



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 27th November 2023

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

Assistant Clerk: C Tout
Public 2

Meeting Commenced: 7:04pm

1. Apologies for Absence.

Cllrs C Browne, M Garbett & S Raja

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 November 2023.

Approval proposed by Councillor B Chapman seconded by Councillor A Bates and carried.

4. Plans

23/4024M - Land Adjoining Jenny Heyes, Heyes Lane, Alderley Edge, SK9 7LH
Permission in principle (Stage 1) for an affordable housing exception site and associated works

The Parish council recommends refusal as the proposed development is inappropriate in the Green Belt and is contrary to the following:-

This is not a not a windfall development site - NPPF 2012. The final SADPD recommended that the land should remain in the green belt.

Wilmslow NP TH1- ribbon development at the town entrances or gateways which includes Hough Lane will not be permitted.

AENDP AE1 Development Strategy - brownfield sites should be developed first i.e. Holmfield and Hole Farm

AENDP AE9 Landscape Character and Access - Development should ensure the adequate separation of the built up area of Alderley Edge and Wilmslow.

AENDP AE13 Views and Townscape – Development proposals must not harm characteristic features in the landscape.

Wilmslow NP PR3 development proposals should seek to improve pedestrian connectivity through the Town Core.

Wilmslow NP KS1 retention and creation of new routes for cycling and walking. Green infrastructure assets such as mature trees and hedgerows to be retained.

Wilmslow NP LSP3 new development has to integrate with existing walking and cycling routes.

Wilmslow NP TA4 ensure appropriate access to schools via safe and well-lit sustainable transport routes, such as for walking and cycling.

Access to the site is in a dangerous location and there is no reference of how this will be managed.

The Council have concerns that a dangerous precedent could be set if the Wilmslow and Alderley Edge neighbourhood plans are over ridden.

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Withdrawn/Invalid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: 7:32pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor L Booth
CHAIRMAN