

# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Friday 18th February 2011

**Present:** Cllr M H Williamson (Chairman), Cllrs F Keegan, P P Tomlinson, M D Lloyd  
D G Herald

**In attendance:** 2 members of the public

### 1. Apologies for absence.

Received from Cllrs A Jones and Y Wrinch.

### 2. Plans

**11/0161M** Change of use of part of ground floor from office to retail and erection of two storey and single storey rear extensions for retail and office purposes and material alterations including the in-filling of an archway to expand the retail floor area (amendments to previously approved scheme under 08/2675P) London Road 51/51A and Stevens Street, 7

*The Parish Council recommend refusal of this application.*

*In the Design & Access Statement submitted there are many references to the Appeals Inspector's Report on a previous application regarding this site and there are several issues arising which the Council has an opinion on.*

*Condition 10 of the report refers to Parking. Planning Policy Guidance in place at the time this was written has now been cancelled by the current Government. The absence of this guidance means Parking is now an issue. A development on this scale must provide parking for staff, as was the case for the Westbrook site on the corner of Clifton Street. It is not acceptable that staff, using the entrance on Stephen Street, would seek to park in adjacent streets which are all residential. Any spaces on these streets are limited to 1 hour with return not permitted within 2 hours and are therefore inappropriate.*

*The Appeals Inspector made reference to A1/A2 use and stated this site should not be used for 'Food Retail'. The Parish Council would like a condition placed on any approval to limit this development to A1/A2 use **only**.*

*In relation to the application itself, it is the Parish Council's opinion that the changes to the approved application of 2008 are substantial and significant and that this requires a **new** planning application, rather than an amendment.*

*The closure of the archway raises several issues. Policy DC48 requires that any alteration to shop fronts avoid use of large areas of glass. This proposal clearly does not conform to this policy. This site has no grandfather rights to use The Avenue for access; services cannot use the public right-of-way to London Road because of the presence of the Pelican Crossing and the associated restricted parking will prevent vehicles stopping there. As a result all services will have to use the entrance to Stephen Street, which is immediately adjacent to residences on one side of the road, and opposite the entrance to the parking area to the rear of shops and a restaurant fronting to London Road. Such use of the public pavement will cause obstruction to pedestrians, have a detrimental impact on the amenities of the residences, and cause an obstruction to vehicles entering/leaving the car park, thereby causing a Highway safety issue. Policy DC6 refers, in particular manoeuvring of vehicles and service arrangements. Policy DC3 refers, in particular injury to amenities of adjoining residential properties due to noise, traffic generation etc.*

*Policies BE1, 2 and 3 refer to the historic fabric, adjoining a Conservation Area. This building is an example of the Victorian shop fronts, a feature of the village already saved through the Listing of Barclays Bank and the Historic Building status of the NatWest Bank. The previous application preserved the fabric through retention of the arch and the original style of the frontage. Clearly this amendment is contrary to these policies.*

*Staff entrances to the offices are by staircase only which cannot be compliant with Disability Access requirements. Do the access routes meet the Fire Regulations with regard to escape from the first floor?*

*The roof lights in the two storey rear extension do not meet restrictions imposed in 2008 because the floor level has been altered to facilitate increased office space.*

*The creation of the single storey extension with balcony/roof garden is of concern. This area is only a few metres away from a residential unit at 1<sup>st</sup> floor level in No. 53 London Road. This balcony area will impact directly on the privacy afforded this dwelling and indirectly on properties on The Avenue. Noise will also be a factor. Any use of this area for smoking will contravene regulations because it is less than 10 metres from the residence at No. 53. Use of any part of this area should be restricted to Fire Escape only. DC3 refers, in particular loss of privacy, noise etc.*

**Councillor M H Williamson**  
**CHAIRMAN**