



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 15th January 2024

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

Clerk: A Ross Assistant Clerk: C Tout

Public: 1

Meeting Commenced: 8:40pm

1. Apologies for Absence.

Cllrs B Chapman, K Hulme and 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).

Cllr A Bates declared an interest in applications 23/4446M, 23/4581M and 23/4793M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 11th December 2023.

Approval proposed by Councillor M Garbett seconded by Councillor L Booth and carried.

4. Plans

23/4446M – Broadleys Beechfield Road

Extension and remodel

Response Date 18-Jan-2024

The Parish Council has no objection to this application but requests a construction management plan condition that mitigates access issues outside on narrow road.

23/4543M – Knights Keep Roan Way

Erection of Two Storey Rear Extension (following demolition of existing single storey rear extension). Erection of 1.5 Storey Detached Garage with Ancillary Accommodation above. Erection of Single Storey Detached Out-Building with Leisure Facility

Response Date 04-Jan-2024

The Parish Council has no objection to this application but requests a construction management plan condition that mitigates access issues outside on narrow road.

23/4581M – Llareggub 4 Congleton Close

Proposed replacement of existing garage door with new french doors

Response Date 11-Jan-2024

The Parish Council has no objection to this application.

23/4701M – 28A & 28C London Road

Change of use of existing offices to create 2 no. apartments with associated works

Response Date 25-Jan-2024

The Parish Council recommends refusal due to the lack of adequate provision of off street car parking. Alderley Edge is a local service centre not an urban one and therefore parking provision is necessary and a precedent has already been set for undercroft parking for similar developments in this locality.

23/4745M – 14 Oakfield Road
Certificate of proposed lawful use for single storey rear extension
Response Date 09-Jan-2024

The Parish Council has no comment

23/4793M – The Coppice Beechfield Road
Remodelling of existing house including conversion of integral garage new gable extension to the front, as well as infill side extensions and two storey extension to the rear of the house
Response Date 01-Feb-2024

The Parish Council recommends refusal as this is over development of the plot and a significant increase in massing and so will be overbearing. The introduction of balconys and their proximity to the boundary will lead to loss of amenity and privacy to neighbours. Access for contractors completeing the works is also a concern.

23/4815M – 25 Devonshire Drive
Rebuilt front porch with first floor extension over, two storey rear extension and new roof lights to existing dwelling house
Response Date 25-Jan-2024

The Parish Council recommends refusal as the plans fail to demonstrate the requirement of a local service centre for 3 on site parking spaces. This is over development of the rear of the site and would be overbearing to neighbours due to massing, contrary to AENDP AE4 Rear garden and backland development.

24/0018M – 5 Knutsford Road
Extension to the front of the house first floor above existing ground floor. Creation of new front door position. All materials to match existing. Extension to rear right of the property to infill above existing ground floor. Number of bedrooms to remain the same. Creation of space within the property for additional bathroom.
Response Date 24-Jan-2024

The Parish Council recommends refusal as this is over development of the site and also does not respect the building line of neighbouring propertys.

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: 9:29pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN