



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 14th November 2022

Present: M Garbett (Chairman), Cllrs C Browne, B Chapman, M Dudley-Jones, L Marshall

Clerk: A Ross

Public 1

Meeting Commenced: 20:18

1. Apologies for Absence.

Cllrs V Fogharty, R Grantham, S Greenwood, 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 12th September 2022.

Approval proposed by Councillor C Browne seconded by Councillor B Chapman and carried.

4. Plans

19/5661M – Pine Tree Cottage Macclesfield Road

Demolition of existing dwelling and garage and erection of replacement dwelling and garage, with integrated landscape proposals

Response Date 03-Nov-2022

Recommend refusal on grounds that it is overdevelopment of plot, may compromise vitality of trees on the plot and is domineering to Macclesfield Road . The scheme therefore fails to preserve and enhance the special character and appearance of this part of the AE Conservation Area with no mitigating public benefit

22/0284M - The Meadows Ryleys Lane

Alterations and extensions to The Meadows. Single storey and two storey rear extensions.

Response Date 08-Nov-2022

No objections but request a condition added that there is suitable landscaping provided and that protection will be given to the boundary trees this for both to preserve the character but also provide mutual screening to neighbouring properties

22/2870M – The White House 7 Moss Road

Replacement dwelling

Response Date 17-11-2022

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.*

22/3936M – 1 Orchard Green
Proposed single storey side & rear extensions & front porch extension
Response Date 27-Oct-2022

The Parish Council has no objections to this application

22/3960M – 11 Heywood Road
Proposed rear extension & Elevational improvements
Response date 11-Oct-2022
Recommend refusal on grounds that the car parking is insufficient and contrary to CEC parking policy requiring 3 on site parking spaces for a 4 bedroom house. It is also back land development contrary to neighbourhood plan policy AE4

22/3982M – 4 The Avenue
Variation of condition 2 - plans on application 17/3454M
Response Date 03-Nov-2022
The Parish Council has no objections but requests the Conservation Officer does a review of the materials being proposed and compliance with original application

22/4145M- 36 Congleton Road
Demolition of existing garage and replacement with new garage
Response Date 22-Nov-2022
The Parish Council has no objections to this application

22/4155M – 26 Trafford Road
Application for extension and modifications
Response Date 24-Nov-2022
The Parish Council has no objections to this application

22/4201M – The Whins Macclesfield Road
Variation of conditions 1,3 and 4 on approved application 21/1626M: Engineering works to form pond and associated landscaping (part retrospective)
Response Date 18-Nov-2022
The Parish Council has no objections 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

Cllr Browne gave an update on the application for Cherrydene. After discussion it was agreed he would cancel his call in to Northern Planning Committee.

Meeting Closed: 21:17

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN