



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12th September 2022

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

Clerk A Ross Assistant Clerk: C Tout
Public 7

Meeting Commenced: 20:11

1. Apologies for Absence.

Cllrs S Greenwood, 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 B Chapman declared an interest in 22/1966M and took no part in the discussion

3. To ratify the Plans Committee minutes of 8th August 2022.

Approval proposed by Councillor V Fogharty seconded by Councillor R Grantham and carried.

4. Plans

22/1966M – Nethercote Stamford Road

Single storey side extension

Response Date 14-Sep-2022

The Parish Council has no objection to this application

22/3002M – 97 Heyes Lane

Dropped Kerb required to access the front of my property

Response Date 31-Aug-2022

The Parish Council has no objection to this application

22/3025M – 1-3 Heywood Road

Demolition of 2 semi detached houses and construction of 3 town houses.

Response Date 31-Aug-2022

The Parish Council strongly recommends refusal on the grounds that these proposals do not comply with the following AENDP Policies: AE2 Design, Scale and Type of New Housing, AE3 Sustainable Housing Design, AE4 Rear Garden and Backland Development, AE8 Supporting a Vibrant Village Centre

In addition the plan does not meet policies BE1, DC1 and DC3 of the Macclesfield Local Plan.

The proposal is entirely incongruous with its situation, the areas character and neighbouring properties. It is overdevelopment and shall be overbearing to adjoining properties. There is also inadequate car parking provision.

22/3156M – 13 Heyes Lane

Two storey side extension and associated landscaping

Response Date 24-Aug-2022

The Parish Council recommends refusal as clarification of the plans relating to the Terrace/Raised Platform at the rear is required due to this having potential to cause overlooking of neighbouring properties and so loss of privacy and amenity to them.

22/3185M – 116 Brook Lane

Part demolition of the ground floor and shed (outbuilding). Part Change of Use at Ground level.

Change of Use at First level. Single storey side and roof extension to provide additional Commercial space. First floor rear extension to provide additional (C3) accommodation. Second floor dormer extensions to provide additional (C3) accommodation. Two storey and roof side extension to provide (C3) core access / cycle storage to serve the new flats above. New hard landscaping. New hedges to the front and boundary treatment. New vehicular crossover on Brook Lane. New bin store to the front.

Response Date 01-Sep-2022

The Parish Council recommends refusal due to highway safety concerns. The proposed southern access is positioned too close to a busy roundabout where traffic going east will be unseen from here through insufficient visibility splay compounded due to landscaping

22/3278M – Armstrong Farm Macclesfield Road

Refurbishment of existing house with two-storey side extension and rear basement extension, with side and rear extension to existing garage and associated external works

Response Date 22-Sep-2022

The Parish Council recommends refusal on the grounds of overdevelopment. The site adjoins National Trust land and the proposed development is contrary to PG3 of Cheshire East Local Plan Strategy. Additionally the NT were not consulted in this application. Despite claiming to be substantially screened this development shall be overbearing to the green belt and NT land to its south

22/3286M – 37 The Circuit

Two storey front facing extension and single storey rear facing extension

Response Date 5-Sep-2022

The Parish Council recommends refusal on the grounds of inadequate parking provision.

22/3296M – Dodge Fold Horseshoe Lane

Demolition of existing conservatory and erection of single story infill and rear extension

Response Date 7-Sep-2022

The Parish Council has no objection to this application

22/3382M – Brook Lane Chapel Brook Lane

Variation of condition 2 on approved application 21/0349M - Sub-division of existing single dwelling to create four dwellings

Response Date 13-Sep-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: 21:22

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN