellings with associated external works	Beechfield Road, Beechfield House	25/07/19

Alderley Edge Parish council strongly recommend refusal of this application and call in to committee. This on the grounds that it constitutes gross over development and it is unacceptable to sanction the demolition of another historic Italianate villa. The purpose of the conservation area is to preserve and protect such assets as well as the general character. The proposal breaches the requirement to maintain the traditional building density within the Conservation Area and will see the unacceptable loss of mature trees to further undermine the character of the Conservation Area.

The development will be overbearing to neighbouring properties in its proximity to boundaries coupled with disproportionate building scale, its intended number and positioning of the plots within. It breaches standards in proximity and will be overlooking neighbouring properties giving loss of amenity and privacy. The proposal will see a doubling of habitable space in its boundaries and leave insufficient external amenity space for intended future occupants.

19/2906M	Utility room extension to east of the property plus The replacement of a conservatory with an orangery	Stamford Road, The Coach House	08/07/19
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The Parish council has no objection to this application and recommends approval.

19/2921M	Variation of conditions 2&3 on 18/2559M	Davey Lane,	11/07/19
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The Parish council recommends approval with condition of removal of permitted development rights and requirement to submit and adhere to a construction management plan.

19/3009M Single 1st floor side extension plus single storey side extension plus replacement single storey front extension
Stamford Road,
The Coach House

25/07/19

The Parish council has no objection to this application and recommends approval.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East

None

7. Reports from Councillors.

None

Meeting Closed: 9:03pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**