



## ALDERLEY EDGE PARISH COUNCIL

### Minutes of the Plans Committee meeting held on Monday 10<sup>th</sup> March 2014

**Present:** Cllr MH Williamson (Chairman), Cllrs MJ Connor, DG Herald, F Keegan, MD Lloyd  
and MW Maczkowiak.

**In attendance:** Clerk: A Ross  
2 members of the public

**Meeting Commenced:** 8.55pm

#### 1. Apologies for Absence.

Cllrs JD Bergin and S Joseph.

#### 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).

None.

#### 3. Minutes of the meeting held on 10<sup>th</sup> February 2014.

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

#### 4. Plans.

Appl'n #	Details	Site	Response Date
13/4993M	Demolition of the existing property and the erection Of 4 new residential dwellings. <i>The Parish Council recommends refusal of this application. The scale, mass and density of the proposal represents an overdevelopment of the plot (MBC Policy DC 1); it is not 'sympathetic' to the surrounding area. The height of the proposed houses will have a negative impact on the houses adjacent to this plot, fronting to Redesmere Drive, causing loss of residential amenity and privacy (MBC Policy DC 3). There is an issue of parking on Ryleys Lane which will be exacerbated by this development. The absence of orientation and dimensions on the drawings makes it very difficult to properly assess the impact of this development on neighbouring properties.</i>	Ryleys Lane, Provincial House	21/02/14
14/0530M	Garage conversion. <i>The Parish Council has no objection to this application.</i>	Duke Street, 5	28/02/14
14/0577M	The demolition of the existing building and erection of 2 duplexes and a penthouse within a replacement building. <i>The Parish Council recommends refusal of this application. The scale and mass of the proposed replacement building represents an over development of the plot (MBC Policy DC 1). It is not sympathetic to its environment and would be detrimental to the residential amenity of adjacent properties (MBC Policy DC 3). It will not improve or enhance the Conservation Area; indeed it will detract from it. One key aspect of that Conservation Area is the 'sylvan low density' character where large houses are situated within large plots, screened by trees and blending into the landscape. The proposal does not conform to elements required within low density housing areas such as this (MBC Policy H 12). This proposal will stand out, damaging that character, causing a loss of visual amenity. The height and mass will alter the view from the Macclesfield Road which currently allows unrestricted views out across the Cheshire Plains. Such a loss of the visual amenity of the Edge CA was cited as reason to refuse an application to build within this Conservation Area at appeal late in 2013. In addition, alterations were enforced</i>	Trafford Road, 58	13/03/14

on a property on Mottram Road, because to its impact on the visual amenity of the Edge Conservation Area. The same logic must apply here. The PC considers there to be a significant highways issue, both by the scale of the development being a distraction to traffic and by the proximity of site access to the junction of Trafford Road with Macclesfield Road. It will be impossible to achieve proper visibility for the increased volume of traffic entering or leaving this site, vs traffic joining Trafford Road from Macclesfield Road, the entrance being invisible until a turn is made.

14/0673M Variation of condition 2 on 13/1259M. Erection of Heyes Lane,28 11/03/14  
 4 detached dwellings: extension of existing drive  
 And provision of turning area.

*The Parish Council recommends refusal of this application. The applicant seeks to vary Condition 2 of a previous approval for an 'extension of existing drive and provision of turning area'. However the D&A statement refers to construction of extensions to the properties to infill between elements of the houses as approved. These extensions are prohibited by the retention of development rights, as defined in Condition 7 of the approval referred to. It is not acceptable that an applicant proposes one thing and then tries, by sleight of hand, to achieve something else. This application must be refused.*

**5. Cheshire East Council Decisions.**

**Approvals**

As per agenda

**Withdrawals**

As per agenda

**Invalid**

As per agenda

**6. Notices & Correspondence.**

Copy of letter from Cheshire Fire & Rescue Service to Panacea regarding 'The Regulatory Reform Order' - noted

**Cheshire East Council**

New Street Naming Proposal – former property of Greenlands, Chorley Hall Lane - noted

**7. Reports from Councillors.**

None

**Meeting Closed:** 9.32pm

**ACTION SUMMARY**

Undertaken By	Detail	When For

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