



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 14th April 2025

Present: L Booth (Chairman), Cllrs A Bates, P Bell, C Browne, R Howes, V Fogharty, M Garbett

Assistant Clerk: C Tout
Public 1

Meeting Commenced: 8:51pm

1. Apologies for Absence.

Cllrs B Chapman and K Hulme

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 25/0687/VOC, 25/0764/HOUS and 25/0533/HOUS and took no part in the discussions.

Cllr R Howes declared an interest in 25/0533/HOUS and took no part in the discussions.

3. To ratify the Plans Committee minutes of 10th March 2025.

Approval proposed by Councillor C Browne seconded by Councillor P Bell and carried.

4. Plans

25/0451/FUL - Alderley Edge Cricket Club Moss Lane

Upgrade of existing floodlights on two tennis courts from metal halide lights to LED lights and replacement of associated lighting columns

Response Date 03-04-2025

The Parish Council has no objections to the application

25/0473/HOUS - 13 Crescent Road

Porch to front elevation (to mirror that of 11 Crescent Rd). Rear extension (to create dining and living room spaces) and loft conversion with rear dormer to 1930s semi-detached house. Works to include conversion of existing hip roof to gable end to allow stair access to loft conversion.

Response Date 02-04-2025

The Parish Council has no comment

25/0533/HOUS - 3 Thirlmere Close

Single storey side extensions constructed to both sides and proposed porch

Response Date 17-04-2025

The Parish Council has no objections to the application

25/0597/HOUS - Hawthorn Farmhouse Hough Lane

Internal rework to create ground floor accommodation for elderly parent, with the erection of a rear single storey infill extension to create a new family, living space to replace space lost

Response Date 18-04-2025

The Parish Council recommends refusal as this is inappropriate development within the greenbelt contrary to PG3. It would also have a negative impact on the character of the landscape as seen from the edge, a Site of Special Scientific Interest contrary to AENP AE13

25/0609/HOUS - 37 Elmfield Road

Single storey porch for a ground floor bathroom to part of the front elevation

Response Date 03-04-2025

The Parish Council has no objections to the application

25/0661/HOUS - 49 Moss Lane

Single storey rear extension and flat roof dormer

Response Date 15-04-2025

The Parish Council has no objections to the application

25/0687/VOC - Greyfriars Beechfield Road

Variation of condition 2 - plans, on approval 23/3483M

Response Date 10-04-2025

The Parish Council has no objections to the application

25/0708/HOUS - 1 Downesway

Installation of air source heat pump

Response Date 16-04-2025

The Parish Council defers to Environmental Health for comment

25/0764/HOUS - Bracken Rise Beechfield Road

Facade alterations including cladding and render works, first floor extension over existing garage, picture dormers to the front elevation and dormers to the rear elevation to complete the conversion of the existing part complete roof space

Response Date 10-04-2025

The Parish Council has no objections to the application

25/0799/HOUS – 37 Moss Lane

Single storey rear extension

Response Date 15-04-2025

The Parish Council has no objections to the application

25/0822/HOUS – 9 Moss Lane

Proposed double storey side extension, new driveway, new patio doors to rear, and updated decking area and fencing

Response Date 15-04-2025

The Parish Council recommends refusal as this is overdevelopment and contrary to:

AENP AE12 Local and historic character

AENP AE4 Rear garden and back land development

SE1 - the design is not in keeping with the local surroundings

HOU11 – the extension and alterations are not sympathetic to the character of the surroundings due to the removal of the hedge and wall to create car parking provision.

25/0850/CLPUD - Holmsley, 13 Chapel Road

Certificate of proposed lawful use for proposed replacement ancillary outbuilding

Response Date 16-04-2025

The Parish Council has no objections to the application

25/0867/HOUS - Keepwood, 20 Moss Road

First floor side elevation extension and external alterations

Response Date 17-04-2025

***The Parish Council recommends refusal as it is contrary to the following policies:
RU11 - the development is disproportionate and harms the local character of the area.***

HOU11 - having a negative impact on neighbours.

PG3 - inappropriate development in the greenbelt

AENP AE13 – views and Townscape

AENP AE11 - Protecting and Enhancing the Conservation Area

AENP AE2 – Design and scale

AENP AE9 - Landscape Character and Access

25/0871/FUL - Vita Group Holdings Limited, Horseshoe Farm Elkington Way

Retrospective planning application for construction of a padel court and 3no. outdoor seating pods

Response Date 24 – 04 -2025

The Parish Council recommends refusal due to loss of amenity and harmful impact on neighbours in terms of noise and lighting. It is also contrary to LPS PG3 due to the overdevelopment of the site.

25/0925/HOUS - Little Meadows, 6 Blackshaw Lane

Garage conversion to create habitable room and timber garage to front of dwellinghouse

Response Date 21-04-2025

The Parish Council has no objections to the application

25/0961/HOUS - 31 Heyes Lane

Rear first floor roof alterations

Response Date 29-04-2025

The Parish Council has no objections to the application

25/1040/FUL Full Planning and 25/1388/LBC Listed Building Consent – Barclays 22 London Road

Extension to the rear and alteration to Grade II Listed former bank

Response Date 29-04-2025

The Parish Council recommends refusal, whilst the reduction in size of the dormer and glass staircase has been noted it has not impacted the previous objections of the plans. The council is also concerned about the impact of light pollution

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: 10:01pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN