



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 13th June 2022

Present: S Greenwood (Chairman), Cllrs C Browne, V Fogharty, M Garbett, R Grantham, K Robinson

Deputy Clerk: C Tout

Public: 1

Meeting Commenced: 20:25

1. Apologies for Absence.

Cllrs B Chapman, M Dudley-Jones

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 S Greenwood declared an interest in application 22/1456M and took no part in discussions.

Cllrs C Browne and M Garbett declared an interest in application 22/1990M and took no part in discussions.

3. To ratify the Plans Committee minutes of 9th May 2022.

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

4. Plans

21/3438M – Land to the East of Alderley Road, Wilmslow

Outline planning permission for residential development together with associated infrastructure and open space, with all matters reserved except for means of access off Alderley Road and highway improvements to Alderley Road

Response Date 10-Jun-2022

The Parish Council recommends refusal on the grounds that the development will contribute to the erosion of the visible separation of Alderley Edge and the neighbouring town of Wilmslow and is contrary to AENP Policy AE9.

22/1456M – 6 Downesway

Extensions and modifications to existing

Response Date 25-May-2022

The Parish Council recommends refusal due to over intensification and over development of the site including impingement up against the boundary. This is contrary to AENP Policies AE2.1 Design and AE2.2 Scale.

22/1546M – South Paddocks Stables, Carr Lane

Construction of a stable building comprising 3 loose boxes and 1 ancillary tack/feed room (amendment to 16/3352M)

Response Date 01-Jun-2022

The Parish Council has no further comment on our response to the original application 16/3352M: 'The Parish Council recommends refusal on the grounds that it is inappropriate development in the greenbelt and overdevelopment of the site.'

22/1566M – Woodgarth, Mottram Road

Replacement dwelling

Response Date 08-Jun-2022

The Parish Council has no objection to this application.

22/1644M – Dunedin 17 Chapel Road

Removal of 3 existing windows to rear elevation at first floor and replacement with a single large window capped with new dormer roof over existing eaves level

Response Date 15-Jun-2022

The Parish Council recommends refusal on the grounds that the new window is not in keeping with local character contrary to AENP AE12, nor uses materials relevant to that area contrary to AENP AE2/1. It does not enhance the conservation area contrary to AE11 and CE Local Plan policies SE7 and SE1 and is contrary to AENP Design Codes VG and HER which seek to enhance the village character and heritage.

22/1712M – Ash Lea Chorley Hall Lane

Extension to detached garage

Response Date 01-Jun-2022

The Parish Council recommends refusal as this is backland development, creating a new dwelling within the garden in a semi-rural location, contrary to AENP AE4. It is over-intensive use of the site, leading to increased density of housing in the area.

22/1849M – 29 Elm Crescent

Single storey side/rear extension

Response Date 07-Jun-2022

The Parish Council recommends refusal as the information provided does not adequately show the required parking for 2 cars as the plans remove the garage and side-driveway.

22/1862M – Amblewood 6 The Avenue

Ground and first floor rear facing extensions, along with new front and side facing windows at first floor, new side facing rooflights at second floor level, and various internal alterations

Response Date 15-Jun-2022

The Parish Council recommends refusal as the development proposals are not in keeping with local housing character contrary to AENP policy AE12.

The plans do not enhance the conservation area contrary to AENP policy AE11 and CE Local Plan Policies SE1 and SE7.

The plans are contrary to AE Design Codes VG and HER which seek to enhance character and preserve heritage.

The addition of first floor side windows will cause loss of amenity to the neighbour as they face their master bedroom/ kitchen windows contrary to MBC retained policy DC38

The flat roof extension is visible from the front of the building and not in keeping with local character.

22/1866M – 20 George Street

Erection of proposed new two storey rear extension and internal alterations

Response Date 06-Jul-2022

The Parish Council recommends refusal as the new scheme will reduce the number of available parking spaces, resulting in inadequate parking provision for this level of office space contrary to AENP policy AE17. Additionally, the plans do not show any contribution to electrical vehicle charging points in the area contrary to AENP policy AE17/D. This will exacerbate the existing heavy parking directly behind on Orme Street and neighbouring properties.

22/1890M – Sienna Lodge Macclesfield Road

Construction of a new driveway, including partial demolition of a wall, works to trees within a conservation area and associated infrastructure on land at Sienna Lodge, Macclesfield Road, Alderley Edge

Response Date 07-Jul-2022

The Parish Council strongly recommends refusal as the creation of a new entrance to the property will result in an application to remove the grass verge in that area to create a new dropped kerb. Grass verges are an important part of the green infrastructure in Alderley Edge and thus protected. In a recent appeal case (Appeal Ref: APP/R0660/W/21/3266426 Land off Heyes Lane, Alderley Edge SK9 7LN) the Inspector dismissed the appeal on the basis that ‘The loss of the grass verge on the opposite side of Heyes Lane would therefore be detrimental to the character and appearance of the area.’ They also noted that AENP ‘Policy AE3 sets out a number of criteria that housing development should adhere to. One such criteria is that development should retain and enhance the green character of residential areas by, among other things, retaining grass verges. The proposal would therefore be in direct conflict with this policy.’ Both these points apply directly to this application and we strongly recommend refusal.

22/1987M – 52 The Circuit

Proposed two storey wrap round extension

Response Date 21-Jun-2022

The Parish Council has no objection to this application.

22/1990M – Downings 14 Congleton Road

Remodeling of existing first floor and roof to create improved bedroom and bathroom space

Response Date 15-Jun-2022

The Parish Council recommends refusal as the development of the balcony on the first floor will result in loss of amenity for 12 Beech Cottages, overlooking their garden.

22/2044M – 53 Redesmere Drive

Renovation works to existing dwelling including part single, part two storey front extension, single storey rear extension, new window openings and facade finishes and new boundary treatments

Response Date 16-Jun-2022

The Parish Council recommends refusal as the position and scale of the proposed gate and fence would result in a loss of the current open plan and spacious character of the area contrary to policies DC1, BE1 and H13 of the Macclesfield Borough Local Plan and chapter 7 of the National Planning Policy Framework. It is also contrary to a local covenant restricting hard boundary treatments in the area.

22/2064M – 23 Beaufort Close

Application for the erection of rear and side extensions to the ground floor, with side extension to the first floor. Overcladding to existing brickwork, with new openings and rooflight throughout. Amendments to existing openings to the front porch

Response Date 16-Jun-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: 21:54

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN