

# ALDERLEY EDGE PARISH COUNCIL

## Minutes of the Plans Committee meeting held on Monday 7th February 2011

**Present:** Cllr A Jones (Chairman), Cllrs N Schofield, M W Maczkowiak, P P Tomlinson  
M D Lloyd

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

### 1. Apologies for absence.

Received from Cllrs Y Wrinch, M H Williamson, F Keegan and D G Herald.

### 2. Minutes of the meetings held on 6th December 2010.

Approval proposed by Councillor M W Maczkowiak, seconded by Councillor F Keegan and carried (at the Parish Council meeting held 10/1/11).

### 3. Matters Arising.

None.

### 4. Plans

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

**10/4454M** Replacement dwelling Brook Lane,  
Fellbrook House

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

**10/4674M** Extension of time for implementation of approval Ryleys Lane,  
07/2850P Brookside, Flat 1A

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

**10/4839M** Extension of time to 07/2759P replacement dwelling Macclesfield Road,  
Thornfield Heights

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

**10/4902M** Demolition of existing dwelling for proposed new Woodbrook Road,  
dwelling with attached garage Croston Firs

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

As the proposed meeting on 10/1 was not held the applications listed above were reviewed on 18/1 and the recommendations require ratification at this meeting.

**10/4584M** Three storey extension to existing three storey care Brook Lane,  
home, to provide an additional 12 en suite bedrooms. Brookview Nursing Home  
Construction of a new external refuse store and two  
additional car parking spaces

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

- 10/4887M** Proposed development consisting of the demolition of the existing detached garage; the construction of an integral single storey garage; internal and external alterations including alterations to ground floor and first floor extension and associated ground works Heyes Lane, 11

*The Parish Council recommends refusal of this application.*

*The proposed construction of first floor extensions to front, side and rear of the property include windows in all three elements, which overlook the neighbouring property to the western side. The presence of these windows, in particular the very large window to the side of the front extension, will impact upon the residential amenity of that property negatively, resulting in intrusion and a significant loss of privacy.*

The applications listed above were received after the agenda was issued for the 10/1 meeting, but in time to be considered at that meeting. As the proposed meeting on 10/1 was not held the applications listed above were reviewed on 18/1 and the recommendations require ratification at this meeting.

- 10/4714M** Rear/side extension Trafford Road, 16

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

- 10/4981M** Removal and replacement of existing conservatory at rear, single storey and two storey extensions at front and side respectively Beechfield Road, 17

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

The applications listed above were received after 10/1, but required review before this meeting. Accordingly, they were reviewed on 18/1 and the recommendations require ratification at this meeting.

Councillor P P Tomlinson proposed, Councillor A Jones seconded and it was carried that all the above recommendations were in order.

- 10/4529M** Replacement of the Royal Oak Public House (A4 use) by four semi-detached and two detached Dwellings Heyes Lane, 28  
Royal Oak Hotel

*The Parish Council recommends refusal of this application.*

*The Council feels that the proposed properties of 4 semi detached houses and 2 detached houses will be an over development of the site. The scale and mass of the proposed properties are too great for the site.*

*The plans available on the Planning Portal do not show a "Street Scene" or the heights of the proposed properties relative to neighbouring properties. The Royal Oak is built on a sloping/tiered site. The drawings do not appear to show at what height the proposed properties are planned to be built, therefore the impact on the adjacent properties which are lower than the Royal Oak is impossible to assess, but may have an unacceptable impact.*

*There is no statement or indication on the submitted plans as to how the water culvert running through the site will be catered for and hence the impact the development may cause on the water table of the adjacent area.*

*The site is opposite the junction of Heyes Lane and Davey Lane. The turning onto Heyes Lane for traffic leaving Davey Lane left or right has poor sight lines. There are double yellow lines along the length of the Royal Oak site. Therefore it is imperative that **any development** of this site includes provision to ensure that no contractor's vehicles park, load or unload on Heyes Lane and Davey Lane and are required to undertake all their activities within the Royal Oak site.*

- 11/0021M** Amendments to approved application 08/0566P – proposed replacement dwelling, plot 3, Oatlands Oatlands,  
Land at

*The Parish Council has no objection to this application provided that conditions are imposed to ensure that the garage building can never be sold as a separate building and at all times remains part of the curtilage of the main property.*

**11/0039M** Amendments to approved application 08/0566P Oatlands,  
– proposed replacement dwelling, plot 2, Oatlands Land at

*The Parish Council has no objection to this application provided that conditions are imposed to ensure that the garage building can never be sold as a separate building and at all times remains part of the curtilage of the main property.*

**11/0133M** Construction of rear conservatory Greystoke Drive, 1

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

The following applications arrived after the original agenda had been published, but in time to be reviewed at the meeting:

**10/4710M** Two storey side extension, revised roof, porch and Macclesfield Road,  
car port Brackenhurst

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

**10/4900M** Replacement dwelling Woodbrook Road,  
Croston Firs

*The Parish Council recommends refusal of this application.*

*The scale and mass of the proposed house is too large for the plot, in particular due its width.*

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

*Deferred pending further investigation.*

**11/0190M** Ensuite extension to first floor bedroom Beechfield Road,  
Eastcourt

*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**

Notices of Informal Hearing - Trafford Road, 54  
(Re: 10/1768M Demolition  
10/1769M New Dwelling)

Date of Notice: 20/01/2011

Date Received: 24/01/2011

Date of Hearing: 08/02/2011

Hearing to be held at Wilmslow Leisure Centre, Rectory Fields, Wilmslow at 11.00am

*Noted - Councillor A Jones was not available, but urged any councillors who were free to attend.*

**8. Reports from Councillors.**

None.

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