



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Tuesday 16th March 2021

Present: Cllr M Garbett (Chairman), B Chapman, M Dudley Jones, R Grantham, B Pearce

Public 2

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs C Browne, S Greenwood, 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).

21/0918M – Cllr B Chapman and took no part in discussions

20/5421M - Cllrs R Grantham, B Pearce and took no part in discussions

3. To ratify the Plans Committee minutes of 1st March 2021.

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

4. Plans

21/0596M - Land Adjacent To, The Pantiles, 40, Congleton Road
Variation of conditions 2, 4, 7, 8, 9 and 13 on application 19/1895M
Response Date 05-Mar-2021

The Parish council has no objection to this application

21/0772M – Hough Lodge Hough Lane
Erection of single storey rear extension
Response Date 22-Mar-2021

The Parish council has no objection to this application

21/0918M – 11 Trafford Road
Proposed demolition of existing garage and construction of new garage/store
Response Date 01-Apr-2021

The Parish council has no objection to this application

Additions - Received after agenda published and reviewed

21/0987M Hillcote House, Davey Lane
Replacement boundary walls and entrance gate to property.
Response Date 31 Mar 2021

The Parish council recommends refusal as it is not in keeping with the existing character in this location. It will present a hardening of the boundary and narrowing. It is also an area of problematic pedestrian movement as there is no pavement. This will cause issue of shared space and no means to step aside.

20/5421M – The Limes. 1 Moss Rd

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

Response Date 31 Mar 2021

The Parish council still recommends refusal as 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 to 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 up to 3 bedrooms and only 5% to be 4+ bedrooms - we are losing a much-needed bungalow to accommodate two 4+ bedroom houses. The amendment to label an upstairs bedroom as a study is disingenuous. There is a great probability that this will always be used as a bedroom by future occupiers and so should be evaluated as such.

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

5. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

6. Notices & Correspondence

None

7. Cheshire East Council

None

8. Reports from Councillors

None

Meeting Closed: 8:15pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN