



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 27th October 2020

Present: Cllr M Garbett (Chairman), Cllrs C Browne, B Chapman, S Greenwood, B Pearce, M Taylorson.
3 members of the public

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs M Dudley-Jones, R Grantham, L Marshall

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 – 20/0554M as called in to Committee, 20/4224M as knows applicant

Myles Garbett, Mike Taylorson – Personal interest in 20/4531M as know applicant

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

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

4. Minutes of the meeting held on 12th October 2020

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

5. Plans

20/0554M – Corner Croft, Green Lane

Erection of new detached dwelling adjacent to the existing property

Response Date 23-Oct-2020

Parish council continues to recommend refusal and call in to council. Alderley Edge Neighbourhood plans emerging policy AE4 is resistive to infill development this should be born into consideration along with CE policies for this form of development. Current housing supply requirements for CE are being met. The submitted applications plans do not complement the existing building line. Most importantly it is considered that there would be loss of amenity and privacy for the properties to its rear. The angle and proximity to this new property, within the mininum of 25m, mean that line of sight would be achieved into a primary bedroom. Screening is overstated and additionally overlooking of garden amd amenity of privacy would also be lost. The overall proximity and massing of the new property would be overbearing also.

20/3395M – 109 Heyes Lane

Proposed granny flat ancillary to the main house

Response Date 28-Oct-2020

The parish council still recommends refusal on the grounds that the proposed development would not meet parking standards (provison is required within the curtalage) and it is contrary to the emerging neighbourhood plan policy AE4 in regard to restricting back land development

20/4224M – 46 The Circuit
Proposed single storey rear extension
Response Date 05-Nov-2020

The parish council recommends refusal on the grounds that the height of the replacement extension relative to the neighbour in its proximity to boundary and height is overbearing. With it being a flat roof and higher, with no slope to the boundary. It should be more sensitive. Additionally the window should be fixed closed and the toilet ventilated through alternative means.

20/4335M – 24 Elm Crescent
Modification to existing fenceline/wall to form new fence & gates to side with modification to front to form new gated driveway
Response Date 28-Oct-2020

The parish council has no objection to this application.

20/4531M – 12 Devonshire Drive
Existing link detached dwelling house proposing 2 storey rear extension, first floor extension over garage and first floor front extension.

Response Date 05-Nov-2020

The parish council strongly recommends refusal on the grounds that it is excessive development and with the rear extensions depth, being 2 stories and proximity to the boundary is overbearing. Additionally the full height windows to rear would lead to loss of privacy and amenity to neighbouring property. Extension over the garage would compromise the sense of separation and if repeated would create the sense of terracing destroying the character and grain of the area

6. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

7. Notices & Correspondence

None

Cheshire East Council

None

8. Reports from Councillors

None

Meeting Closed: 8:15pm

**Councillor M Garbett
CHAIRMAN**