



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 14th October 2024

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

Clerk: A Ross Assistant Clerk: C Tout

Public: 5

Meeting Commenced: 8:41pm

1. Apologies for Absence.

Cllr R Grantham

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 24/3210M and 24/3311M and took no part in the discussion.

3. To ratify the Plans Committee minutes of 9th September 2024.

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

4. Plans

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 dormer

Response Date 31-Oct-2024

The Parish Council has no objection to this application.

24/3110M – 22 London Road

Extension to the rear of and alteration to Grade II Listed Building

Response Date 10-Oct-2024

The Parish Council recommends refusal as the plans fail to meet the requirements of NPPF 205 & 206

24/3111M – 22 London Road

Extension to the rear of and alteration to Grade II Listed Building

Response Date 10-Oct-2024

The Parish Council recommends refusal as the plans fail to meet the requirements of NPPF 205 & 206

24/3197M – 57 Elm Crescent

Part single, part double wrap around extension, new front porch and new rear dormer

Response Date 30-Sep-2024

The Parish Council recommends refusal as this is overdevelopment of the site and does not meet the car parking requirements as set out in CE Local Plan

24/3210M – Annesley Lodge Beechfield Road

Lower ground floor, ground floor and first floor extensions to an existing home

Response Date 17-Oct-2024

The Parish Council has no objection subject to the conservation officer's approval on appropriate use of materials and clarification of the new access drive.

24/3256M – The Willows Chorley Hall Lane

New pitched roof and loft space to first floor of existing detached garage with new dormer to front and gables to sides and rear elevations

Response Date 02-Oct-2024

The Parish Council has no comment

24/3311M – 9 Grasmere Road

Front porch and front infill extension, replacement garage and wrap around side rear extension. Elevation enhancements and rooflights

Response Date 08-Oct-2024

The Parish Council has no objections to this application

24/3328M – Burrwood Hough Lane

2 storey side extension to existing dwelling

Response Date 16-Oct-2024

The Parish Council recommends refusal as the additional building would result in cumulative disproportionate development in the greenbelt contrary to Local Plan Policy PG3.

24/3333M – Croston Cottage Macclesfield Road

Listed Building Consent for alterations to domestic outbuilding

Response Date 23-Oct-2024

The Parish Council has no objections subject to the heritage officers report on the suitability of materials on a grade 2 listed building in the conservation area

24/3354M – First Floor 67 London Road

Advertisement Consent

Response Date 16-Oct-2024

The Parish Council recommends refusal as the signage is insensitive to the character of the building and location contrary AENDP and Government guidelines June 2007.

24/3357M – Croston Cottage Macclesfield Road

Alterations to domestic outbuilding

Response Date 17-Oct-2024

The Parish Council has no objections subject to the heritage officers report on the suitability of materials on a grade 2 listed building in the conservation area

24/3380M – Little Holme 40 Moss Road

Single story side and rear extension

Response Date 23-Oct-2024

The Parish Council recommends refusal as this is over development outside the settlement boundary within the greenbelt, contrary to Local Plan policy PG3.

24/3390M – 20 Duke Street

Part Single Storey and Part two storey side and rear extensions and alterations to existing dwelling

Response Date 14-Oct-2024

The Parish Council recommends refusal as the Local Plan policy parking standards for a minimum of 2 off street parking spaces have not been met. The windows are out of character contrary to Local Plan Policy SE1 and AENP. No accompanying application for a dropped kerb has been made. The choice of materials for the Velux windows to the front are not sympathetic to the character of Duke Street.

24/3449M – Windy Howe Whitebarn Road

Proposed padel tennis court to replace existing tennis court

Response Date 31-Oct-2024

The Parish Council recommends refusal due to the harmful impact on the conservation area (light pollution) and the failure to demonstrate that there will not be a negative impact on the SSSI

24/3564M – 52 London Road

Advertisement consent for replacement of two illuminated fascia signs

Response Date 29-Oct-2024

The Parish Council recommends refusal as the light is required to be static rather than flashing.

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: 9:32pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN