



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 17th April 2023

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

Clerk: Anne Ross
Assistant Clerk: C Tout
Public 4

Meeting Commenced: 8:02pm

1. Apologies for Absence.

Cllrs, S Greenwood, L Marshall, 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 13th March 2023

Approval proposed by Councillor V Fogharty seconded by Councillor B Chapman and carried

4. Plans

23/0604T - Annesley Lodge, Beechfield Road

Works to TPO trees - Willow Tree T1 - Fell Oak Tree T2 - reduction of branches overhanging property by 1-1.5 metres, crown clean and deadwood.

The Parish Council has no objections to this application

23/0792M – Westholme Court, Horseshoe Lane

Replacement of existing balcony structures

Response Date: 25-Apr-2023

The Parish Council has no objections to this application

23/0858M – Badgers Cottage, Woodbrook Road

Two storey extension with basement, a new timber porch and a first floor and side extension to the existing garage.

Response Date 13-Apr-2023

The Parish Council has no objection to this application subject to the review by the conservation officer to ensure that appropriate materials are being used.

23/0897M – 5 Sutton Road

Single storey side extension and replacement of first floor cladding to brickwork

Response Date 30-Mar-2023

The Parish Council has no objections to this application

23/0939M – Flat 1A, Lowood, Davey Lane

Conversion of garage to form ancillary accommodation to be used in conjunction with existing dwelling.

Response Date 05-Apr-2023

The parish council has no comment

23/0972M – 36 Congleton Road

Demolition of existing garage and replacement with new garage

Response Date 19-Apr-2023

The Parish Council recommends refusal:

Overbearing to neighbouring property due to height of planned development contrary to Policy HOU12.

The standards of space between buildings is not being met contrary to HOU13 Table 8.2 ‘Standards for space between buildings’.

Failure to enhance the conservation area and the building is sited outside of the building line contrary to Local Plan Policy SE1 and AENDP AE1.

There is no arboricultural assessment so the Parish Council can not understand the conservation impact contrary to AENDP Policy AE11.

23/0997M – Flat 1 Hazelcroft East, Congleton Road

Single storey side extension

Response Date 13-Apr-2023

The Parish Council has no objections to this application

23/1095M – 1 Heywood Road

Demolition of 2 semi detached houses and construction of 3 houses

Response Date 19-Apr-2023

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 Back land Development, AE8 Supporting a Vibrant Village Centre. In addition the plan does not meet policies SE1 and SD2 of the CE Local Plan Strategy. 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.

23/1144M – White House 7 Moss Road

Alterations to existing building including remodelling of extensions being built in accordance with Lawful Development Certificate 21/4085M

Response Date 19-Apr-2023

The Parish Council recommends refusal and maintains its previous objection due to insufficient material change to 22/2870M. The Parish Council notes the removal of the retaining wall to the front boundary. 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 HOU13, 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.

23/1158M – Badgers Hollow Macclesfield Road Variation of condition 16 on approval 18/4929M - to aid in construction of the lower ground floor retaining wall.

Response Date 19-Apr-2023

The Parish Council recommends refusal as the trees are not dead, diseased or dying and the removal can not be justified.

23/1197M – 18 Trafford Road
Proposed New Electric Gates to Front of Property
Response Date 18-Apr-2023

The Parish Council recommends refusal as this property is visually connected to the conservation area and the plans are insensitive to this contrary AENDP AE3 and Local Plan SE7

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: 9:16pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN