



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 7th October 2013

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

In attendance: Clerk: A Ross

Meeting Commenced: 9.02pm

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).

Cllr Schofield declared an interest in application numbers 13/3994M and 13/3996M and took no part in the discussion regarding these applications.

3. Minutes of the meeting held on 9th September 2013.

Approval proposed by Councillor MJ Connor, seconded by Councillor DG Herald and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
13/3311M	Widening of existing access off the highway. <i>The Parish Council recommends refusal of this application. The PC considers that the location of the property on a bend in Heyes Lane which is adjacent to the junction with Oakfield Road means there is a hazard to traffic from vehicles entering or leaving this property.</i>	Heyes Lane, 86	30/09/13
13/3629M	Alterations, part demolition and extension to Existing bungalow. <i>The Parish Council has no objection to this application, providing there are no flat roofs proposed. Some of the drawings indicate flat roofs, but this may be because the drawings are to illustrate the new windows and therefore the roof detail has been excluded.</i>	Beechfield Road, Broading Cottage	02/10/13
13/3630M	Alterations, part demolition and extension to Existing bungalow. <i>The Parish Council has no objection to this application, providing there are no flat roofs proposed. Some of the drawings indicate flat roofs, but this may be because the drawings are to illustrate the new windows and therefore the roof detail has been excluded.</i>	Beechfield Road, Broading Cottage	02/10/13
13/3657M	Proposed single storey side and front elevations To existing dwelling. <i>The Parish Council has no objection to this application.</i>	Thirlmere Close, 4	27/09/13
13/3805M	1 st floor side extension, single storey rear extension And front entrance canopy. <i>The Parish Council recommends refusal of this application. The proposed extension increases the house by more than 100%; the scale represents an overdevelopment of the plot. The extension is proposed to adjoin the neighbouring property boundary, when it should be at least 1 meter from that boundary. The</i>	Duke Street, 21	04/10/13

eaves and gutter of the extension will overhang and therefore trespass upon the neighbouring property. The proposal is too big, too close to the neighbouring property and will result in significant loss of residential amenity to that property.

13/3896M Demolition of existing conservatory and timber Chapel Road, 17 16/10/13
Shed to rear. Dunedin

The Parish Council recommends refusal of this application. This property lies within a Conservation Area, but it contains no drawings of the proposed brick extension. There is illustration of that which is to be removed, and the extension is marked on the site map. It is not possible for the PC to make a judgement of the impact of the proposed extension on the Conservation Area, if there are no drawings, therefore the application must be refused.

13/3912M Demolition of existing conservatory and timber Chapel Road, 17 16/10/13
Shed to rear. Erection of ground/lower ground floor Dunedin
Rear extension.

The Parish Council recommends refusal of this application. This property lies within a Conservation Area, but it contains no drawings of the proposed brick extension. There is illustration of that which is to be removed, and the extension is marked on the site map. It is not possible for the PC to make a judgement of the impact of the proposed extension on the Conservation Area, if there are no drawings, therefore the application must be refused.

13/3994M Demolition of existing house and replacement Macclesfield Road, 24/10/13
Family dwelling, amendment to previously Fieldside
Approved 12/3567M

The Parish Council recommends refusal of this application. The Council considers that the Architectural style has no merit, is of poor conception and poor quality; it does not improve or enhance The Conservation Area. There is no clear indication of the levels to be used, to make comparison with, or assess any impact on neighbouring properties. There is a pond on site, which is part of a drainage network which runs off the Edge, through this property and onto Macclesfield Road. There is no reference to this pond or the drainage on the application. If this pond is filled in and/or the drainage is blocked or altered, this may have an impact on neighbouring properties and Macclesfield Road.

13/3996M Conservation area consent for the demolition of Macclesfield Road, 24/10/13
existing house and replacement family dwelling, Fieldside
amendment to previously approved 12/3567M

The Parish Council recommends refusal of this application. The Council considers that the Architectural style has no merit, is of poor conception and poor quality; it does not improve or enhance The Conservation Area. There is no clear indication of the levels to be used, to make comparison with, or assess any impact on neighbouring properties. There is a pond on site, which is part of a drainage network which runs off the Edge, through this property and onto Macclesfield Road. There is no reference to this pond or the drainage on the application. If this pond is filled in and/or the drainage is blocked or altered, this may have an impact on neighbouring properties and Macclesfield Road.

13/4017M Proposed extension over attached side garage Heyes Lane, 22 23/10/13

The Parish Council recommends refusal of this application. At the time of approval, planning permission was granted with retained development rights. There can be no extensions or major alterations to these properties.

13/2786M Installation of heat pumps in association with Macclesfield Road, 30/10/13
Application no. 11/2131M Franklyn

The Parish Council has no objection to this application.

13/4056M Rear single storey extension Wilton Crescent, 24 22/10/13

The Parish Council has no objection to this application.

13/4068M Demolition of existing property and the erection Ryleys Lane, 30/10/13
Of 4 new residential dwellings Provincial House

The Parish Council recommends refusal of this application. The scale, mass and density of the proposal represents an overdevelopment of the plot. The increase in height of the proposed houses, over the existing will have a huge and negative impact on the house adjacent to the site. The ground floor,

including the proposed car port, is at the same level as the first floor of the smaller house. This is unneighbourly and will result in significant loss of residential amenity. There is no detail of parking arrangements on the site, the PC does not accept that there is sufficient parking provided within the development. Parking on Ryleys Lane would not be acceptable this close to the junction with Redesmere Drive and given the proximity to Eaton Drive, and the AECF School.

13/4077M Erection of site hoarding for security and to prevent Travellers entering Ryleys Lane, Provincial house 30/10/13
The Parish Council has no objection to this application.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East Council

None Advised

7. Reports from Councillors.

None

Meeting Closed: 10.10pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor MH Willamson
CHAIRMAN**