



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th May 2022

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

Clerk: A Ross

Public: 4

Meeting Commenced: 20:30

1. Apologies for Absence.

Cllr 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 11th April 2022.

Approval proposed by Councillor S Greenwood seconded by Councillor R Grantham and carried.

4. Plans

21/5398M – Barn and Land at Mottram Road

Variation of conditions 3, 4, 5 & 6 on approved application

Response Date 10-May-2022

As previously stated, the Parish Council recommends refusal. The conditions were explicitly applied to safeguard the character and appearance of the property. This should be respected especially considering the green belt location and proximity to The Edge, a Site of Special Scientific Interest.

21/6033M – 38 Heyes Lane

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

Response Date 08-May-2022

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 and does not feature hard boundaries. It should also be noted that the plans show a degree of inaccuracy with regards the wall height, one drawing showing a height of 600mm and others showing 900mm.

22/1059M – Keepwood 20 Moss Road

Demolition of existing dwelling and the erection of a detached two-storey dwelling, with ancillary works.

Response Date 27-Apr-2022

The Parish Council would argue that the submitted plans are inadequate to assess the scale and effect of the new dwelling on the street scene, local character and neighbouring properties and their loss of amenity.

That said, we have the following specific objections:

Inappropriate/over-development in the green belt, contrary to Local Plan Policy PG3 which aims to keep land permanently open or largely undeveloped.

Plans show no evidence of meeting CEC parking standards of required 3 parking spaces for a 5 bedroom house.

No boundary treatment shown, an important consideration to maintain the character of the street, especially in the green belt

No consideration of sustainable design, contrary to AENP policy AE3, nor electric car charge points, cycle or refuse storage in the curtilage.

The designs pull forward the building line in relation to 22 Moss Rd, changing the character of the street. The increase in ridge height will mean the new house is significantly dominant in the street scene and therefore out of character contrary to AENP AE1 and AE2.

The introduction of a new large rear balcony will result in loss of amenity to neighbouring properties. Also, the introduction of a large rear patio, at a significant height compared to that of its neighbours, will result in a loss of amenity. Both are contrary to CEC policy SE1 and MBC saved policy DC3 as they fail to assure privacy and residential amenity to neighbouring properties.

22/1093M – Christopher Jackson Ltd Knutsford Road

Change of Use from current sui generis use class of hiring, selling and displaying motor vehicles to E(a) use class, for the display and retail sale of goods (ceramic tiles), with associated offices. Including the replacement of asbestos cement roofing, first floor windows, front facade showroom windows and main entrance door, as well as, the alteration of concertina industrial folding door opening to roller shutter door and pedestrian door.

Response Date 10-May-2022

The Parish Council has no objections but notes the omission of planning proposals for commercial signage which we anticipate in due course.

22/1258M – 25 The Circuit

Addition of single storey rear extension and alterations to drive.

Response Date 27-Apr-2022

The Parish Council has no objection to this application.

22/1402M - The Lodge 21 Congleton Road

Proposed ground floor rear extension

Response Date 04-May-2022

No objections subject to the approval of the Conservation/Heritage Officer. We would expect samples of matching materials to be submitted for approval before construction as this house is in the conservation area.

22/1512M – The Pantiles 40 Congleton Road

Demolition of existing garage, replaced with two storey extension.

Response Date 16-May-2022

Whilst we are in agreement in principle with the plan to develop this property, the Parish Council object to the materials used as they fail to enhance the character of the conservation area contrary to CEC Policies SE1 and SD2. We would ask that the plans are referred to the Conservation/Heritage Officer for full review.

22/1553M – Silverhill Norwood Rise

Proposed infill of existing glazed sliding door with living wall and fixed window, with new rooflight to existing single storey roof.

Response Date 01-Jun-2022

The Parish Council has no objection to this application.

22/1598M – 57 Moss Lane

Single storey rear extension to facilitate extended kitchen / dining room, and usable storage space / utility room in basement.

Response Date 20-May-2022

The Parish Council recommends refusal on the grounds that it is over development, overbearing to neighbouring properties in breach of MBC Saved Policies DC3 and DC38.

22/1658M – The Anchorage 2 Annis Road

Replace of existing front dormer with front gable Replacement of existing rear balcony with first floor extension

Internal alterations including new window openings

Response Date 20-May-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: 21:36

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN