



ALDERLEY EDGE PARISH COUNCIL

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

Present: M Garbett (Chairman), Cllrs A Bates, C Browne, B Chapman, V Fogharty, R Grantham, K Hulme

Clerk: A Ross Assistant Clerk: C Tout

Public: 0

Meeting Commenced: 8:22pm

1. Apologies for Absence.

Cllrs L Booth 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).

None.

3. To ratify the Plans Committee minutes of 8th July 2024.

Approval proposed by Councillor B Chapman seconded by Councillor M Garbett and carried.

4. Plans

24/0176M – Hillside Hollow Macclesfield Road

Extension and alteration to an existing dormer bungalow

Response Date 05-Aug-2024

The proposed replacement of the current entrance way with gates and fencing, removal of soft boundary and overall will present a hard boundary undermining the character of the conservation area contrary to AENP AE12. Screening between neighbouring properties is also brought into question and so undermines their amenity.

24/1819M – 74 Moss Lane

Retrospective development of front boundary walls, piers and gates, driveway, rear terrace and side/rear retaining walls.

Response Date 12-Aug-2024

The Parish Council recommends refusal on the grounds that the boundary wall to the west, now included in this application, it is over-bearing and un-neighbourly. There are still concerns over ingress/egress as there is no waiting area in front of the gate.

24/2189M – 39 Wilton Crescent

Construction of a single storey extension to the rear of the existing dwelling to include the addition of a side extension at first floor and associated internal alterations.

Response Date 22-Aug-2024

The Parish Council recommends refusal as the proposals are contrary to CE Local Plan SD1, SD2 and SE1. CE Site allocations and development policies GEN1 and HOV2. AENP AE9 and AE12.

In addition there is no evidence of a site plan detailing the suggested boundary treatment at the front which needs to be considered to ensure it is inkeeping with the character of the area.

24/2510M – 15 Clifton Street

Single storey rear extension

Response Date 01-Aug-2024

The Parish Council has no objection to this application.

24/2576M – Flat 1 Hillfield 4 Congleton Road

Certificate of lawful proposed use for extending the existing UPVC window opening in the kitchen by an additional 45cm. This would fall within permitted development if it were a house. The flat is set back from the road and is not overlooked. The rear elevation of the flats is a newer extension (approx. 30 years old). The colour and material of the window frame will remain the same and the glass guard panel proposed is discreet.

Response Date 12-Aug-2024

The Parish Council has no objection to this application

24/2693M – Seven Oaks Hough Lane

Proposed Lawful development: development for the construction of a replacement detached garage with store and formation of an associated area of hardstanding.

Response Date 16-Aug-2024

The Parish Council recommends refusal on the grounds of inappropriate development in the greenbelt

24/2697M – 10 West Street

Extension to existing offices

Response Date 28-Aug-2024

The Parish Council recommends refusal The application is misleading by being incomplete in its drawings and using questionable scales to illustrate additional capacity of workspace. It fails to demonstrate the side elevations that claims wont add the massing that it will. The development would also remove available car parking spaces, whilst increasing capacity and is therefore unsustainable development.

24/2739M – 12 The Avenue

First floor rear extension and single storey side extension to the existing house. Removal of existing rear dormer and new front porch addition.

Response Date 29-Aug-2024

The Parish Council has no objection to this application but wishes to express its concerns that the public right of way and access for residents to the rear is maintained during construction and ongoing.

24/2741M – Fairfield 25 Chapel Road

Certificate of lawful proposed development for infill rear extension, alterations to a rear window and landscaping works.

Response Date 21-Aug-2024

The Parish Council has no objection to this application

24/2756M – The Willows Chorley Hall Lane

Proposed rear single storey extension, single storey side extension, new loft conversion with dormers front and back and new gable detail to front elevation roof.

Response Date 20-Aug-2024

The Parish Council recommends refusal as the submitted plans are contrary to AENP AE12 local and historic character, only a good level of design quality in keeping with the overall character of the village will be acceptable.

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: 8:56pm

ACTION SUMMARY

Undertaken By	Detail	When for

Councillor M Garbett
CHAIRMAN