



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 12th January 2026

Present: Cllr L Booth (Chairman), Cllrs P Bell, B Chapman, T Edwards, V Fogharty, M Garbett, R Howes

Clerk: A Ross
Public: 0

Meeting Commenced: 8:17pm

1. Apologies for Absence.

Cllrs C Bates and C Browne

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).

None

3. To ratify the Plans Committee minutes of 8th December 2025.

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

4. Plans

25/4521/FUL - Talisker Mottram Road

Demolition of existing dwelling house and replacement with new detached dwelling house with integrated garage. Replacement of existing entrance gate with new recessed automatic powered gates. New raised patio, driveway and external works.

Response Date 06-Jan-2026

The Parish Council has no comment as this was covered in the meeting December 2025.

25/4564/HOUS - Annesley Lodge Beechfield Road

Lower ground floor, ground floor extensions to an existing home.

Response Date 12-Jan-2026

The Parish Council has no objections to this application

25/4658/FUL - 28 Trafford Road

Retrospective application for conversion of domestic garage into office and alterations to boundary wall.

Response Date 14-Jan-2026

The Parish Council recommends refusal as the development undermines the character of the conservation area. The boundary wall should be restored in a manner that is more sympathetic to the character of the conservation area e.g soft landscaping and the boundary restored to the sylvian setting.

25/4664/HOUS - 10 Marlborough Avenue

Extensions and alterations.

The Parish Council recommends refusal due to the lack of any proposed Sustainable Drainage Systems.

25/4699/PIP - Land Off Alderley Road
Permission in principle for up to 6 dwellings.
Response Date 29-Jan-2026

The Parish Council recommends refusal as this development is contrary to:

AENP 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.

25/4793/HOUS – Coachman’s Cottage Macclesfield Road
Addition of front porch and changes to windows on front elevation.

The Parish Council has no objections to this application

25/4733 – County Hotel Harden Park

Variation of Condition 1 and 4 on 24/2969M - Conversion of internal car park to form 2No additional dwellings, internal alterations, and associated external works.

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

None

Meeting Closed: 8:45pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN