



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th January 2022

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

Clerk: A Ross Assistant Clerk: C Tout
Public 6

Meeting Commenced: 7:33pm

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).

Cllrs S Greenwood & K Robinson declared an interest in application 21/5812M and took no part in the discussion.

Cllr L Marshall declared an interest in application 21/6089M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 13th December 2021.

Approval proposed by Councillor S Greenwood seconded by Councillor M Dudley Jones and carried.

4. Plans

21/5114M – Hill Cottage Woodbrook Road

Single storey side extension to kitchen, replacement window to South elevation and internal alterations including the formation of a utility room

Response Date 22-Jan-2022

The Parish Council has no objection to this application subject to approval of the use of materials by the conservation officer.

21/5812M – Land Off – Heyes Lane

Erection of 6 No. new dwellings

Response Date 12-Jan-2022

The Parish Council recommends refusal on the following grounds:

Inadequate parking provision as the plan does not comply with Cheshire East parking conditions for a “local” service centre This requirement should not be negotiated for a development of 6 houses and AENDP AE3:5 - The number of off-street car parking spaces should be sufficient to minimise on-street car parking and avoid environments dominated by the private car.

The Alderley Edge Neighbourhood Development Plan has now been made and as such, needs full consideration. These proposals do not comply with the following AENDP Policies:

AE2: Development does not contribute towards an appropriate mix of house types, sizes and tenures and meet local housing needs.

AE3:6 – no evidence of safe cycle storage.

AE3:7 - no evidence of charging vehicle points

AE3:9 - no plans for optimum solar gain, thermal efficiency, acoustic mitigation measures

AE3:11 - does not contribute to biodiversity net gain

AE3:15 - no illustrated locations for refuse and recycling within each dwelling curtilage

AE3.16 – the requirement for a water management system which minimises surface water run-off and ensures all surface water is addressed within the site boundary

AE4 – the development is considered backland development and will therefore not be supported as it will cause an unacceptable impact on the character of the local area and importantly, in terms of a loss of openness and a substantial increase in the density of built form.

The addition of more traffic to Heyes Lane at its junction with Buck Horn St will add to a busy road, the main link to the Prestbury spur road and which becomes a major route if there are any diversions from the bypass between Alderley Edge and Wilmslow.

The arborial report asks for root protection of the A1 graded oak tree at the entrance to the site. The roots of this tree lay directly beneath the area proposed for access improvements on the Transport note and we therefore assume such work would severely damage the protected root system.

The proposal does not comply with saved Macclesfield Borough Local Plan policy DC38 which calls for a minimum separation of 18m between the front of dwellings.

21/5876M – The Toll House 29 Trafford Road

Listed Building Consent for various alterations. This application must be read in conjunction with the Heritage Statement, detailed description of the proposed works and all commensurate photographs.

Response Date 13-Jan-2022

The Parish Council has no objection to this application subject to the conservation officer consent and approval

21/5970M – 20 Eaton Drive

New Dwelling in the curtilage of 20 Eaton Drive, variation to approval19/4475M

Response Date 10-Jan-2022

The Parish Council recommends refusal on the following grounds:

Concerns over the safety of access for egress vehicles onto the site. Parking for the existing dwelling does not meet policy due to the removal of the garage. Backland Development AENDP AE4 - Residential development in rear gardens and backland will be resisted where there would be an unacceptable impact on the character of the local area, loss of openness and substantial increase in housing density.

21/6089M – Chorley Old Hall, Chorley Hall Close

Relocation of access drive from Chelford Road to Chorley Hall Close.

Response Date 13-Jan-2022

The Parish Council has no objection to this application subject to the conservation officers review and approval of materials used. The Council also requests highways to review the pavement provision directly opposite the proposed driveway.

21/6106D – The White House Chapel Lane

Discharge of conditions 3,5 7 on application 18/5394M – To erect a contemporary single storey extension to the rear and side of existing property. Also the existing garage is to include a new dormer with external stairs to create a small annex.

Response Date 06-Jan-2022

The Parish Council have no further comment.

21/6108M – 8 Duke Street

Variation of conditions 1, 2 and 3 on application 20/5326M - Proposed single storey extension to the rear.

Response Date 06-Jan-2022

The Parish Council objects to the variation of conditions on the grounds of AENDP AE2 - design should respect the grain and character of adjoining area. Also no explanation is given for the request to vary condition 1, and it should therefore be adhered to.

21/6111M – The Toll House 29 Trafford Road

Demolish an existing small wooden garden storage box in the rear garden measuring H1700mm x W2000mm x D830mm which is inadequate and in a state of disrepair and replace with a single door, windowless pent style garden shed measuring H2000mm x W:1520mm x D900mm. Removal of the existing front gate and all hedging at the front of the property. Reposition the gate location 1500mm to the left of its current position and replace with a new gate of an identical design. Plant 1700mm high Privet hedging either side of the gate to the northern boundary and to the left of the porch.

Response Date 25-Jan-2022

The Parish Council has no objection to this application subject to the conservation officer consent and approval.

21/6187M – 14 Moss Lane

Rear side extension to dwelling.

Response Date 5-Jan-2022

The Parish Council recommends refusal due to loss of amenity to neighbours. The council are unable to assess compliance with Macclesfield Local Borough Plan policy D38: Residential - Space, Light and Privacy as the current plans do not provide measurements between the neighbouring property. The council are also unable to assess compliance with use of materials, the window treatment on the front of the property and the parking provision as this is not detailed on the plans. If the window in the front roof elevation is to be a dormer, then it is out of character with similar properties in the area. The council is concerned about the short notice afforded to consultees, including neighbours who were notified on 20 Dec 2021 with a deadline of 5 Jan 2022. No public notice had appeared near the property.

21/6256M – 35 Heyes Lane

Creation of off-street parking and associated landscaping, to include necessary dropped kerb works.

Response Date 13-Jan-2022

The Parish Council do not object to this application but would like it noted that following the implementation of the AENDP it would recommend refusal on such an application if presented today on the grounds of policy's AE2, AE3, AE9 and AE12.

21/6273M – 1 Fairbourne Avenue

Two storey side extension and single storey rear extension (including new bay) to form enlarged kitchen/dining and play room, utility, toilet and new master bedroom and en-suite. New detached single garage.

Response Date 06-Jan-2022

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: 9:20pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN