



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 13th December 2021

Present: Cllr S Greenwood (Chair), C Browne, B Chapman, M Dudley-Jones, M Garbett, K Robinson

Clerk: A Ross Assistant Clerk: C Tout
Public 1

Meeting Commenced: 8:28pm

1. Apologies for Absence.

Cllrs 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).

None

3. To ratify the Plans Committee minutes of 8th November 2021.

Approval proposed by Councillor C Browne seconded by Councillor S Green and carried.

4. Plans

21/5622M – 10 Heyes Lane
Install new sliding gates to entrance
Response Date 29-Nov-2021

The Parish Council has no objection to this application

21/5652M – 1 Beech Road
First floor side single storey rear extension
Response Date 08-Dec-2021

The Parish Council recommends refusal on the grounds that the application fails to comply with Cheshire East parking conditions for 4-bedroom dwellings to have 3 on site spaces

21/2186M – The Stables at Brookfield Farm Brook Lane
Change of use from stables to office/storage space for new business
Response Date 08-Dec-2021

The Parish Council recommends refusal on the grounds of inappropriate change of use in green belt. Inadequate information in relation to heat, light and waste management. Inadequate access on Brook Lane to track as advised by highways. Increased traffic on track not fit for purpose. Immediate neighbours situated on Sunninghey Court not consulted. No formal parking provision and none would be allowed due to green belt. AENDP AE9 out of character of local land in green belt.

21/5741M – 57 Redesmere Drive
Altering two upstairs bathroom windows to side hung with opening restrictors
Response date 02-Dec-2021

Th Parish Council recommends refusal based on the non compliance with the original planning application and to allow it would mean loss of amenity for the neighbours on either side. The windows should be of grade 4 obscured glass and eyelevel opening at 1.72m

21/5725M – Land East of Alderley Road, Wilmslow

Reserved matters application including details of layout, landscaping, appearance and scale for a residential development comprising 107 dwellings

Response Date 10-Dec-2021

The Parish Council recommends refusal based on inadequate drainage plans in an area that is suffering from drainage and flooding within the surrounding region. In addition the plan is contrary to Policy AE9 - Development proposals should ensure the adequate separation of the built up area of Alderley Edge and the neighbouring town of Wilmslow on the edges of the built-up area will be required to provide an appropriate transition from the wider rural area to the built form of the settlement, with landscaped buffer zones using locally appropriate species in boundary treatments;

21/5868M – Edge Lee 68 Moss Road

Alterations and Extensions

Response Date 22-Dec-2021

The Parish Council has no objection to this application.

21/5911M – 9 West Bank

Proposed single storey side and rear extension

Response Date 23-Dec-2021

The Parish Council has no objection to this application

21/5972M – Whitegate Macclesfield Road

Full planning permission for extensions, remodelling and alterations to existing dwelling, together with site wide landscaping and associated external works (Resubmission of CEC application ref: 21/2186M)

Response Date 20-Dec-2021

The Parish Council has no objection to this application.

21/5994M – Chorley Old Hall Chorley Hall Close

Erection of boundary fence to Green Lane boundary

Response Date 21-Dec-2021

The Parish Council recommends refusal based on AENDP AE12-1A Local and Historic Character - Development proposals should demonstrate how they have considered the distinctive characteristics of the relevant Focus Area in which they are located, or which they adjoin, and show how they have used the design codes to inform their detailed approach to design. This should include consideration of the context in terms of height, density, materials, land scape, and building line and the overall contribution to maintaining the village character. We would welcome the view of the heritage and conservation teams on the use of materials.

21/6033M – 38 Heyes Lane

Creation of a new road frontage boundary treatment to improve safe vehicular access and egress

Response Date 22-Dec-2021

The Parish Council recommends refusal based on AENDP 2.1 and AE9 as the new frontage is out of character in the locality. Heyes Lane is characterised by green boundary treatments such as hedging.

21/6041M – 10 Elmfield Road

Proposed demolition of out buildings, single storey rear extension and new detached garage

Response Date 23-Dec-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: 9:18pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN