



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday

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

Clerk: A Ross
Assistant Clerk: C Tout
Public 5

Meeting Commenced: 8:13pm

1. Apologies for Absence.

Cllrs L Marshall and 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).

Cllr C Browne declared an interest in application 23/0479M and took no part in the discussion.

Cllr B Chapman declared an interest in application 23/0634M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 4th May 2021.

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

4. Plans

22/2353M – Cherry Dene Macclesfield Road

Proposed demolition of the existing dwelling and the erection of a replacement dwelling and associated works including the realignment of the internal access road.

Response Date 09-Mar-2023

The Parish Council has no objection to this application subject to approval by the conservation officers and arboricultural officers approval.

22/2688M – Red Acre Macclesfield Road

Proposed erection of replacement dwelling.

Response Date 13-Mar-2023

The Parish Council recommends refusal on the grounds that the design does not enhance the conservation area. In addition the planned boundary treatment will cause loss of amenity to neighbouring property's at Old Vine and Franklin Lodge. If the planning committee is minded to grant approval the Parish Council would request a construction method statement.

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 09-Mar-2023

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 despite claiming to be substantially screened this development shall be overbearing to the green belt and NT land to its south.

22/4875M – Beechwood 6 Moss Road

Variation of condition 2 on approved applicaiton 20/5021M - Demolition of existing dwelling and erection of a single replacement dwelling and a detached infill dwelling with associated works.

Response Date 22-Mar-2023

The Parish Council recommends refusal. It is overdevelopment in the greenbelt, and, on its side of the road, isn't appropriate in density, scale, or grain of the area which is contrary to AENP policy AE2. In- fill development and increased density aren't consistent to this greenbelt area. Housing supply needs in CE and Alderley Edge are already being met and there is insufficient justification for supporting the increased density of housing here.

23/0479M – 17 Wilton Cresent

Replacement of existing conservatory with a single storey rear extension to create new kitchen. Associated revisions to rear elevation window openings.

Response Date 08-Mar-2023

The Parish Council has no objection to this application.

23/0554M – The Lodge 21 Congleton Road

Certificate of proposed lawful development for proposed ground floor rear extension

Response Date 07-Mar-2023

The Parish Council has no objection to this application

23/0617M – Brook Farm Hough Lane

Demolition of existing conservatory and link extension and construction of new kitchen extension, link extension, covered terrace and alterations to existing attached garage to form utility room, all with associated hard landscaping. Proposed double and single storey extension(s) to front, render to full property, new light grey windows and reconfigured windows throughout

Response Date 15-Mar-2023

The Parish Council has no objection to this application.

23/0634M – 5 Ryleys Farm Ryleys Lane

Listed building consent for proposed 2 conservation roof lights into the roof above mezzanine floor.

Response Date 23-Mar-2023

The parish council has no objection to this application.

23/0672M – 99 Moss Lane

First floor side and rear extension over existing ground floor extension.

Response Date 22-Mar-2023

The Parish Council has no objection to this application

23/0694M – Land east of Royal London Road

Approval of reserved matters including details of layout, landscaping, appearance and scale for an office development, following outline approval 19/3420M - Outline planning application for up to 17,000sqm of new office development (Use Class B1) and up to 1,100 associated car parking spaces; access improvements for vehicles and creation of new pedestrian and cycle routes; and the enhancement of existing and provision of new landscaping (Renewal of 16/2314M)

Response Date 27-Mar-2023

The Parish Council asks that the planning Officer considers compliance with AENP policy AE9 which ensures the adequate seperation of the built up area between Alderley Edge and Wilmslow.

23/0749M – Stanford House Croston Close
Proposed Solar Panels
Response Date 30-Mar-2023

The Parish Council has no objection subject to the conservation officer's approval.

23/0794M – 35 Heyes Lane
Rear Extension and Remodel
Response Date 21-Mar-2023

The Parish Council has no objection to this application.

23/0827M – The County Hotel, Harden Park
Variation of condition 2 on approved application 12/4353M: Full planning permission for the demolition of the existing former County Hotel building and construction of 14 No. residential units with car parking and associated landscaping and external works.
Response Date 27-Mar-2023

The Parish Council has no objection to this application.

23/0838M – 28 Congleton Road, Scale Hill
Change of use of proposed office workroom (Application 20/5227M) to new ancillary annex accommodation with minor material and design changes as a result of detailed site investigation.
Response Date 06-Apr-2023

The Parish Council recommends refusal as this is contrary to AENP policy AE4 backland development and constitutes infill development in the conservation area. It is also in breach of Condition 2 of the previous planning application (20/5227M)

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: 9:24pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor S Greenwood
CHAIRMAN