



ALDERLEY EDGE PARISH COUNCIL

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

Present: M Garbett (Chairman), Cllrs P Bell, L Booth, C Browne, B Chapman, K Hulme

Clerk: A Ross Assistant Clerk: C Tout

Public: 0

Meeting Commenced: 8:25pm

1. Apologies for Absence.

Cllrs A Bates, V Fogharty and 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 L Booth declared an interest in application 24/4397/HOUS and took no part in the discussion.

Cllr C Browne declared an interest in application 24/4601/HOUS and took no part in the discussion.

Cllr C Browne declared an interest in an item that was due to be raised under reports from councillors and took no part in the discussion.

3. To ratify the Plans Committee minutes of 11th November 2024.

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

4. Plans

24/2421M/HOUS – 51 Trafford Road

Proposed rear extension to dwelling.

Response Date 26-Nov-2024

The Parish Council has no comment

24/3693M – Little Holme 40 Moss Road

Prior Approval of a single storey hipped roof extension, extending 7.97 metres beyond the rear wall, maximum height of 3.95 metres and eaves height of 2.38 metres

Response Date 24-Dec-2024

The Parish Council has no objections to this application

24/4357/HOUS – Hawthorn Barn Hough Lane

1st floor rear extension similar to previously approved extension under 17/3426M and further to application 21/3529M subsequently disposed by the LPA.

Response Date 18-Dec-2024

The Parish Council has no objections to this application

24/4380/CLPUD – Newton House 21 Chapel Road

Certificate of proposed lawful use for creation of permeable hardstanding within the southern curtilage of the dwelling. Removal of existing hedge and pedestrian gate along a 3.5m length of the southern boundary.

Removal of "dwarf" brick wall less than 1 metre in height along the same length as the hedge to be removed.
Response Date 11-Dec-2024

The Parish Council strongly recommends refusal as the boundary of this property, in the low wall and hedge section to be removed significantly contributes to the character and appearance of the Trafford Road conservation area and any changes to it would have a detrimental impact, similarly to 19/5111M this is not in the public interest (para 196 NPF)

24/4397/HOUS – Brampton Horseshoe Lane
Rear Extension to form Dining Kitchen and Side Extension to form Carport/Garage
Response Date 13-Dec-2024

The Parish Council has no objections to this application

24/4632/CLPUD – 15 Elm Crescent
Proposed Loft Conversion
Response 20-Dec-2024

The Parish Council recommends refusal due to the failure to demonstrate that it can meet the required CEC parking standards.

24/4460/HOUS - 24 Trafford Road
Proposed single storey extension to the rear and side of 24 Trafford Road including building over the exterior basement staircase and the removal of an internal wall in the basement.
Response Date 17- Dec 2024

The Parish Council has no objections to this application.

24/4601/HOUS – 20 Keepwood Moss Road
Two storey rear elevation extension, first floor side elevation extension and external alterations.
Response Date 03-Jan-25

The Parish Council recommends refusal as this is excessive development in the greenbelt and would be detrimentally impacted when viewed from the greenbelt, contrary to Local Plan Policy PG3

24/4596/HOUS – 16 Wilton Crescent
Single storey rear and front extension, upper floor front extension and alterations to existing dwelling.
Response date 03-Jan-25

The Parish Council has no objections 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

Cllr L Booth reported that she had received correspondence from a resident regarding Cheshire Easts planning processes in relation to application 24/3390M. A discussion took place about whether the Parish Council should raise a formal complaint with CE. No decision was made. To be discussed further

Meeting Closed: 9:43pm

ACTION SUMMARY

Under Taken By	Detail	When For

Councillor M Garbett
CHAIRMAN