

ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Tuesday 28th June 2011

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

In attendance: No members of the public

Meeting Commenced: 10.15am

1. Apologies for absence.

Received from Cllrs M W Maczkowiak, M J Connor, S Joseph and J D Bergin.

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

Councillor F Keegan declared an interest in the first item 11/0930M (as he is an adjacent neighbour) and took no part in the consideration of this application.

Councillor M H Williamson declared an interest in item 11/2083M (as he is a near neighbour) and took no part in the consideration of the application (which was subsequently deferred).

3. Plans

11/0930M	Two 2.4m x 3m signs positioned to form a V shape (both facing the Alderley Edge By-pass)	Brook Lane, Beech Lawn	29/06/11
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The Parish Council has no objection to this application, subject to a condition requiring removal of the signs when the properties are completed or sold.

11/1310M	Proposed offices	London Road, 14-18 Land to rear of	28/06/11
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The Parish Council recommends refusal of this application. The proposed replacement dwelling is too large and represents an over-development of the plot, leading to loss of amenity of the neighbouring residential property. The height will result in this building being overbearing, with loss of sunlight and daylight. DC3 refers.

Also DC6 requires the provision of space for the manoeuvring of vehicles, separate service arrangements and sufficient space for parking and loading/unloading. This is a small plot surrounded by other offices and businesses. The increase in floor area may lead to traffic and pedestrian access being difficult and inconvenient.

11/1839M	Two storey side extension – renewal of permission 07/0637P	Crescent Road, 21	28/06/11
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The Parish Council has no objection to this application, subject to the provision of the correct number of parking spaces off-road.

The Parish Council believes this is two spaces, but they are not shown on the plans submitted. Failure to provide adequate parking should result in refusal of permission.

11/1853M	This is a revision to the design submitted and approved on 29/8/06 – application 06/1724P. The difference is that no alteration will be made to the existing basement. The only work that will be done will be the rear extension, which will be externally similar to the rear extension proposed in 06/1724P	Moss Lane, 63	11/07/11
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The Parish Council has no objection to this application.

11/1893M	Extension and internal remodelling of dwelling house	Moss Road, 18 Crantock	29/06/11
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The Parish Council recommends refusal of this application, which is in the Green Belt. The proposed extension represents an increase of approximately 100% in the footprint, which exceeds the 30% rule which applies. The two storey extension to the front is excessive, is unneighbourly and does not meet the criteria laid down in DC3 regarding the impact on the adjacent property. The proposed flat roof on the large rear extension will have an impact on the visual amenity of the Edge Conservation Area, because of its size.

11/1964M	Demolition of existing dwelling and erection of new dwelling and garage	Woodbrook Road, Croston Firs	13/07/11
11/2082M	Demolition of existing dwelling and erection of new dwelling and garage	Woodbrook Road, Croston Firs	05/07/11

The Parish Council recommends refusal of this application. The scale and mass of the proposed replacement dwelling represents an overdevelopment of the plot. Whilst there may be no architectural merit in the existing property, its position on the site has an impact on the visual amenity to Woodbrook Road and affects neighbouring properties, particularly those on the corner with Tempest Road, e.g. Croston. The new building, by nature of its scale and mass, and the repositioning on the site has a negative impact on all of these aspects, and cannot therefore be considered to meet the requirement to 'improve or enhance the Conservation Area' which is required.

The street scene is not improved (DC 1 refers). Unlike the property to the left, which has minimal impact, the roof line and style of the proposed building has a detrimental effect and detracts from the 'Sylvan low density' style of the Conservation Area. By moving the footprint, the new house will be even more imposing and overbearing on The Coach House and Croston on Tempest Road, than the existing building. DC 3 of the MBC saved Plan requires that a new development 'should not significantly injure the amenities of adjoining or nearby residential properties or sensitive uses'. This proposal will fail to comply with this requirement through loss of privacy, overbearing effect and loss of daylight and sunlight; it should therefore be refused.

Councillor D G Herald left the meeting at this point and it was therefore inquorate.

11/2083M	Proposed extensions and internal alterations to existing detached dwelling	Beechfield Road, 11	14/07/11
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Recommendation deferred pending further investigation.

Meeting Closed: 11.30am

Councillor F Keegan
CHAIRMAN