



## ALDERLEY EDGE PARISH COUNCIL

### **Minutes of the Plans Committee meeting held on Monday 10<sup>th</sup> November 2025**

**Present:** M Garbett (Chairman), Cllrs A Bates, P Bell, C Browne, B Chapman, T Edwards, R Howes

Clerk: A Ross

Public: 0

**Meeting Commenced:** 8:09pm

#### **1. Apologies for Absence.**

Cllrs L Booth & V Fogharty.

#### **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).**

Cllrs A Bates, C Browne & M Garbett declared an interest in application 25/3960/FUL and took no part in the debate.

#### **3. To ratify the Plans Committee minutes of 13<sup>th</sup> October 2025.**

Approval proposed by Councillor P Edwards seconded by Councillor R Howes and carried.

#### **4. Plans**

23/0694M Reserved Matters - Land East Of, Royal London House, Alderley Road, Wilmslow  
Approval of reserved matters including details of layout, landscaping, appearance and scale for an office development, following outline approval 19/3420M - Outline planning application for up to 17,000sqm of new office development (Use Class B1) and up to 1,100 associated car parking spaces; access improvements for vehicles and creation of new pedestrian and cycle routes; and the enhancement of existing and provision of new landscaping (Renewal of 16/2314M)

Response Date 04-Nov-2025

***The Parish Council re-iterates the objections that are already on file from previous applications.***

25/3862/HOUS - 42 Heyes Lane

Proposed two-storey side extension, single storey rear extension and rear dormer

Response date 05-Nov-2025

***The Parish Council has no objections to this application subject to no objections from neighbours.***

25/3769/VOC - 10 Marlborough Avenue

Variation of Condition 2 on 24/2004M - Single storey rear and side extension

Response Date 06-Nov-2025

***The Parish Council has no comment.***

25/4148/HOUS - Inglewood Chorley Hall Lane

Proposed new porch, connecting covered walkway and clad walls to existing car port structure and Juliette balcony to front.

Response Date 24-Nov-2025

***The Parish Council has no objections to this application***

**Additions - Received after agenda published and reviewed**

25/3960/FUL – 68 Heyes Lane, Granthams

Refurbishment and part demolition of existing building forming retail premises with upper floor apartment, demolition of outbuildings and erection of two new dwellings with associated double garage and external works.

Response Date 28-Nov-2025

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

***AENP AE2 – Design and scale***

***AENP AE4 Rear garden and back land development***

***AENP AE9 - Landscape Character and Access***

***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***

***In addition, the plans fail to demonstrate the requirement of a local service centre for 3 on site parking spaces. The Parish Council requests that this is called in to Northern Planning for reasons of over development and back land development.***

**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: 8:36pm**

**ACTION SUMMARY**

| Undertaken By | Detail | When For |
|---------------|--------|----------|
|               |        |          |
|               |        |          |

**Councillor M Garbett**  
**CHAIRMAN**