

ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Tuesday 17th May 2011

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

In attendance: No members of the public

1. Apologies for absence.

Received from Cllrs J D Bergin, M D Lloyd and N Schofield.

2. Plans

11/0268M Extension, refurbishment and alteration of the former Yesterdays night club, Harden Park to create a 68 bed hotel with ground floor bistro and spa together with associated car parking for 79 cars, landscaping and associated works
Harden Park,
County Hotel

The Parish Council recommends refusal of this application.

The scale and mass of the proposed extension will have a detrimental impact on the Green Belt.

11/0992M To remove glazing from 2 window frames and replace with 2 aluminium louvres to match existing
Moss Lane, 22
Telephone Exchange

The Parish Council has no objection to this application.

11/1006M Rear extension and alterations to existing house
Congleton Road, 12

The Parish Council has no objection to this application.

11/1094M Demolition of detached single dwelling with the erection of a new replacement detached dwelling including associated external hard/soft landscaping and boundary treatments
Macclesfield Road,
Copper Beech

11/1143M Demolition of detached single dwelling with the erection of a new replacement detached dwelling including associated external hard/soft landscaping and boundary treatments
Macclesfield Road,
Copper Beech

The Parish Council has no objection to this application, subject to a satisfactory report form the Tree Officer regarding impact of the proposal on the many trees around and adjacent to the property.

11/1204M Application to regularise amendments to approved drawings 09/0690M
Squirrels Jump,
The Lodge

The Parish Council has no objection to this application.

11/1233M Resubmission of application 10/0243 – two storey extension to 4 bed dwelling
Marlborough Avenue, 7

The Parish Council has no objection to this application.

11/1241M Single storey front extension
Greystoke Drive, 1

The Parish Council has no objection to this application.

11/1350M Demolition of part of the northern outrigger and two storey extension to form an additional bedroom, bathroom and utility room Brook Lane, Field Head

The Parish Council has no objection to this application.

11/1571M Single storey side/rear extension to kitchen The Circuit, 19

The Parish Council has no objection to this application.

The following applications were received after the agenda was published but in time to be considered at this meeting:

11/1098M Variation of Condition 10 on planning permission 10/0804M Macclesfield Road, Leeward House

The Parish Council has no objection to this application.

11/1129M Extension to time limit – 08/0799P for the construction of single car parking decking Wilmslow Road, Queen's Court

The Parish Council has no objection to this application.

11/1196M Change of use of part of ground floor from office to retail and extensions London Road, 51/51A and Stevens Street, 7

The Parish Council recommend refusal of this application. Although some previously expressed concerns have been addressed by the proposed changes, the Parish Council still has the following objections;

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 Stevens 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**.*

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 Stevens 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. Stevens Street is a one-way road and all refuse and delivery vehicles will have to travel along this residential street and then onto Trafford Road which is also residential. Policy DC3 refers, in particular injury to amenities of adjoining residential properties due to noise, traffic generation etc.

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 changes proposed have not, in the view of the Parish Council, altered the fact the change to the scale of the retail unit will materially alter the traffic and noise impact on adjacent residences and businesses. In particular, the retention of the use of the alley fronting to London Road as a service route is unacceptable given the location within the existing street scene. Possible future application to increase the size of the Bubble Room opposite will in combination present an unacceptable increase in traffic and disruption in this area.

3. Notices and Correspondence.

- E-mail in respect of application 09/4334M – the development of Ryleys Playing Field
- Letter from Mono Consultants Ltd regarding the possible siting of a telephone mast at Ryleys Lane (opposite the junction with Chorley Hall Lane)
- Letter from Mono Consultants Ltd regarding the possible siting of a telephone mast at Alderley edge Golf Club, Brook Lane

All the above were dealt with after the meeting owing to time constraints.

- Notice of Appeal in respect of 10/4107M – Access and landscaping at Brook House, Brook Lane

Appeal Start Date: 19/04/2011
Date of Notice: 11/05/2011
Date of Receipt: 16/05/2011
Date Response Required: 31/05/2011

Noted.

Councillor M H Williamson
CHAIRMAN