

# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 15<sup>th</sup> October 2012

**Present:** Cllr F Keegan (Chairman), Cllrs JD Bergin, MH Williamson, MD Lloyd  
MJ Connor and N Schofield

**In attendance:** 7 members of the public

**Meeting Commenced:** 9.48pm

### 1. Apologies for absence.

Cllrs DG Herald, MW Maczkowiak and S Joseph

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

Cllr Schofield declared a personal interest in planning application 12/3567M and took no part in the discussion.

### 3. Minutes of the meetings held on 10<sup>th</sup> September 2012

Approval proposed by Councillor F Keegan, seconded by Councillor S Joseph and carried.

### 4. Matters Arising

None

### 6. Plans.

Appl'n #	Details	Site	Response Date
12/3334M	2 no. illuminated post-mounted signs to advertise The location and contact details for The Edge Hockey Centre.	Ryleys Playing Field, The Edge Hockey Centre	02/11/12
<i>The Parish Council has no objections to this application providing it complies with Highways Regulations.</i>			
12/3441M	Single storey rear extension.	Ryleys Lane, 1A Brookside	26/12/12
<i>The Parish Council has no objections to this application.</i>			
12/3448M	Advertisement consent for one sign	Wilmslow Road, Alderley Edge School For Girls	02/10/12
<i>The Parish Council has no objections to this application providing it complies with Highways Regulations</i>			
12/3507M	Demolition of detached garage, extensions and Alterations to existing dwelling.	Macclesfield Road, Weston Lodge	01/11/12
<i>The Parish Council has no objections to this application subject to the Tree Officers report</i>			
12/3510M	Demolition of detached garage, extensions and Alterations to existing dwelling. (Conservation Area Consent)	Macclesfield Road, Weston Lodge	01/11/12
<i>The Parish Council has no objections to this application subject to the Tree Officers report.</i>			

12/3567M Demolition of existing house and replacement Macclesfield Road, 25/10/12  
Family dwelling. Fieldside

*The Parish Council recommends refusal of this application. The applicant has not complied with requirements set out in the MBC Local Plan, namely Policy BE 4;*

*BE 4.2 Applications for replacement Building or Structure must be submitted at the same time as the application to demolish.*

*BE 4.3 Consent for the demolition will be conditional upon the contract for the replacement building being let prior to demolition taking place.*

*In addition the PC is unable to make such a recommendation until it has seen the proposed replacement dwelling in the context of the surrounding area, in particular the relationship with the adjacent properties. That relationship is not shown on the submitted drawings.*

12/3589M Two storey side extension and internal alterations Mottram Road, 12/10/12  
Beech House

*The Parish Council recommends refusal as it is an overdevelopment of the plot.*

12/3615M Change of use of ground floor from retail to London Road, 51 25/10/12  
Restaurant (class A3) with material alterations  
Including a new shop front facing Stevens St.  
And construction of rear extension. (resubmission  
Of 12/0137M)

*The Parish Council recommends refusal of this application. The Appeal Inspector's decision not to give permission for A3 use on this site and to restrict it to solely retail is still outstanding and requires refusal. This Appeal Decision will only be changed if there is some material change to the application, or the circumstances surrounding it; the PC would contend that nothing has changed. On the contrary, previous objections still stand. The impact on neighbouring properties will detrimentally impact on the residential amenity. Deliveries, Refuse collection, ingress and egress of vehicles and the volume of traffic will all have an unacceptable negative impact on the surrounding residential area. These objections should be considered in the context set by the MBC Local Plan which is a saved policy.*

*The MBC Local Plan has as its objectives, in relation to the Alderley Edge Village Centre;*

*a to maintain and enhance its shopping role and*

*c to control the location of non-retail uses (A2 Financial Services and A3 restaurants).*

*Policy AEC 1 allows for refusal of such applications for change of use in support of the objectives if the development would;*

*Cumulatively lead to a loss in the vitality and viability of the shopping area, or Lead to a concentration of Non Class A1 uses in London Road.*

*Policy AEC 4 states that such permission should only be given provided that;*

*1 The Amenities of Local Residents are not harmed.*

*Clearly these Policy limitations apply in this case, and approval of this application would conflict with the objectives laid out above*

12/3618M Two storey side extension and single storey rear Orchard Green, 12 15/10/12  
Extension (resubmission)

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

**1. Highways and Parking**

*The approach road is a narrow road with a limited turning circle at the end. A five bedroom house will result in more than two cars, either now or in the future. The site, as proposed will accommodate only two cars and any additional cars will seriously impinge on the turning circle amenity of every other resident in the small enclave.*

**2. Impact on Residential Amenity**

*The residential amenity of No. 11 will be adversely affected by the rear two storey extension. Although minor adjustments have been made since the last refusal, the Parish Council believe the scale and mass will still pose a threat to the amenity of No. 11*

**3. Impact on character and appearance of the site and surroundings**

*Orchard Green is a charming development between a Conservation Area and a protected open space, and as such it is deserving of significant consideration. The proposed development would alter the character*

*significantly. Extensions have taken place to the rear of properties, with no visual impact on the frontages. The proposal would open the way for other applications to the frontages, and a charming development would be lost.*  
*The Parish Council recommends refusal under policies DC1, DC2 and DC3.*

**7. Cheshire East Council Decisions.**

As per agenda

**7. Notices & Correspondence.**

**Cheshire East Council**

None Advised

**8. Reports from Councillors.**

None

**Meeting Closed:** 11:00pm

**ACTION SUMMARY**

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

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