



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th September 2024

Present: L Booth (Chairman), Cllrs C Browne, B Chapman, V Fogharty, K Hulme

Clerk: A Ross

Assistant Clerk: C Tout

Public: 0

Meeting Commenced: 8:29pm

1. Apologies for Absence.

Cllrs A Bates, R Grantham & 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 B Chapman declared an interest in application 24/2466M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 12th August 2024.

Approval proposed by Councillor B Chapman seconded by Councillor V Fogharty and carried.

4. Plans

24/2421M – 51 Trafford Road

Rear extension to 51 Trafford Road and front extension to coach house.

Response Date 12-Sep-2024

The Parish Council has no objection to this application.

24/2954M – Redclyffe Cottage Mottram Road

Provision of Oak framed car port to the side of the house.

Response Date 03-Oct-2024

The Parish Council has no objection to this application

24/2466M – 11 Trafford Road

Erection of electric gate (partially retrospective)

Response Date 12-Sep-2024

The Parish Council recommends refusal as this property is visually connected to the conservation area and the plans are insensitive to this contrary AENDP AE3 and Local Plan SE7

24/2873M – 18 Moss Lane

A new Dormer and attic conversion with minor elevational changes to existing.

Response Date 02-Sep-2024

The Parish Council recommends refusal due to the failure to demonstrate that it can meet CEC parking standards of the required 3 parking spaces for a 4 bedroom house.

24/2929M – 26 Wilton Crescent

Installation of 1500mm high fence and sliding vehicle gate to drive.

Response Date 04-Sep-2024

The Parish Council recommends refusal as the erection of gates and excessively high fencing would materially undermine the character of the location contrary to AENDP AE9.

24/2969M – The County Hotel Harden Park

Conversion of internal car park to form 2 No additional dwellings, internal alterations, and associated external works.

Response Date 11-Sep-2024

The Parish Council has no objection to this application.

24/2999M – Apple Cross Macclesfield Road

Amalgamate existing apartments into a single dwelling. Remove existing very low pitched felt roof with a new pitched roof and dormers.

Response Date 19-Sep-2024

The Parish Council has no objection to this application.

24/3039M – 34 Redesmere Drive

Demolish existing conservatory and build single storey extension to rear elevation. Convert 75% of garage to form utility room, study and shower room. Provide new flat roof area and mono pitched tiled roof to front elevation.

Response Date 13-Sep-2024

The Parish Council has no objection to this application

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

Proposed redevelopment of land to the rear of 14-18 London Road Alderley Edge, comprising the demolition of the existing building and erection of a three-storey building consisting of office and to apartments.

Response Date 10-Sep-2024

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 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.

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: 9:07pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor L Booth
CHAIRMAN