



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 13th November 2023

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

Clerk: A Ross Assistant Clerk: C Tout
Public 1

Meeting Commenced: 8:29pm

1. Apologies for Absence.

Cllr A Bates

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 23/4141M and took no part in the discussion.

Cllr L Booth declared an interest in application 23/4141M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 9th October 2023.

Approval proposed by Councillor M Garbett seconded by Councillor C Browne and carried.

4. Plans

23/3432M - Barn and Land at Mottram Road

Variation of conditions 11 – Access implementation, 14 - Landscaping and 15 - Boundary treatments on approval 21/5398M.

Response Date 21-Nov-2023

The Parish Council has no objections to this application.

23/3882M - Thatched Cottage Mottram Road

Certificate of lawful development for proposed erection of a detached outbuilding within the residential curtilage to be used for a purpose that is incidental to the enjoyment of the dwelling house, bar, games / cinema room and gymnasium.

The Parish Council recommends refusal due to the development being incongruous to its location and setting. It does not satisfy the requirements for permitted development and the Council asks that the planning officer closely reviews the proposal as it is 50% larger than previously approved.

23/3986M - The Cottage Downesway

Certificate of lawful development for proposed 2 bay oak framed carport & garage.

The Parish Council has no comment.

23/3985M - 7 South Bank Close

Proposed first floor extension over existing attached garage

Response Date 15-Nov-2023

The Parish Council has no objections to this application.

23/4047M - 10 Grasmere Road

Construction of a ground floor front/side infill extension

Response Date 16-Nov-2023

The Parish Council has no objections to this application.

23/4061M - Chorley Old Hall Chorley Hall Close

Erection of fencing along the eastern boundary of the site.

Response Date 30-Nov-2023

The Parish Council would welcome the views of the heritage and conservation teams on the use of materials as still don't find it entirely sympathetic to the grade 1 listed location and greenbelt situation, as such would run foul of AENDP AE12-1A and PG3

23/4107M – Hillside Cottage Mottram Road

Erection of first-floor rear extension and single-storey side extension

Response Date 23-Nov-2023

The Parish Council recommends refusal as this is inappropriate overdevelopment in the greenbelt contrary to Local Plan Policy PG3. The development would have a negative impact on the landscape and character due to the close proximity to National Trust land and the local landmark of the Edge

23/4108M – Hillside Cottage Mottram Road

Erection of first-floor rear extension and single-storey side extension

Response Date 23-Nov-2023

The Parish Council recommends refusal as this is inappropriate overdevelopment in the greenbelt contrary to Local Plan Policy PG3. The development would have a negative impact on the landscape and character due to the close proximity to National Trust land and the local landmark of the Edge

23/4141M – The Stables Chorley Hall Close

Two storey rear extension, change of existing dormer roof style, conversion of garage and extension to the rear of the garage and link style extension.

Response Date 07-Dec-2023

The Parish Council has no objections to this application.

23/3844M – Burrwood Hough Lane

Certificate of lawful development for proposed development of outbuilding, porch and rear, side and dormer extensions

The Parish Council recommends refusal as this is inappropriate overdevelopment in the greenbelt contrary to Local Plan Policy PG3

23/3744M – Whitebarn Whitebarn Road

Certificate of lawful development for proposed construction of a single storey side and rear extension to existing dwelling

The Parish Council has no comment

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: 9:49pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN