



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 5th October 2020

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, M Dudley-Jones, R Grantham, S Greenwood, L Marshall, B Pearce
2 members of the public

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllr M Taylorson.

2. To receive 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).

Craig Browne – 20/4003M on having requested this item as potential for call in to Committee

Elizabeth Marshall – 20/4003M on being familiar with the applicant

Mike Dudley Jones – 20/4131M on being the applicant

All members – 20/4131M on being familiar with the applicant

3. Minutes of the meeting held on 14th September 2020.

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

4. Plans

20/3977M – 5 Annis Close

Two storey side extension to form entrance hall and new bedroom

Response Date 08-Oct-2020

The parish council recommends refusal on the grounds that there is no demonstration of being able to accommodate sufficient car parking, for a 4-bedroom house, within the curtilage of the property. This was a concern on the last application 14/0048M where it needed to support 2 cars, now 3. Additionally, the proposal will be overbearing to the property next door.

20/3973M – 41 Trafford Road

Retrospective application for erection of gate piers and entrance gates

Response Date 14-Oct -2020

The parish council recommends refusal and removal of the gates. It has introduced a significant safety issue as there is no space, for an entering vehicle, to wait off from the public road for the gates to open. This is compounded by the close proximity to an already existing poor junction (Mottram Road, Trafford Road, Chapel Road). Additionally, the gate, in its design, isn't reflective of or enhance the character of the conservation area

20/4003M – Rydal 8 Moss road

Demolition of existing dwelling and its replacement with a detached dwelling and detached infill dwelling.

Response Date 14-Oct-2020

The parish council recommends refusal. It is overdevelopment and, on its side of the road, isn't appropriate in density, scale, or grain of the area. This is contrary to emerging neighbourhood plan policy AE2. In fill development and increased density with a 3-storey house aren't consistent to this area. There is insufficient justification for supporting the increased density and is as such also against emerging neighbourhood plan policy AE4. Housing supply needs in CE and Alderley Edge are already being met.

20/4073M – 4 Swiss Cottage Swiss Hill

Replace front windows , remove rear windows and doors, install sliding patio style doors/windows

Response Date 22-Oct-2020

The parish council has no objection to this application

20/4087M – 4 Beaufort Close

Creation of raised patio to rear of garden

Response Date 12-Oct-2020

The parish council recommends refusal; there is loss of privacy and amenity to neighbouring property through having unnecessarily elevated terraces, especially in this proximity to the boundary. It is noted also to be a retrospective application and ought be removed immediately.

20/4094M – 4 Beaufort Close

Creation of raised patio to rear of garden

Response Date 13-Oct-2020

The parish council recommends refusal; there is loss of privacy and amenity to neighbouring property through having unnecessarily elevated terraces, especially in this proximity to the boundary. It is noted also to be a retrospective application and ought be removed immediately.

20/4131M – 2 South Terrace

Single storey front and side extension

The parish council has no comment to make

5. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

6. Notices & Correspondence

None

Cheshire East Council

None

7. Reports from Councillors

None

Meeting Closed: 9:10pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN