



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th December 2023

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

Clerk

Assistant Clerk

Public 1

Meeting Commenced: 8:13pm

1. Apologies for Absence.

Cllrs A Bates, V Fogharty & 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 A Bates seconded by Councillor B Chapman and carried.

4. Plans

23/4243M – Land to the rear of 14-18 London Road

Variation of condition 2 - approved plans on approval 20/1731M

Response Date 07-Dec 2023

The Parish council recommends refusal on the grounds that it is overdevelopment; there is inadequate parking provision regardless of transport links, the office space and dwellings will have requirement for parking and none is provided and so is unsustainable. There will be and are issues in access and construction work will cause unacceptable nuisance and impinge on future refuse collection and storage to neighbouring properties

If the planning officer is mindful to approve the council asks that consideration should be given to noise levels and ventilation.

23/4397M - Luciano By Gino Dacampo, Wilmslow Road

Erection of a single storey Shed to the London Road elevation. Erection of a single storey cold room building to the rear. Re-location of the main entrance, and creation of a new brass main entrance door. Creation of a new parapet to allow erection of new canopy. Erection of new awning style canopies to the cobbled road elevation. Creation of a new entrance to the first floor - repurposing an existing fire escape.

Response Date 28-Dec-2023

The Parish Council recommends refusal as this is over development of the site resulting in the continued loss of car parking provision. The access lane is supposed to be one way with no egress and the council would like to remind the applicant of the need to maintain a clear through way at their property. In the interests of public safety the introduction of discreet signage outlining the access flow could be added to aid safe access.

23/4461M – Instow 42 Moss Road

Side and Rear 2 storey extension

Response Date 21-Dec-2023

The Parish Council recommends refusal on the grounds of over development outside settlement boundry within green belt contrary to policy PG3.

23/4415M – 1 Sutton Road

Construction of part two-storey, part single-storey side and rear extensions, two-storey front extension and associated internal alterations.

Response Date 22-Dec-2023

The Parish Council has no objection to this application

APP/R0660/C/23/3329890 – Land at 8 Elm Crescent

Town and Country Planning Act 1990 Appeal under Section 174 - Without planning permission, the unauthorised erection of fencing and gates.

Response Date 28-Dec-2023

The Parish Council supports the enforcement notice. The development is contrary AENDP AE2. It is out of character and appearance of the existing street scene. The fence and gates are over 1m high and front onto the highway. Additionally this could cause visibility issues due to its siting on the corner.

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: 8:49pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett

CHAIRMAN