



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 4th January 2021

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

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs L Marshall, 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).

20/5021M – Cllr C Browne on account of being called in to committee

20/5421M – Cllr C Browne on account of potentially being called in to committee, Cllr R Grantham of being a neighbour

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

Deferred to 11th January meeting.

4. Plans

20/5060M – 38 Heyes Lane

Part single and two storey rear extension, new dormer and a two storey side extension

Response Date 08-Jan-2021

The parish council has no objection to this application.

20/5475M – Alderley Edge W W T W, Carr Lane

Installation of a caustic soda storage kiosk, a ferric storage kiosk, and a motor control centre (MCC) kiosk

Response Date 13-Jan-2021

The parish council has no objection to this application.

20/5574M – Corner Croft, Green Lane

Remodel of existing property

Response Date 13-Jan-2021

The parish council recommends refusal on the grounds that it is overdevelopment of the site. The massing on the Northern boundary will be overbearing to neighbours

20/5646M – Holmsley, 13, Chapel Road

Proposed side elevation dormer window and installation of roof lights

Response Date 28-Jan-2021

The parish council has no objection to this application.

20/5675M - Land At Former Yesterdays Hotel, Harden Park

Release from legal obligations for S106 Deed of Variation – Affordable Housing Type

Response Date 08-Jan-2021

The parish council has no objection to this application.

Received after agenda published and reviewed

20/5021M – Beechwood 6 Moss Road

Demolition of existing dwelling and erection of a single replacement dwelling and a detached infill dwelling with associated works.

Response Date 4-Jan-2021

The parish council strongly recommends refusal and call in to committee. It is overdevelopment in the greenbelt, 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 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.

In principle this proposal differs little from 20/4003M just recently refused at committee and ought be rejected on the same grounds

20/5421M – The Limes 1 Moss Road

Demolition of existing bungalow and construction of 2 new detached residential units including associated external areas and access points to highway

Response Date 27- Jan-2021

The parish council recommends refusal on a number of grounds and call in to committee. It is overdevelopment of the site and would be overbearing to the neighbour on Heyes Lane leading to loss of amenity - a new 2 storey building in place of a bungalow. The area is significantly strained currently with regards parking - the introduction of 2 new driveways on Duke St will mean the loss of essential parking - especially for residents of Heyes Lane with no off or on road parking adjacent to Moss Rose.

Emerging Neighbourhood plan policy AE2 calls for 95 % of all new housing to be upto 3 bedrooms and only 5% to be 4+ bedrooms - we are losing a much needed bungalow to accommodate two 4+ bedroom houses

The site is on Moss Rd not Heyes Lane and so the Moss Rd building line should be respected - it is not on this application. Similarly, the house abutting Moss Rd is side on to the street not face on, again, not in keeping with Moss Rd character or building line

20/5476M – Blossoms Barn Mottram Road

Change of use from ancillary to holiday let

Response Date 27- Jan-2021

The parish council has no objection to this application

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: 9:01pm

Councillor M Garbett
CHAIRMAN