



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 10th July 2023

Present: M Garbett (Chairman), Cllrs A Bates, L Booth, C Browne, B Chapman, V Fogharty, R Grantham, K Hulme

Clerk: A Ross Assistant Clerk: C Tout
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Meeting Commenced: 7:30pm

1. Apologies for Absence.

None

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 application 23/2196M and took no part in the discussion.

Cllr C Browne declared an interest in application 23/2438M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 27th June 2023.

Approval proposed by Councillor B Chapman seconded by Councillor L Booth and carried.

4. Plans

22/4743M & 22/4744M – 22 London Road

Listed building consent for change of use from offices to four residential units on first and second floors accessed via a new glazed entrance with stairs and a lift improving accessibility, fire safety and circulation; a scheme of critical structural repairs to the building and clock, as well as repairs to make the building watertight. The ground and basement will be use class E(a), E(b), E(c).

Response Date 12-July-2023

The Parish Council objects due to the lack of provision of on-site parking.

If the planning officer is minded to approve the council recommends a condition explicitly requiring the developer to provide a material contribution to fund any future TRO for car parking.

23/2079M – 21 Moss Road, Bosden Cottage

Certificate of existing lawful use for change of use of land to domestic garden

Response Date 27-June-2023

The Parish Council has no comment.

23/2156M – The Ryleys farm, Ryleys Lane

Certificate of lawful existing use of land as a garden as an incidental intimate amenity space integral to, and in connection with, the dwelling of which it forms part. It has been separated from the surrounding fields since purchase in November 2000 and laid to lawn following occupation in November 2001. Since that time it has provided a recreational garden space for the benefit of the dwelling

Response Date 04-July-2023

The Parish Council has no comment.

23/2196M – 11 Trafford Road

Erection of electric gate (partially retrospective)

Response Date 13-July-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 SE. Similar application 20/3973M required revision to something more sensitive.

23/2205M – 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 13-July-2023

The Parish Council recommends refusal as the property is in the conservation area. The site adjoins National Trust land and the proposed development is contrary to policy's PG3 and SE7 of Cheshire East Local Plan Strategy. Conservation officer to review.

23/2230M – 39 The Circuit

Proposed double-storey side extension and part-double part-single rear storey extension. External materials to match existing

Response Date 06-July-2023

The Parish Council recommends refusal as it is overdevelopment of the site and will be overbearing to adjoining properties, through mass and proximity, causing loss of amenity and privacy. No demonstration of adequate parking provision, and access for refuse storage

23/2326M – Belton House, Macclesfield Road

Erection of single storey rear extension. Erection of single storey garden to outbuilding to rear side of property.

Response Date 27-July-2023

The Parish Council has no objection subject to an arboricultural report and satisfactory review.

23/2438M – 6 Grasmere Road

Removal of existing side & rear brick garage & store, side porch & front entrance porch & bay window.

Erection of rear single storey extension to create an additional bedroom and a rear Garden Room within permitted development rights to create a new kitchen. New front entrance porch and single storey extension to existing bedroom.

Response Date 20-July-2023

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: 8:15pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN