



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 8th August 2022

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

Clerk A Ross Assistant Clerk: C Tout
Public 5

Meeting Commenced: 19:33

1. Apologies for Absence.

Cllrs M Garbett, 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).

None.

3. To ratify the Plans Committee minutes of 11th July 2022.

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

4. Plans

21/6090M – Chelford Old Hall Chorley Hall Lane

Listed Building Consent for relocation of access drive from Chelford Road to Chorley Hall

Response Date 24-Aug-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.

22/2486M – The Oaks 64 Moss Road

Proposed single storey flat roofed extension to the rear

Response Date 05-Aug-2022

The Parish Council has no objection to this application

22/2688M – Red Acre Macclesfield Road

Proposed erection of replacement dwelling

Response Date 17-Aug-2022

The Parish Council recommends refusal and requests a call-in to Northern Planning Committee on the following grounds:

The significant increase in footprint of this application suggests over development in the green belt.

This application is contrary to policy SE1 of the CE Local Plan which requires development to enhance the conservation area.

The application is contrary to Alderley Edge Neighbourhood Plan policy AE9 which seeks to protect the character of the local landscape. Nor does it adhere to design codes regarding Heritage, Green Space and Infrastructure, Conservation.

The style of this proposed development is incongruous in the conservation area, especially with regard to its immediate neighbour the listed Neo-Gothic dwelling, Franklyn Lodge.

Its relocation on the site will cause loss of amenity to immediate neighbours who will be overlooked. Due to concerns regarding root system damage, we request an Arborial Impact Assessment of beech trees on boundary and in the Franklyn TPO area, not all of which are owned by Red Acre. We request an ecology survey. If the Committee is minded to grant the application, we request a construction traffic management plan to ensure safety on Macclesfield Rd and that the private driveway to the west of Frankly Lodge is not used to access the rear of the site. Also, that the security fence must be within the Red Acre boundary and hidden by soft landscaping to neighbours.

22/2806M – 5 Marlborough Avenue
Rear second-storey extension, changes to existing exterior
Response Date 10-Aug-2022
The Parish Council has no objection to this application

22/2872M – 74 Moss Lane
A Front 2 Storey Gable addition and a new Roof with accommodation
Response Date 09-Aug-2022
The Parish Council recommends refusal on the grounds that the plans do not demonstrate adequate parking provision and the increased roof height would cause loss of amenity to neighbours.

22/2870M – White House 7 Moss Road
Replacement dwelling
Response Date 24-Aug-2022
The Parish Council object to the proposal and request a call-in to Northern Planning Committee on the following grounds:

The site is washed over by Green Belt and constitutes a significant increase in footprint and the proposed development is therefore contrary to PG3 of Cheshire East Local Plan Strategy. The proposal is not an enhancement when viewed from the green belt. The proposed dwelling would be over-development in the Green Belt and contrary to Policy 2 of the Alderley Edge Neighbourhood Plan in regard to Design and Scale. The proposed development would result in a loss of openness in the Green Belt and as such does not meet any of the criteria set out in paragraph 149 of the National Planning Policy Framework. It is not considered that very special circumstances exist to clearly outweigh this harm by reason of inappropriateness. The proposal is therefore contrary to Policy GC1 of the Macclesfield Borough Local Plan, Policy PG3 of the Cheshire East Local Plan Strategy, and guidance contained within the National Planning Policy Framework. The site is one of very few on Moss Road which does not have a natural green boundary which protects the amenity of neighbouring properties on Heyes Lane, and so if the Committee is minded to grant this application, we request the requirement for significant green boundary treatment to the height of the proposed balcony to prevent overlooking and loss of amenity.

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: 20:13

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN