



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th June 2025

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

Assistant Clerk: C Tout

Public: 0

Meeting Commenced: 8:10pm

1. Apologies for Absence.

Cllr V Fogherty

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).

Councillor L Booth declared an interest in 25/1734/PIP and took no part in the discussion.

3. To ratify the Plans Committee minutes of 12th May 2025.

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

4. Plans

25/1408/HOUS - Fellbrook House Brook Lane

Provision of a flat roof, timber-clad golf cabin to the rear garden area

Response Date: 23 June 2025

The Parish Council has no objections to this application.

25/1628/HOUS – 88 Heyes Lane

Erection of single storey side and rear extension.

Response Date: 13 June 2025

The Parish Council recommends refusal as the application is contrary to:

AENDP AE2 Design and Scale as the development would increase the house by 2 thirds right up to boundary and adjacent to greenbelt.

AENDP AE12 Local and Historic Character

AENDP AE4 Rear Garden and Backland Development

Policy AE13: Views and Townscape/

NPPF 70 and AE13

25/1683/CLPUD - Alderley Edge Cricket Club Moss Lane

Certificate of lawful development for proposed replacement and upgradation of existing land drainage system which consists of lateral and main drains with purpose made junctions. Installation of a new silt chamber discharging into the existing/previous discharge point from the site.

Response Date: 06 June 2025

The Parish Council has no comment.

25/1684/LBC & 25/1925/FUL - St Philips And St James Church Church Lane.

Listed building consent for upgrade to existing installation H3G 3No. KRY112235-1 active routers mounted behind antennas. Proposed OTC cabinet to be installed for new TX equipment. Existing EE 1No. TX Rack to be removed. Proposed 1No. H3G GPS node wall mounted within window alcove. Proposed H3G 1No. eHybrid cabinet to be installed on steel grillage c/w Proposed 3No. 7821 1575 passive routers, 2no. 1400 4020 ERS's and 3No. 1800/2100 4490 ERS's.

Response Date: 11 June 2025

The Parish Council has no objection subject to approval by the conservation officer.

25/1734/PIP - The Ryleys Farm Ryleys Lane

Application for permission in principle for the construction of one dwelling

Response Date: 13 June 2025

The Parish Council recommends refusal as this is rear garden and back land development contrary to AENDP AE4 and CELP Policy PG3. In addition, there are listed buildings adjacent and therefore any development needs to be sympathetic as per AENDP AE9

25/1814/HOUS - 29 Devonshire Drive

Erection of two storey and single storey rear extensions

Response Date: 20 June 2025

The Parish Council has no objections to this application.

25/0546/HOUS - Brook House Brook Lane

Proposed garage block

Response Date: 27 June 2025

The Parish Council has no objections to this application.

25/1908/HOUS - 3 Kingsbury House St Hilarys Park

Installation of French doors in existing window opening

Response Date: 27 June 2025

The Parish Council has no objections to this application.

25/1777/FUL - Common Carr Farm Chelford Road

Agricultural livestock building

Response Date: 27 June 2025

The Parish Council has no objections to this application.

25/1849/HOUS – Sweetcrab 4 Annis Road

Extension of existing off road car parking bay, relocation of access steps to dwelling and installation of 2 no. obscure glazed windows on side of the dwelling

Response Date: 24 June 2025

The Parish Council has no objections to this application.

25/1730/PIP - Land Between Alderley Road and Melrose Way

Permission in Principle for up to 9 dwellings

Response Date: 17 June 2025

The Parish Council recommends refusal as the presumption in favour of sustainable development is rebuttable because it conflicts with an up-to-date development plan including the AENDP which was made by CE in July 2021. It is also contrary to AENDP:

AE1 Alderley Edge Development Strategy

AE2 Design, scale, and type of new housing – this is a small site.

AE3 Sustainable Housing Design

AE9 Landscape Character and Access – development proposals should ensure the adequate separation of the built-up area of Alderley Edge and the neighbouring town of Wilmslow.

AE12

It is also Contrary to NPPF Protecting the Green Belt para 143,153, 155 and CELPS Policy PG3 and PG6 and therefore cannot be considered grey belt.

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: 8:47pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN