



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th August 2025

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

Clerk: A Ross

Assistant Clerk: C Tout

Public: 0

Meeting Commenced: 8:37pm

1. Apologies for Absence.

None

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).

Councillors B Chapman, R Howes & T Edwards declared an interest in 25/2470/VOC and took no part in the discussion.

3. To ratify the Plans Committee minutes of 14th July 2025.

Approval proposed by Councillor B Chapman seconded by Councillor P Bell and carried.

4. Plans

25/2290/OUT - Burrwood Hough Lane

Replacement Dwelling

Response Date 07-Aug-2025

The Parish Council has no objection to this application.

25/2467/HOUS - 51 Trafford Road

Erection of extensions and conversion of additional living space to the coach house and associated soft and hard landscaping works.

Response Date 06-Aug-2025

The Parish Council recommends refusal as the plans are contrary to:

CELPS SD2 Sustainable Development Principles: design, height, scale, form. Choice of materials.

Massing as this a large extension to the front of the coach house

CELPS SE7 Historic Environment – development should contribute to the historic environment and heritage assets.

25/2470/VOC - 3 Thirlmere Close

Variation of condition 2 approved plans on application 25/0533/HOUS - Single storey side extensions constructed to both sides and proposed porch.

Response Date 06-Aug-2025

The Parish Council has no objection to this application.

25/2557/HOUS – 10 Marlborough Avenue

Erection of two-storey side extension, erection of front porch, erection of single-storey rear extension, alterations to external finishes and widening of existing driveway.

Response Date 11-Aug-2025

The Parish Council has no objections to this application.

25/2646/VOC - Fern Cottage Woodbrook Road

Variation of Condition 3 on 24/4926/HOUS - Rear ground floor extension, new roof with associated second floor living spaces, modernisation of external envelope to bring in line with surrounding conservation area and refurbishment of all internal existing spaces

Response Date 21-Aug-2025

The Parish Council has no objections to this application.

25/2676/HOUS - 20 Beech Road

Erection of dormer window with Juliet balcony to the rear elevation of existing second floor bedroom.

Response Date 22-Aug-2025

The Parish Council recommends refusal on the basis that the proposed dormer appears to encroach upon neighbouring property to the east and west.

25/2740/HOUS – Saddlebole Mottram Road

Demolition of the existing yard walls, two storey coach house and laundry, erection of replacement two storey side extension, internal and external alterations to dwelling, erection of a detached garage and associated formation of additional driveway and landscaping works.

The Parish Council recommends refusal as this is excessive development in the green belt and contrary to:

CELPS PG3 – Green Belt

CELPS PG6 – Open Countryside

SE1 – Design

SADP ENV3 – Landscape and Character

SADP RUR11 - Extensions and alterations to buildings outside of settlement boundaries

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

Councillor Browne reported that the planning application 24/0363M – Thomas Cottage 18 Congleton Road had been approved on appeal. He also advised that the speculative planning application for the triangular piece of land opposite the Merlin gastropub on Wilmslow Road had been refused.

Meeting Closed: 9:14pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN