



# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 12<sup>th</sup> November 2012

**Present:** Cllr F Keegan (Chairman), Cllrs JD Bergin, MH Williamson, MW Maczkowiak  
MJ Connor and S Joseph.

**In attendance:** 6 members of the public

**Meeting Commenced:** 9.12pm

### 1. Apologies for absence.

Cllrs DG Herald and MD Lloyd

### 2. To receive disclosures of personal and prejudicial interests from councillors on matters to be considered at the meeting.

Cllr Williamson declared a personal interest in planning applications 12/3987M, 12/3988M and 12/3890M and left the room when these applications were discussed.

Cllr Keegan declared a personal interest in planning applications 12/4038M and 12/4039 M and left the room when these applications were discussed.

### 3. Minutes of the meetings held on 15<sup>th</sup> October 2012

Approval proposed by Councillor F Keegan, seconded by Councillor JD Bergin and carried.

### 4. Matters Arising

None

### 5. Plans.

Appl'n #	Details	Site	Response Date
12/3632M	A new build residential property.	Land off Congleton Road	08/11/12

*The Parish Council recommends refusal on the following grounds:*

*The quality of the materials proposed does not improve or enhance the conservation area (glass and concrete) and the balcony is unneighbourly and intrusive.*

*The proposed plans do not meet policy DC1: MASS AND MATERIALS OF NEW DEVELOPMENT MUST NORMALLY BE SYMPATHETIC TO THE CHARACTER OF THE LOCAL ENVIRONMENT or DC3: DEVELOPMENT, INCLUDING CHANGES OF USE, SHOULD NOT SIGNIFICANTLY INJURE THE AMENITIES OF ADJOINING OR NEARBY RESIDENTIAL PROPERTY OR SENSITIVE USES DUE TO: LOSS OF PRIVACY OR OVERBEARING EFFECT.*

12/3731M	Demolish existing garage to create an open plan Kitchen diner on round floor to the side & rear With additional bedroom & en-suite above.	Gail Close, 8	01/11/12
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*The Parish Council has no objections subject to the officers being satisfied with the 45 degree rule at the back.*

12/3850M	Proposed installation of 24 hour ATM cash machine Into elevation.	The Parade, 7-10	01/11/12
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*The Parish Council has no objections.*

12/3890M	Single storey extension to side elevation	Trafford Road, 22	22/11/12
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*The Parish Council has no objections.*

12/3945M Removal of existing Vodafone radio base station Talbot Road, 14/11/12  
 And installation of a 17.5m high dual user monopole Festival Hall  
 Radio base station, housing 6 no. antennas within a  
 480mm GRP shroud, 3 no. radio equipment cabinets  
 And 1 no. electrical metre pillar and ancillary  
 Development.

*The Parish Council has no comments on this application.*

12/3987M Three storey dwelling over site of existing double Congleton Road, 28 14/11/12  
 Garage.

*The Parish Council has no objections*

12/3988M Conservation area consent for three storey dwelling Congleton Road, 28 14/11/12  
 over site of existing double garage.

*The Parish Council has no objections*

12/4038M Amended scheme for erection of 20 apartments Former Beech Lawn and 28/11/12  
 In two buildings. (resubmission) Woodbridge, Brook Lane

*The Parish Council recommends refusal of this application. Councillors are disappointed that the only proposal considered for this site seems to be apartments, in considerable number. The PC accepts that there are apartment blocks on Brook Lane, but is concerned that this area is housing, predominantly two storey dwellings of modest scale. The idea that this sort of development could spread along Brook Lane is not acceptable to the Council.*

*Policy DC 1 of the MBC Local plan says the overall scale, density, height and mass must normally be sympathetic to the character of the local environment, street scene, adjoining buildings etc. This proposed development does not meet the criteria of this policy; the scale and mass of the apartment blocks will overwhelm the adjacent properties, is unneighbourly and will detract from residential amenity.*

*Policy DC 3 says developments should not significantly injure the amenities of adjoining or nearby residential property because of loss of privacy or overbearing effect. This application does not comply with this policy.*

*Finally the PC is concerned about the increase in road traffic on an already busy street.*

12/4039M Engineering works in association with residential Former Beech Lawn and 28/11/12  
 development Woodbridge, Brook Lane

*The Parish Council recommends refusal as per application number 12/4038M*

12/4070M Proposed first floor extensions over existing garage/ Moss Road, 44 16/11/12  
 Kitchen with internal alterations.

*The Parish Council has no objections*

12/4136M New first floor extension to rear over existing living Macclesfield Road, 28/11/12  
 Area and removal and infill of existing windows Kingswood  
 And provision of new windows to suit changes to  
 Internal layout.

*The Parish Council has no objections*

12/4140M New first floor extension to rear over existing living Macclesfield Road, 28/11/12  
 Area and removal and infill of existing windows Kingswood  
 And provision of new windows to suit changes to  
 Internal layout.

*The Parish Council has no objections*

## 6. Cheshire East Council Decisions.

As per agenda

## 7. Notices & Correspondence.

Letter from the Emerson Group – noted, the Parish Council agreed to decline an invitation to meet.

Letter from Edenhouse Estates – noted.

### Cheshire East Council

None Advised

## 8. Reports from Councillors.

None

**Meeting Closed:** 10:36pm

**ACTION SUMMARY**

<b>Undertaken By</b>	<b>Detail</b>	<b>When For</b>

**Councillor F Keegan**  
**CHAIRMAN**