



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th March 2019

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

Clerk

Public: approx. 30

Meeting Commenced: 7:52pm

1. Apologies for Absence.

Cllr C Munro.

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 Browne declared an interest in 19/0618M and 19/0684M as he has called them in to Northern Planning Committee. He also declared an interest in 19/0993M as he is a neighbour. He took no part in the discussions. Cllr Greenwood declared an interest in 19/0684M as she is a neighbour.

3. Minutes of the meeting held on 11th February 2019.

Approval proposed by Councillor M Garbett, seconded by Councillor M Taylorson and carried.

4. Minutes of the meeting held on 25th February 2019.

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

5. Plans.

Appl'n #	Details	Site	Response Date
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19/0618M	Demolition of existing bungalow & erection of 3 Townhouses with associated parking	Moss Lane, 68	28/03/19
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The Parish council recommends refusal and call in to the Northern Planning Committee on the grounds it is overdevelopment of the site. The height of the proposed building being overbearing to neighbouring properties, giving to loss of light. There will be a lack of amenity for future occupants. The character of the urban grain would be undermined and with insufficient parking provision, a foreseen increase in traffic and compounded on street parking requirement would be unsustainable and hazardous. This sets dangerous precedent for type and style of development that is not required.

19/0684M	Erection of 6 new dwellings on land off Heyes Lane	Land off Heyes Lane	21/03/19
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The Parish council recommends refusal on a number of grounds and requests its call in to committee: It is an over intensive development and the design of houses not in keeping with the character of its intended location. The massing of the proposal would be overbearing to neighbouring properties in both its height of 3 floors and proximity (a case in example plots along the NW side and neighbouring Oakfield Close). The cited example of precedent of 71 Heyes lane is not in context. There would be loss of amenity to other existing properties in way of access, loss of privacy by overlooking, probable loss of daytime sunlight. There is insufficient car parking provision that is not to required CE policy. Provision of amenity space to future occupants seems inadequate, this emphasises the over intensive nature. Access to and from Heyes lane would

be a severe concern, the junction is narrow, with limited splay and much needed on street parking further inhibits visibility onto a busy road. There would also be concerns around drainage and water provision and there are numerous rights of way and ownership issues that need to be resolved.

19/0891M To erect a single-storey glazed extension at the rear of the existing property and minor alterations to the garage by modifying existing dormers and enlarging existing garage doors Macclesfield Road, Cippyn 21/03/19

The Parish council has no objection to this application.

19/0993M Proposed 2 storey rear extension & single storey Side & rear extension Wilton Crescent, 17 27/03/19

The Parish council has no objection to this application.

6. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

7. Notices & Correspondence.

None

Cheshire East

None

8. Reports from Councillors.

None

Meeting Closed: 9:15pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**