



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12th October 2020

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

Clerk, Assistant Clerk

6 members of the public

Meeting Commenced: 7:35pm

1. Apologies for Absence.

None

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).

Cllr C Browne – on Land to the rear of Heyes Lane on having requested this item as call in to Committee and took no part in the debate

Cllrs S Greenwood and B Pearce – non-pecuniary interest on Land to the rear of Heyes Lane Committee and took no part in the debate

Cllr C Browne – 20/2735M on having requested this item as call in to Committee and took no part in the debate

3. Reports from Councillors

It was noted there was a lot of public interest in planning application 19/0684M land to the rear of Heyes Lane. It was not on the agenda as the Parish Council has not been re-consulted, however it was felt that further commentary was needed. Cllr Garbett agreed to move agenda item ‘reports from councillors’ to the start of the meeting. A spokesperson on behalf of concerned residents reported a list of 8 concerns and Cllr Garbett confirmed these had been noted.

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

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

5. Minutes of the meeting held on 5th October 2020.

Deferred.

6. Plans

19/0684M – Land off Heyes Lane

Erection of 6 new dwellings in Land off Heyes Lane

The Parish council still holds the position that this application should be refused as the reasons previously cited remain extant. Not limited to:

Unsustainable overdevelopment, unjustifiable back land development, incongruous design, overbearing massing, parking provision, amenity, privacy, topology, drainage and flooding concerns, outstanding issues of rights of way and access.

The newly uploaded revised site plan and transport note and its perceived agreements with highways still don't appropriately address the concerns around parking provision, access/egress, movement within the proposed site and demonstrates a continued lack of consideration for the character of the location, in that:

Through reconfiguration of the road, by widening pavement on one side, narrowing on the other and removal of the grass verge that constitutes informal green space, irreparable damage to the character in the local will be inflicted. This runs contrary to the intent of emerging neighbourhood plan policies AE10, protection of green space, and AE3, enhancement of green space. Additionally, it won't adhere to design codes in respect to formal blocks.

The attempt at improving visual splay would not be achieved due to on street parking around entrance that will simply shift alongside, this cannot be removed due to this being an already pressured resource in this location.

There will still be inadequate parking provision for the intended houses, per CE policy, and the introduced concept of a turning head, likely unenforced will be insufficient. The incomplete swept path analysis doesn't cover all manoeuvres required to satisfactorily navigate the whole site in and out. Probably because it isn't actually possible.

Proposals to allow pedestrian and cycle access via the small lane adjacent to Maple Cottage do not have supporting rights of access and so are undeliverable. This forces access via Buckhorn Street and there is no formal pavement provided there. This introduces safety issues in car and pedestrians sharing the same space. There is insufficient space to add paving.

A mature oak, deserving of protection, dominates this location and is under threat from this work. No demonstration of its protection during construction or in future is included.

The applicant continues to underestimate the number of residents' cars that will require parking, no visitor / delivery provision. The designs will not support concurrent ingress / egress meaning that a yielding entering vehicle will be forced to reverse back onto Heyes Lane. A significant safety issue.

20/2735M - 7 Moss Road
Replacement dwelling
Response Date 21-Oct-2020

The Parish council recommends refusal on the grounds that it would be over development in the Green Belt exceeding increase in habitable space and contrary emerging policy 2 of AENP in regard to Design and Scale

20/4224M – 46 The Circuit
Proposed single storey rear extension
Response Date 21-Oct-2020

The parish council has no comment to make as there are no documents to view on the planning portal.

7. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

8. Notices & Correspondence

None

Cheshire East Council

None

Meeting Closed: 8:15pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN