



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12th February 2024

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: 8:35pm

1. Apologies for Absence.

Cllr 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 C Browne declared an interest in application 24/0363M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 15th January 2024.

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

4. Plans

23/4461M – Instow 42 Moss Road
Side and Rear 2 storey extension.
Response Date 15-Feb-2024

The Parish Council requests that the Planning Officer reviews the size of the proposed development to ensure it is within the permitted percentage increase in mass.

24/0176M – Hillside Hollow Macclesfield Road
Extension and alteration to an existing dormer bungalow.
Response Date 22-Feb 2024

The Parish Council requests that the conservation officer review the use of materials including those of the cladding to ensure they are appropriate for use in the conservation area. The Parish Council objects to both the design and installation of a gate. In addition they wish to express a concern of the lack of an arboreal report showing the impact on the trees in this location.

24/0183M – White Oaks Brook Lane
Side and rear extension and rebuilding garage on existing footprint with pitched roof.
Response Date 22-Feb-2024

The Parish Council recommends refusal as this application proposes a disproportionate increase in footprint and considers this over development in the Green Belt contrary to CE Local Plan PG3.

24/0203M – Oakleigh Lodge Davey Lane

Construction of single-storey rear extension, alterations to front porch and existing rear basement lightwell to create habitable studio space and associated internal alterations.

Response Date 09-Feb-2024

The Parish Council has no objection to this application subject to the implementation of a site management and construction plan due to its location.

24/0343M – 6 Beaufort Close

Erection of two storey extension to front of property, erection of first floor extension to front of property, erection of extension at ground and first floor to side and rear. Alterations to internal layout and external appearance on all elevations.

Response Date 21-Feb-2024

The Parish Council recommends refusal on the following grounds: Over development and over bearing causing loss of amenity to neighbouring properties

Lack of demonstration of ensuring the required number of car parking spaces provision within the curtilage of the property

24/0363M – Thomas Cottage 18 Congleton Road

Demolition of house and garage and the construction of a new dwelling, garage and access.

Response Date 06-Mar-2024

The Parish Council recommends refusal as the plan shows an extraordinarily significant increase in design scale and mass. This is inappropriate over development which will undermine the character of the conservation area and is not in the public interest. (AE11, AE12) There is no arboreal report showing affected, removed and retained trees. It is viewed that significant screening shall be lost both to East and West further contributing to impact on the conservation area

24/0385M – 2 Windermere Drive

Proposed demolition of existing detached residential property and replacement with new detached residential property.

Response Date 26 Feb-2024

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: 9:17pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN