

ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12 December November 2011

Present: Cllr F Keegan (Chairman), Cllrs M J Connor, M W Maczkowiak, S Joseph,
MH Williamson, MD Lloyd

In attendance: No representative from the press
1 member of public

Meeting Commenced: 9.25pm

1. Apologies for absence.

Received from Cllrs JD Bergin, DG Herald

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

Cllr MW Maczkowiak declared an interest in item 11/3694M (as she is a near neighbour) and took no part in the consideration of this application.

Cllr F Keegan declared an interest in item 11/4341M and the correspondence from the Emerson group with regard to this and took no part in the consideration of this application (which was subsequently deferred).

3. Minutes of the meetings held on 7th November 2011.

Approval proposed by Councillor F Keegan, seconded by Councillor MJ Connor and carried.

4. Matters Arising.

None.

5. Plans

The applications listed below were reviewed:

11/3418M	Front, rear and garage extension as previous applications to be read in conjunction with previously passed applications 11/1955M and 07/2673P	Windermere Drive, 19	28//11/11
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The PC understands that it is permissible to seek retrospective Planning Approval, but this is to address small matters of detail, or to correct an error where a misunderstanding arises. To obtain Approval for minor changes, then demolish and rebuild a house without planning consent would seem to be a contrived attempt to avoid the rules. This should be condemned as unacceptable.

The large gable wall adjoining the neighbouring property is too big, it is overbearing and will impact on the residential amenity of that adjacent house. Therefore this application should be refused, and construction stopped until a more suitable treatment can be agreed. This action is necessary if trust and confidence in the Planning System are to be upheld.

11/3694M	Lean to extension to the rear of the property	Crescent Road, 20	06/12/11
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The Parish Council has no objection to this application

11/3794M	Construction of two storey extension with garage To the front and single storey extension to the rear	Moss Road, 18 Crantock	14/12/11
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The PC is very concerned that this plan has been passed back for further comment, following amendment. The application should have been withdrawn, or refused as unacceptable. Having examined the additional drawings, there appears to be no material change to the features which lead the Parish Council to recommend refusal. The proposed extension remains out of keeping with the surrounding properties and its immediate area, which is in the Green Belt. Indeed the volume of the front extension is virtually unchanged, and the flat roof addition to the rear has been increased, further exacerbating the impact. The proposal remains disproportionate by nature of its scale, mass and design. It is not inclusive and will reduce the amenity of the Green Belt (Policy GC12). The proposal will damage the residential amenity of neighbouring properties, being overbearing (Policy DC3). It remains totally out of character with its surrounds and must be refused.

11/3829M	Application for variation of condition 2 on Planning Approval 08/1257P relating to the design of the decked forecourt	London Road, 46	28/11/11
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The Parish Council has no objection to this application

11/4082M	Proposed A1 retail use at ground floor level as 'Infil' below existing 1 st and 2 nd floor office Accommodation at No.10 West St. Construction to match that of the adjacent Fitness Club at ground floor of No.10	West Street, 10-12	07/12/11
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This proposal will result in the loss of parking spaces which were provided for the offices on the first and second floors of this building. In addition, the new retail unit will itself require parking spaces to be provided. The PC has no objection to this application subject to a satisfactory report from the Highways Officer and the approval of a Transport Plan which shows that the parking provision meets policy requirements in regard to the office space and retail unit combined.

11/4198M	Refenestration scheme involving the replacement Of 55 windows	Alderley Edge Primary School	28/12/11
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The Parish Council has no objection to this application

11/4218M	Replacement windows	Alderley Edge Primary School	22/12/11
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The Parish Council has no objection to this application

11/4171M	Conservation area consent for demolition of Existing dwelling and garage and erection of a replacement dwelling with integral garage	Macclesfield Road, Thornfield Heights	05/01/12
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The Parish Council recommends refusal on the following grounds. The development doesn't improve Or enhance the conservation area and overdevelopment of the plot doesn't maintain sylvan low density Character.

11/4333M	Change of use from A1 retail to A3/A4 restaurant And bar	London Road, 45	27/12/11
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The Parish Council recommends refusal on the grounds of loss of A1 retail to A3. Alderley Edge has a Surplus of A3 and the parish plan requires 2/3rd retail in the village.

11/4341M	Amended scheme for erection of 20 apartments In two, three storey buildings.	Former Beech Lawn and Woodbridge, Brook Lane	04/01/12
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Deferred until January meeting

6. Borough Decisions

As per agenda.

7. Sustainable Towns Network.

Nothing reported.

8. Notices & Correspondence.

The Emerson Group – Pre-application to redevelop Beech Lawns, Brook Lane, Alderley Edge for P.E.
Jone (Contractors) Ltd – deferred until January meeting

Cheshire East Council

None advised

9. Reports from Councillors.

Meeting Closed: 10:55pm

ACTION SUMMARY

Undertaken By	Detail	When For
Clr Keegan	Send letter to planning about the principle of applications	Whenever practical

Councillor F Keegan
CHAIRMAN