



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th June 2013

Present: Cllr MH Williamson (Chairman), Cllrs MW Maczkowiak, S Joseph, DG Herald, N Schofield and MD Lloyd.

In attendance: Clerk: A Ross

Meeting Commenced: 8.38pm

1. Apologies for absence.

Cllrs F Keegan, JD Bergin and MJ Connor

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 13th May 2013

Approval proposed by Councillor MH Williamson, seconded by Councillor S Joseph and carried.

4. Matters Arising

None

5. Plans.

Appl'n #	Details	Site	Response Date
13/1319M	Erect detached garage and carport 1m from south-west boundary of property. Intended to be c2500 High, flat roofed with sedum planting and constructed From Thermalite blocks clad in Marley Cedral Cementation cladding of colour to tone with bricks of main building. Construct free-standing deck with a glass balustrade adjacent to the south-west wall of the house at a height of up to c1500mm.	Flat 2A, Brookside Ryleys Lane	23/05/13

The Parish Council has no objection to this application subject to satisfactory assurances that such a development does not affect the curtilage of No. 2 Brookside, or impede access to or the amenity of No. 2 Brookside.

13/1707M	Retrospective planning application for relocation of Air conditioning units and screening.	London Road, 46	28/05/13
----------	--	-----------------	----------

The Parish Council has no objection to this application.

13/1781M	Two storey side extension and rear single storey Extension.	Brook Lane, Corner House	22/05/13
----------	---	--------------------------	----------

The Parish Council has no objection to this application, subject to conditions being applied to any approval to govern the management of the boundary with the adjacent property, White Oaks. Any destruction or removal of vegetation required to construct this extension, which is very close to the boundary with White Oaks, should be mitigated by an appropriate planting scheme which will restore the boundary and avoid any loss of amenity of White Oaks.

13/1802M Replacement of worn out hot tar and gravel flat Roof with a tiled pitched roof. The roof tiles to Be used will be of a type, size and colour so as to Match those of the main roof of the house.

Windermere Drive, 34 24/05/13

The Parish Council has no objection to this application.

13/1816M Installation of one pair timber entrance gates in Iroko hardwood.

Congleton Road, 22, 06/06/13

The Parish Council has no objection to this application.

13/2004M Change of use from class A1 to A2 involving Interior alterations.

London Road, 43 11/06/13

The Parish Council has no objection to this application on basic Planning Issues. However, there has been a concern for many years about the balance between A1 retail and other uses of property on London Road. Protection of the remaining retail outlets remains a priority for the Parish Council and that is still a core element of the Macclesfield Borough Local Plan, which is a Saved Policy. This change should be considered not simply as an individual unit change, but in terms of the impact on that balance across the whole of London Road.

13/1956M Demolition of existing dwelling house and Construction of replacement dwelling house.

Macclesfield Road, 26/06/13
Kamiros

The Parish Council has no objection to this application, subject to the following conditions being applied;

That there are strict controls placed on the access of vehicles to the site, for the delivery of materials and staff, such that no on-road parking will be allowed in front of or adjacent to the site. This property is very near the top of Macclesfield Road. Access on and off the site and the size of vehicles used, in addition to parking, will pose a significant risk to highway traffic approaching the village. Off loading on site and remote parking should be strictly enforced. Adequate signage warning of construction traffic must be placed.

That any runoff from the site is strictly controlled. By its nature, construction on this scale disturbs drainage and increases surface runoff. Macclesfield Road is a busy route into the village so the risk to road traffic from flooding and surface contamination is high if this aspect is not managed.

There is potential for significant damage to Macclesfield Road. A condition should be applied requiring the repair and resurfacing, if necessary, of the highway on completion of the works.

13/2077M Proposed demolition of dwelling.

Macclesfield Road, 26/06/13
Kamiros

As above for 13/1956M.

13/2084M Amendment of levels by front doors, construction Of a new garage at ground level, conversion of Existing garage at first floor level, kitchen extension, Erection of a cast iron veranda and replacement of 2 french doors with Juliette balconies with a 2 storey Bay.

Woodbrook Road, 27/06/13
Overwood

The Parish Council recommend refusal of this application. The excavation of an underground garage will have significant impact on trees immediately adjacent, on the neighbouring property, potentially killing these trees. Permission should be refused pending a proper investigation of this issue. In addition the inclusion of a balcony to the first floor has the potential to be intrusive and unneighbourly, being detrimental to the residential amenity of Tower House, which is situated below and in front of this balcony.

13/2226M Proposed formation of a single residential unit And associated domestic curtilage (change of use)

Whitebarn Road, 03/07/13
The Pavilion

The Parish Council recommend refusal of this application. The creation of a residential property on this Site cannot be permitted. Such a development is not permitted in the green belt. The site is within the Alderley Edge Conservation Area. It would set an unacceptable precedent and should be refused. The Parish Council expects that this application must be in breach of conditions which were placed, or should have been placed, upon the permission to construct this building as it stands. No variation of such conditions should be permitted.

13/2247M Single storey rear extension.

Eaton Drive, 5
Badgers Bend

27/06/13

The Parish Council has no objection to this application.

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: 9:27pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor MH Williamson.
CHAIRMAN