



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th April 2022

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

Assistant Clerk: C Tout
Public: 0

Meeting Commenced: 21:21

1. Apologies for Absence.

Cllrs L Marshall, K Robinson

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 Dudley Jones let it be known that he had received a letter regarding application 21/4261M but all agreed it was not an interest and he could take part in the discussion.

3. To ratify the Plans Committee minutes of 14th March 2022.

Approval proposed by Councillor M Dudley Jones seconded by Councillor C Browne and carried.

4. Plans

20/5475M - Alderley Edge W W T W Carr Lane

Installation of a caustic soda storage kiosk, a ferric storage kiosk, and a motor control centre (MCC) kiosk

Response Date 30-Mar-2022

The Parish Council has no comment on this application

21/0748M - The Quinta Beechfield Road

Householder application in the conservation area for the erection of a boundary mesh fence

Response Date 24-Mar-2022

The Parish Council agrees with the Cheshire East Planning officer who stated:

The mesh fence subject to this application is deemed to have a harmful affect upon the character and appearance of the Alderley Edge Conservation Area, a designated heritage asset and the setting of a locally listed building,

The Quinta, a non-designated heritage asset. The development is therefore deemed contrary to Policies SE7 (The Historic Environment), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development

Principles) and SE1 (Design) of the Cheshire East Council Local Plan Strategy, policy AE11 (Protecting and Enhancing the Conservation Area) and AE12 (Local and Historic Character) of the Alderley Edge Neighbourhood Plan and the National Planning Policy Framework.

21/3529M – Hawthorn Farm Hough Lane

Erection of 1no. new dwelling to replace the remains of a former agricultural building (Barn 1) with associated works to include landscaping

Response Date 14-Apr-2022

The Parish Council has no further comment

21/4261M – 74 Moss Lane

Replacement Dwelling

Response Date 21-Apr-2022

The Parish Council recommends refusal on the grounds that it is contrary to AENP policies AE2 and AE9, represents over development and is over bearing in nature. Arguably it will also harm the character of the area and amenity of the neighbours.

The revised plans offer inadequate parking with only 2 parking spaces contrary to CEC parking standards which require 3 parking spaces. This is a very over developed and congested road, suffering with excessive on street parking already.

21/5032M – Elbury 76 Moss Lane

Proposed Two Storey (Increase from single storey) to side elevation and new security gates to the driveway.

Alteration of rear single storey extension to flat roof with lantern lights. Widening of driveway to allow bin and bike storage to front of property with inclusion of electric security gates, render to property.

Response Date 29-Mar-2022

Parish Council recommends refusal on the grounds of over development and over bearing. The proposed gated area is out of character with the street scene. In addition, the proposed gates, do not allow safe access/egress for three cars. There is no refuge area for the car waiting to access the parking area whilst the gates are operated.

22/0153M – 44 Trafford Road

Single storey rear extension

Response Date 31-Mar-2022

The Parish Council has no objection to this application

22/1016M – Seven Oaks Hough Lane

Construction of an ancillary Gym/leisure building

Response Date 27-Apr-2022

Parish Council recommends refusal as the plans are inappropriate development within the Green Belt (contrary to CELPS Policy PG3), with no evidence of special circumstances. In addition, the proposals represent backland development contrary to Alderley Edge Neighbourhood Plan Policy AE4.

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: 21:36

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN