



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Wednesday 21st April 2021

Present: Cllrs M Garbett (Chairman), C Browne, B Chapman, M Dudley Jones, R Grantham, S Greenwood, L Marshall, B Pearce, K Robinson

Public `1

Meeting Commenced: 7:30pm

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).

21/1382M - Cllrs S Greenwood, B Pearce and took no part in discussions

21/1893M - Cllrs S Greenwood, B Pearce and took no part in discussions

21/0177M – Cllr M Dudley Jones and took no part in discussions

21/0272M - Cllr B Pearce and took no part in discussions

3. To ratify the Plans Committee minutes of 16th March 2021.

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

4. To ratify the Plans Committee minutes of 6th April 2021.

Approval proposed by Councillor M Garbett seconded by Councillor L Marshall and carried.

5. To consider planning reports circulated, accept to consider any submitted later, approve any responses and ratify responses made between meetings or to meet deadlines.

21/0177M – 26 Crescent Road

Part single storey, part two storey, rear extension with new porch entrance canopy over existing side entrance

Response Date 28-Apr-2021

The Parish council again recommends refusal as it is overdevelopment for its location and fails to demonstrate adequate parking within its curtilage for 3 vehicles as required for a property of 4 bedrooms. There are also significant concerns for access during any construction so requiring suitable site management plan

21/0272M - Half Acre Beechfield Road

First Floor Side Extension

Response Date 13-May-2021

The Parish council has no objection to this application

21/1382M - 97 & 99 Heyes Lane

Joint application to extend kitchen on properties 97 & 99 Heyes Lane
Response Date 22-Apr-2021

The Parish council has no objection to this application

21/1538M – 20 George Street

Erection of proposed new three storey rear extension and internal alterations

Response Date 05-May-2021

The Parish council strongly recommends refusal. It is overdevelopment, would be overbearing and insensitive to existing streetscape. The proposal is misleading in its impactfulness. The presentation fails to show the residential flat complex to the West; Carpenters Court. The level of glazing proposed to the extended 1st and 2nd floor on this side will lead to overlooking, loss of privacy and amenity to the residents therein. The increased development is also not considered sustainable in the context of providing sufficient car parking or indeed alternative means of cycle storage. With the step up in useable office space this provision is inadequate (1 per 30m² LP Appx C) Despite the application form suggests the introduction of an additional space, its considered equivalent configuration of spaces is already in place. Equally the configuration of bin storage around parked vehicles is inadequate and impractical. (AENP policies AE8, AE17) The digital street scenes give inaccurate portrayal lacking in heavy parking directly behind on Orme Street and neighbouring properties. With the overbearing extension this area will feel and be a pressured location.

21/1893M – 101 Heyes Lane

Lower four kerb stones and pavement to give access to front of house

Response Date 04-May-2021

The Parish council recommends refusal as there are significant concerns around vehicles safe egress from house front car park space. There would be vehicles parked each side making for an unsighted exit onto a very busy road.

21/1914M – 15 Fairbourne Avenue

Addition of two storey rear/side extension and addition of pitched roof to entrance porch

Response Date 05-May-2021

The Parish council has no objection to this application

6. Cheshire East Council Decisions.

Approvals

As per agenda

Refusals

As per agenda

Withdrawn/Invalid

As per agenda

7. Notices & Correspondence

None

8. Cheshire East Council

None

9. Reports from Councillors

None

Meeting Closed: 8:15pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN