



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th October 2016

Present: Cllr M Garbett (Chairman), Cllrs C Browne, I Higham, M Dudley-Jones, R Grantham, G Hall
R Norbury

Clerk: A Ross
Public 2

Meeting Commenced: 8.20pm

1. Apologies for Absence.

Cllrs C Munro and M Taylorson

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 a non-pecuniary interest in 16/4674M as he intends calling it in to the Northern Planning Committee.

He also declared a non-pecuniary interest in 15/4257M, 16/4604M and 16/4646M and took no part in the discussion.

3. Minutes of the meeting held on 19th August 2016.

Approval proposed by Councillor M Garbett, seconded by Councillor G Hall and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
15/4257M	Extension of existing pond	Brook Lane, Brookfield Farm	19/10/16

The Parish Council recommends refusal of this application. There is no information provided on independent geographic and water studies to show consideration of the impact of this proposal on issues such as drainage, impact on the water table, potential flooding and any impact on wildlife, not just in the site but in the broader area. There is also limited information on use and a traffic plan, the PC has concerns about the increase in traffic generated by this development and the limited car parking on site.

16/4387M	Demolition of a single storey conservatory, internal Alterations & construction of a new single storey Garden room & entrance porch to the rear of a 2 Storey dwelling	Davey Lane, Oak Cottage	27/10/16
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The Parish Council has no objection to this application.

16/4555M	Variation of condition 4 (approved windows) on 14/5926M. Demolition of existing derelict dwelling & detached garage & erection of replacement Dwelling with attached garage with integrated Landscape proposals	Tempest Road, Ridgeside House	10/10/16
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The Parish Council has no objection to this application.

16/4604M	Proposed change of use from A1 Haidressers to	Chapel Road, 4	19/10/16
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B1 offices

The Parish Council recommends refusal on the grounds that it is not in keeping with the conservation area specifically in the change of use of the front garden to parking. There are also traffic concerns in this parking access in the proximity to the junction with London road.

16/4646M Erection of one detached dwelling Beechfield Road, 27/10/16
Half Acre

The Parish Council has no objection to this application subject to a request for a condition withdrawing permitted development rights.

16/4674M Formation of new drive way onto Chapel Road, Chapel Road, 25, 27/10/16
With dropped kerb

*The Parish Council recommends refusal on the grounds that:
It is contrary to national policy in that it doesn't improve or enhance the conservation area. There is no understood need for hard standing as parking provision and access already exists at the rear at Stevens Street. The submitted site plans fail to demonstrate this. Some concern is expressed around the continued reduction of free drainage. Lastly, there are also issues around road safety and the proximity of the new exit to the already problematic junction with Trafford Road.*

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

7. Reports from Councillors.

None

Meeting Closed: 9:15pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor M Garbett
CHAIRMAN