



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 1st March 2021

Present: Cllr M Garbett (Chairman), B Chapman, M Dudley Jones, S Greenwood, L Marshall, B Pearce

Public 4

Meeting Commenced: 7:30pm

1. Apologies for Absence.

Cllrs C Browne, R Grantham

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).

None

3. Minutes of the Meeting held on 8th February 2021.

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

4. Plans

21/0683M – 1 Moss Lane

Two storey side extension (garage with bedroom above) to replace existing garage which is too small for a modern car. Enlarge rear dormer to provide headroom in en-suite, and enlarge basement patio doors to allow more light in

Response Date 18-Mar-2021

The Parish council recommends approval subject to objections from neighbouring property

21/0488M – Beechfield House Beechfield Road

Conversion of existing apartment buildings to form one semi-detached dwelling and two apartments, including partial demolition, car port and associated external works. Semi-detached dwelling currently under construction formed part of previous approval 19/5602M.

Response Date 13-Mar-2021

The Parish council has no objection to this application

21/0531M – 3 Swiss Cottage

Proposed external alterations, including bi-folding crittall style doors to the rear elevation and raised decked area

Response Date 04-Mar-2021

The Parish council has no objection to this application

21/0709M – 5 Meddings Close

Part Single Storey and Part 1st floor rear/ side extension and external alterations to dwelling

Response Date 08-Mar-2021

The Parish council has no objection to this application

21/0748M – The Quinta Beechfield Road
Householder application in the conservation area for the erection of a boundary mesh fence
Response Date 18-Mar-2021

The Parish council expresses concern with the materials used and height of the erected fence. It feels it is overbearing and inappropriate to the conservation area. It requests that the heritage and conservation officer reviews this critically as it undermines the character of the area.

21/0798M – 22 Crescent Road
Single storey rear extension: loft conversion with rear/side dormer. Extension of dropped kerb to extended drive way
Response Date 10-Mar-2021

The Parish council recommends refusal as the application fails to demonstrate adequate car parking provision within the curtilage.

21/0876M – North Barn Whitebarn Road
Proposed single storey garage side extension - refer to previously approved application 02/2640P. Alteration works to replace existing garage door with new windows. Existing gate piers to be replaced with new brick piers and timber entrance gates
Response Date 24-Mar-2021

The Parish council expresses concern with the materials, and it requests that the heritage and conservation officer reviews this critically before any potential approval.

Additions - Received after agenda published and reviewed

20/2735M – 7 Moss Road
Replacement dwelling
Response Date 10 Mar 2021

Despite revision and marginal decrease in size, the Parish council still 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

20/5811M- Brook House Brook Lane
Proposed revised extension to the existing house, revised conservatory design, change of use of approved garage to swimming pool and minor revisions to design, revised design of approved glass canopy. –

The parish council recommends considered review by the planning officer and probable refusal as the cumulative extension and revisions are now making this in excess of what should be permitted in greenbelt

21/0772M - Hough Lodge Hough Lane - Formerly 72 Moss Rd
Erection of single storey rear extension.
Response Date 22-Mar-2021

Further review of application site history required - deffered

5. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

6. Notices & Correspondence

20/4003M - Letter from interested party

21/0106M - Emails from interested party – These were discussed and after clarification the parish council revises its recommendation for refusal and now has no objection

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