



## ALDERLEY EDGE PARISH COUNCIL

### Minutes of the Plans Committee meeting held on Monday 26<sup>th</sup> January 2026

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

Assistant Clerk: C Tout

Public: 42

**Meeting Commenced:** 7:30pm

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

Cllrs C Bates and R Howes

#### **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 C Browne declared an interest in 25/4694/FUL.

#### **3. To ratify the Plans Committee minutes of 12<sup>th</sup> January 2026.**

Approval proposed by Councillor V Fogharty seconded by Councillor T Edwards and carried.

#### **4. Plans**

25/4694/FUL - Ryleys Farm Ryleys Lane

Full planning application for the erection of 40 dwellings with associated landscaping and sustainable drainage, public open space, and vehicular access off Sutton Road.

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

#### ***CELP PG4 Safeguarded Land***

*Development of safeguarded land for uses other than those appropriate in the open countryside will not be permitted. Policies relating to development in the open countryside to apply. It's intended to meet longer term development needs beyond 2030.*

#### ***CELP PG6 Open Countryside***

*Only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works or for other uses appropriate to a rural area will be permitted.*

#### ***Rural Exceptions:***

*Proposals must consist in entirety of affordable housing that is to be retained in perpetuity which is not the case with these proposals.*

#### ***CO1 Sustainable Travel & Transport:***

*Ensuring development gives priority to walking, cycling and public transport within its design. The proposals do not satisfy this.*

**SE6 Green Infrastructure:**

*Secure new provision to help address identified shortages in existing public open space provision in terms of quality, quantity and accessibility. Locate open space facilities in appropriate locations, preferably within developments. The proposal has insufficient green space.*

**IN1 Infrastructure:**

*The council requires new and improved social and community facilities and other infrastructure e.g. school places to be provided in a timely manner and to meet the needs of a new development. The Parish Council adopts Cheshire East Children's Services, School Organisations and Capital Strategy Report.*

**IN2 Developer Contributions:**

*These should be sought to make sure the necessary physical, social public realm, economic and green infrastructure is in place.*

*SADPD HOU14 states that in determining housing density the character of the surrounding area (recognising that there are some areas of the borough with an established low-density character that should be protected) and their wider landscape and/or townscape setting should be considered. Sutton Road, Eaton Drive and Alderley Edge in general are characterised by large, detached properties situated on substantial plots. There are approximately 120 houses on the Eaton Drive estate and the proposed density for 40 units is inappropriate.*

**AENDP AE1.1 Development Strategy**

*Settlement boundary - New residential development will be supported within Alderley Edge village where proposals are located within the settlement boundary of Alderley Edge. This development is not.*

**AENDP AE1.3 Development Strategy**

*Development will be supported where safe and accessible pedestrian and cycling linkages to existing village amenities and facilities to promote sustainable transport alternatives especially for short journeys, and to minimise adverse impacts of additional vehicles on the existing highway network.*

**AENDP AE2.3 Design, Scale and Type of New Housing**

**AENDP AE3.3 Sustainable Design**

*The development should promote travel by means other than by private car.*

*AENDP AE3.11 Developments should conserve, protect and, where possible, enhance wildlife, biodiversity, and other ecosystem services provided by the natural environment and where appropriate demonstrate how schemes contribute to biodiversity net gain.*

**AENDP AE9 Landscape Character and Access**

*The presence of the "Edge" defines the character of the village and developments within the village need to be sensitive to the distinctive landscape, character of Alderley Edge parish and the setting of the village in its wider landscape.*

*The Parish Council is aware of CE housing policy but supports Storey Homes revised housing mix proposal of 1/3<sup>rd</sup> through housing association and 2/3<sup>rd</sup> discount to market purchase. The Parish Council does not support the lack of a pepper pot approach of affordable housing on the 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:** 8:25pm

**ACTION SUMMARY**

| <b>Undertaken By</b> | <b>Detail</b> | <b>When For</b> |
|----------------------|---------------|-----------------|
|                      |               |                 |
|                      |               |                 |

**Councillor L Booth**  
**CHAIRMAN**