



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th September 2018

Present: Cllr M Garbett (Chairman), Cllrs C Browne, M Dudley-Jones, R Grantham, R Norbury.

Public: 40 plus

Meeting Commenced: 8:05pm

1. Apologies for Absence.

Cllrs G Hall, I Higham, C Munro, 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 application 18/4255M and left the room during the discussion. Before he left the room he read a statement as follows:

The Parish Council is a consultee in the planning process, but the decision rests with a planning officer, unless the Ward Councillor requests the application to be heard by committee (this is known as calling in). I have called this application in, but as I am also a member of the planning committee, planning law requires that I arrive at the meeting with an open mind, otherwise I lose my vote on the committee. This means that I cannot take part in any public discussion of the application, prior to the committee date, so I will not take part in tonight's debate or vote. I always take the view that my vote later is worth more than my voice now.

Before I leave the room however, I can confirm that I had a conversation with the planning officer earlier this afternoon and he is happy for me to share with you that he has a number of issues with the present application, including:

- the design, which would appear overbearing and out of scale in the surrounding built context;
- the impact on amenity, both through the overbearing scale of the dwellings, and losses of privacy by virtue of the fenestration, and through the significant intensification of the site;
- access and parking. The parking provision appears to be below CE standards, and manoeuvrability within the site would be very tight;
- lack of an ecological or arboricultural assessment;
- inadequate external amenity space for the occupiers of the dwellings;
- the line of visitor parking spaces immediately adjacent to a rear residential garden

3. Minutes of the meeting held on 13th August 2018.

Approval proposed by Councillor M Garbett, seconded by Councillor R Grantham and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
18/3966M	Demolition of conservatory & replacement single Storey rear extension plus internal alterations	Beechfield Road, Anesley Lodge	28/08/18

The Parish council has no objection to this application subject to submission of materials to the heritage/conservation officer for approval prior to development.

18/4000M Proposed rear extension Thurston Green, 4 05/09/18

The Parish council has no objection to this application.

18/4027M Variation of conditions 2 & 4 on 15/3523M Macclesfield Road, 06/09/18
Edgecroft

The Parish council recommends refusal on the grounds of the bat officer's comments.

18/4170M Alterations, small ground floor extension & Moss Road, 8, Rydal 07/09/18
new garage

The Parish council has no objection to this application.

18/4207M Variation of condition 2 on approved application London Road, 3 14/09/18
17/3968M - New rear infill 2-storey extension,
internal alterations to include new parking bay at
basement (access from the rear) and window
replacements to front elevation (1st and 2nd floor),
window modifications to the rear and side elevation
and render to existing rear outbuilding

The Parish Council recommends refusal of this application on the grounds that it is an overdevelopment of the site, there is insufficient parking for its intended uses as an office and there are issues around manoeuvrability and access to the underground car park

18/4255M Erection of 8 new dwellings on land off Heyes Lane Land off Heyes Lane 04/10/18

The Parish council recommends refusal on a number of grounds and requests its call in to committee. The massing of the proposal would be overbearing to neighbouring properties in both its height of 3 floors and proximity. It is an over intensive development of the land and in its design of town house (not mews) not in keeping with its intended environment of surrounding discrete cottages. There would be loss of amenity to existing properties in way of access by placement of proposed car park spaces, loss of privacy by overlooking, probable loss of daytime sunlight to properties to the North. It is doubtful there is sufficient car parking provision, in real terms, and manoeuvrability would be constrained and challenged within the site itself. Provision of amenity space to future occupants seems inadequate, this emphasises the over intensive nature. Access to and from Heyes lane would be a concern, the junction is narrow, with limited splay and much needed on street parking further inhibits visibility onto a busy road. If developed in this way there would be concerns around drainage and water provision, there are numerous rights of way and ownership issues that would need to be resolved also.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East

None

7. Reports from Councillors.

None

Meeting Closed: 9:42pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor M Garbett
CHAIRMAN