



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 9th February 2026

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

Clerk: A Ross, Assistant Clerk: C Schofield
Public: 0

Meeting Commenced: 8:15pm

1. Apologies for Absence.

Cllr 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 consider planning reports circulated, accept to consider any submitted later, approve any responses and ratify responses made between meetings or to meet deadlines.

25/4286/PIP – Land South of Brook Lane
Permission in principle for the erection of up to 2 dwellings
Response Date 26-Jan-2026

The Parish Council recommends refusal as this development is contrary to section 110,115 and 155 of NPPF Protecting the Green Belt contrary to PG1 and PG6 of CELP and would establish a principle for future development.

25/4733/VOV – The County Hotel, Harden Park
Variation of Condition 1 and 4 on 24/2969M - Conversion of internal car park to form 2 additional dwellings, internal alterations & associated external works
Response Date 02-Feb-2026

The Parish Council has no comment as this was covered in the meeting 13th January 2026.

25/4793/HOUS – Coachmans Cottage, Macclesfield Road
Addition of front porch & changes to windows on front elevation
Response Date 28-Jan-2026

The Parish Council has no comment as this was covered in the meeting 13th January 2026.

26/0082/HOUS – 1 Beech Road
2 storey side extension & single storey rear extension
Response Date 02-Feb-2026

The Parish Council has no objections to this application subject to the submission of provision of a soft boundary treatment or maintenance of existing boundary hedging.

26/0115/PRIOR-3MA – 6a Trafford Road

Prior approval change of use to 2 flats

Response Date 10-Feb-2026

The Parish Council has no objections to this application.

26/0156/FUL – Dursley, Chorley Hall Lane

Replacement dwelling

Response Date 13-Feb-2026

The Parish Council recommends refusal as the development would cause an unacceptable loss of privacy for neighbouring properties, is inappropriate for the setting, there is no sustainable water management scheme. Further protected species surveys are recommended. The proposal is an over development and disproportionate increase in footprint, volume and hardstanding. In addition, the proposed development is too close to existing trees and therefore has the potential to be harmful to these.

26/0193/VOC – Craven Dunnill & Co Ltd, Knutsford Road

Variation of Conditions 4 and 5 on 22/1093M - Change of Use from current sui generis use class of Proposal: hiring, selling and displaying motor vehicles to E(a) use class, for the display and retail sale of goods (ceramic tiles), with associated offices. Including the replacement of asbestos cement roofing, first floor windows, front facade showroom windows and main entrance door, as well as the alteration of concertina industrial folding door opening to roller shutter door and pedestrian door.

Response Date 18-Feb-2026

The Parish Council strongly objects to the amendment of opening hours on the grounds that this is primarily a residential area and it would be detrimental to the amenity of local residents.

26/0246/VOC – 21 Devonshire Drive

Variation of conditions 3 and 3 on approval 25/3067/HOUS: Proposed single storey rear extension, garage conversion with aesthetic re-model of the porch and frontage. Proposal: Small change to front elevation and change of a material to the rear elevation.

Response Date 18-Feb-2026

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: 9.10pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor L Booth
CHAIRMAN