



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 14th March 2022

Present: M Dudley-Jones (Chairman), Cllrs B Chapman, C Browne, V Fogharty, M Garbett, R Grantham, K Robinson.

Clerk A Ross

Meeting Commenced: 20:25pm

1. Apologies for Absence.

Cllrs S Greenwood and E 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).

Cllr R Grantham declared an interest in 20/5412M, The Limes and took no part in the discussion.

3. To ratify the Plans Committee minutes of 15th February 2022.

Approval proposed by Councillor V Fogharty seconded by Councillor B Chapman and carried.

4. Plans

22/0725M – 49 Brook Lane

Variation of condition 2 on 20/2310M – Proposed 2 storey & single storey rear facing extension

Response Date 25-Mar-2022

The Parish Council has no objection to this application on condition that the Juliette balcony stays and the flat roof is not used as a terrace

22/0379M – Ivy Dene 4 Stevens Street

Proposed single storey rear extension and loft conversion with dormer to existing residential property

Response Date 17-Mar-2022

The Parish Council has no objection to this application

22/0458M - 52 Heyes Lane

3 storey side extension

Response Date 02-Mar-2022

The Parish Council has no substantive grounds for objection to this application but would like assurances the proposal will comply with AENP policies AE3.13 & AE3.14

13. Housing developments within the existing settlement boundary should retain and enhance the green character of residential areas by incorporating and protecting mature trees, hedgerows, gardens, grass verges, allotments and other existing green spaces.

14. Developments should incorporate suitable provision for private gardens as well as green frontages and communal areas as part of public open space provision.

22/0536M – 50 London Road

Renewal of kitchen extract equipment and AC equipment to restaurant

Response Date 18-Mar-2022

The Parish Council recommends refusal as there is no site management regarding the bin storage being proposed, any proposal should comply with AENP AE8: Location of waste and recycling facilities to the rear of buildings and within their curtilage. Bins and containers should be well screened and sited to avoid obstructing footpaths.

There are also concerns that properties on Massey St and Orme St, which will likely be affected by the proposals were not consulted. There are concerns over odour and noise control and we ask that the specification of the equipment bought is the same standard as the equipment used in the assessment as the restaurant is level 7 on the AEMQ assessment guide

22/0564M – 57 Brook Lane

Rear two storey extension with dormer loft conversion.

Response Date 16-Mar-2022

The Parish Council has no objection to this application

22/0597M – Ryleys Lane playing fields

Variation of conditions 15 & 18 on 09/4334M – construction of all weather sports pitch

Response Date 25-Mar-2022

The Parish Council has no objection to this application

22/0610M – The Breeze, Harden Park

Proposed rear extension forming enlarged open plan living space

Response Date 30-Mar-2022

The Parish Council has no objection to this application

22/0850M – Fourwinds, Hough Lane

Rear single storey extension, insertion of roof light & repositioning of rear window.

Response Date 24-Mar-2022

The Parish Council has no objection to this application

Amended Plans

20/5421M – The Limes

The Parish Council has no objection to this application subject to the following conditions being added: Demonstration and agreement of all boundary treatments, in keeping with local character & to prevent loss of amenity to the northern boundary, obscure glazing to the east elevation at first floor level (suggest minimum Level 3 on the Pilkington Scale) to prevent loss of amenity, removal of permitted development rights, compliance with AENP policy AE3 in particular with regards to cycle storage, electric vehicle charging points, green character and biodiversity, suds drainage, high levels of insulation and appropriate use of heating technology, construction traffic management plan to avoid congestion at busy junction & access to Duke St, protection of the large willow tree to the south east corner of the plans

21/5812M – Land off Heyes Lane

The Parish Council recommends refusal on the grounds that: the development is considered backland development and does not meet AENP policy AE4, it is overdevelopment of the site and does not comply with saved Macclesfield Borough Local Plan policy DC38 which requires minimum separation of 18m between the front of dwellings, the proposals do not comply with Sustainable Housing Design AENP policy AE3, there are still concerns regarding access for construction vehicles & emergency services vehicles, additional traffic on Heyes Lane and the protection of the A1 graded mature oak tree at the access point to the site. The plans do not show adequate boundary treatments to the site

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: 21:09pm

ACTION SUMMARY

Under Taken By	Detail	When for

Councillor M Dudley-Jones
CHAIRMAN