

# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 11th April 2011

**Present:** Cllr A Jones (Chairman), Cllrs N Schofield, D G Herald, M H Williamson

**In attendance:** No representative from the press  
6 members of public (including Mrs S Joseph (parish councillor from 9/5))

### 1. Apologies for absence.

Received from Cllrs Y Wrinch, P P Tomlinson, F Keegan, M D Lloyd, M W Maczkowiak and C Andrew (Cheshire East).

### 2. Minutes of the meetings held on 7th March 2011.

Approval proposed by Councillor A Jones, seconded by Councillor D G Herald and carried.

### 3. Matters Arising.

None.

### 4. Plans

Following the suspension of the Wednesday night Plans Committee meeting, the applications listed below were reviewed:

**11/0370M** Rear single storey side extension Trafford Road, 13

*The Parish Council has no objection to this application.*

**11/0387M** Conversion of garage to habitable accommodation (Retrospective) Chelford Road,  
Carr Field Farm,  
External alterations to South elevation The Farm House

**11/0388M** Conversion of garage to habitable accommodation Chelford Road,  
(Retrospective) Carr Field Farm,  
External alterations to South elevation The Farm House

*The Parish Council has no objection to this application provided that a condition is applied to ensure that "The Farm House Extension" remains part of the curtilage of "The Original Farm house".*

**11/0481M** Erection of detached dwelling with attached garage Trafford Road, 43  
Hawkwell

*The Parish Council has no objection to this application.*

**11/0512M** Demolition of single detached dwelling and integral Congleton Road, 10  
single garage and proposed replacement with 2 Coppers  
luxury residential apartments; courtyard, integral  
garages and associated landscaping

**11/0513M** Demolition of single detached dwelling and integral Congleton Road, 10  
single garage Coppers

*The Parish Council recommends refusal of this application.*

*This property lies within the Alderley Edge Conservation Area and occupies a dominant position overlooking and visible from the western part of the Village. Any development must improve or enhance the area, and while the existing property has no architectural merit, the proposed replacement dwelling would have a negative impact on the Conservation Area.*

*The scale and mass represents an overdevelopment of the plot, more than 4 times the volume of the existing house. The bulk of a 4/5 story building is out of keeping with the surroundings, dominating both the small cottage at 12 Congleton Road, and the smaller dwellings at Beech Cottages below, in particular 3a, named Manara I believe.*

*The impact of this development on neighbouring properties is severe. In particular the proposed rooftop terracing above the garage of Plot 1 is only a couple of metres from 3a Beech Cottages. Persons standing on this terrace will look directly into the windows of the first floor of this property. In addition, the new building will overshadow 3a, resulting in exclusion of light and loss of privacy to the ground floor. There is another rooftop terrace above the garage of Plot 2, and each of the proposed dwellings has large balcony areas to the rear, on the 3<sup>rd</sup> floor. Together, these features will result in total loss of residential amenity of the adjacent properties and are unneighbourly. Precedent has already been established in refusal of such terraces at a property further along Congleton Road, following construction of an extension.*

*There is a profusion of windows to both sides, all of which overlook the neighbouring properties, and the main entrance to one of the apartments overlooks the cottage at 12 Congleton Road, and is intrusive.*

*Vehicular access to the site already exists to Congleton Road. Creation of separate access to Lydiat Lane will have an impact on this already congested residential street. Parking and access are already a matter of great concern to residents of Lydiat Lane, Beech Cottages and Netherfields. This matter should influence the decision; the issues of Parking and Access for existing residents need to be remedied, not made worse by improving financial gain for a developer.*

*The Parish Council is concerned about the impact of the development on the trees on the site, in particular the large Copper Beech tree which gives the property its name. The scale of the development will damage these trees, increasing the detrimental impact to the Conservation Area.*

**11/0587M** Application for a new planning permission to replace Heyes Lane, an extant planning permission in order to extend the Emerson House time limit for implementation

*The Parish Council has no objection to this application.*

**11/0612M** Advertisement consent – Display of two illuminated Heyes Lane, advertisements and amendment to non-illuminated Emerson House entry statement

*The Parish Council has no objection to this application.*

**11/0633M** Proposed removal of internal partition in the morning Woodbrook Road, room, new kitchen, new opening for external glazed Redclyffe Grange doors, new external steps and the demolition of the existing garden outbuilding to the lower terrace. New window to kitchen to replace existing 2 windows

*The Parish Council recommends refusal of this Listed Building Application.*

*By definition the designation of a listed building is to preserve its features and we do not believe that this application complies with this requirement. The proposed external changes do not improve or enhance the style of the building, and detract from its aesthetic appearance.*

Councillor M H Williamson left the room whilst the next application was considered as it featured a neighbouring property to his own.

**11/0763M** Proposed two storey side, single storey side and Beechfield Road, 11 Front extensions

*The Parish Council has no objection to this application.*

**11/0765M** Proposed two storey side, single storey side and Beechfield Road, 11 front extensions

*This application for demolition has already been determined as unnecessary because 11/0763M is for an extension.*

Councillor M H Williamson returned to the room.

**11/0782M** Single storey rear extension  
(Re-submission of 11/0133M)

Greystoke Drive, 1

*The Parish Council has no objection to this application.*

**5. Borough Decisions**

As per agenda.

**6. Sustainable Towns Network.**

Nothing reported.

**7. Notices & Correspondence.**

**Cheshire East Council**

None.

**8. Reports from Councillors.**

None.

**Councillor A Jones**  
**CHAIRMAN**