



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th March 2020

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, M Dudley-Jones, R Grantham, G Hall, L Marshall, M Taylorson.

Public: 14

Meeting Commenced: 8:17pm

1. Apologies for Absence.

Cllr S Greenwood.

2. Declarations of interest and requests for dispensation to discuss, or discuss and vote on a matter in which a Member or co-opted Member has a Disclosable Pecuniary interest (DPI).

Cllr Browne declared an interest in application 19/0684M as it has been called in to Northern planning Committee.

3. Minutes of the meeting held on 3rd February 2020.

Approval proposed by Councillor M Garbett seconded by Councillor B Chapman and carried.

4. Minutes of the meeting held on 25th February 2020.

Approval proposed by Councillor M Garbett seconded by Councillor L Marshall and carried.

5. Plans.

Appl'n #	Details	Site	Response Date
----------	---------	------	---------------

19/0684M	Erection of 6 new dwellings on land off Heyes Lane	Land off Heyes Lane	10/03/20
----------	--	---------------------	----------

Parish council strongly recommends refusal, call in to the Northern Planning Committee and references back to its previous response and the reasons for refusal therein. Reasons for refusal remain in place. Namely that:

- It is overdevelopment of the site and not sustainable***
- The designs are not in keeping with surrounding cottages and does not enhance the location***
- The massing would be overbearing to neighbouring properties in both height and proximity and would result in loss of light and amenity of privacy. No evidence submitted to the contrary***
- The cited precedent example of 71 Heyes lane is not equivalent in it's context***
- Insufficient external amenity for future residents of proposed dwellings. Further evidencing over intensive development.***
- Loss of amenity space, privacy to existing properties***
- No plans have been submitted to evidence safe ingress/egress to Heyes Lane, via presumably, an unadopted road, Buckhorn street. This is extremely narrow and visibility splay is not considered sufficient to allow safe movement at this junction. Additionally, it is envisaged that this access will need to support passing traffic (including large hgv's for refuse etc) on Buckhorn street else conflicting movements would result in vehicles backing up onto Heyes lane. Further compounding safety concerns.***

- *Suggested pedestrian access is undeliverable (rights of way issues) meaning this would need to be met along Buckhorn Street. Further compounding the situation there and so collectively access is unsustainable from a vehicle and pedestrian perspective*
- *There is insufficient parking provision in accordance with CE policies with overflow from residents and visitors parking in the location and onto an already pressurised and unsafe area on Heyes lane. This needs detailed Highways consideration and not requested appropriately.*
- *Topology and drainage has been given scant consideration. With removal of trees and bushes pre application incidents of flooding have arisen in properties Oakfield Road and Close. Only likely to be compounded after construction, removing natural soak away after covering over with hardstanding.*
- *Numerous issues over rights of way and ownership remain unresolved*
- *There is no requirement for this development as Cheshire East housing provision requirement is being met.*
- *Alderley Edge Neighbourhood plan policies AE2 (Design and Scale), AE3 (Sustainable Housing Design) are not being met or considered. AE4 resists such Back land development.*

20/0526M Replacement of existing kitchen flue to new extract London Road, 47 19/03/20
Flue in new position

The Parish council has no objection to this application subject to confirmation that noise levels would not be an issue to neighbouring properties

20/0623M variation of condition 2 & 3 of existing permission Beechfield road, 18/03/20
18/0862M, existing residential dwelling demolished, The Dell
full planning permission for revised residential
replacement dwelling.

The Parish council has no objection to this application subject to a suitable site management plan

20/0710M Proposed single storey rear extension, 2 storey Windermere Drive, 36 11/03/20
Storey side extension & new elevational treatment

The Parish council has no objection to this application

20/0717M Single storey rear extension Stevens Street, 1 19/03/20

The Parish council has no objection to this application subject to no objection from neighbours

6. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

7. Notices & Correspondence.

None

Cheshire East

None

8. Reports from Councillors.

None

Meeting Closed: 9:23pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor M Garbett
CHAIRMAN