



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th May 2026

Present: Cllrs M Garbett (Chairman) C Browne, B Chapman, P Edwards, V Fogharty and R Howes

Assistant Clerks: C Tout and C Schofield

Public: 0

Meeting Commenced: 20:02

1. Apologies for Absence.

Cllrs A Bates, P Bell, and L Booth.

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 13th April 2026.

Approval proposed by Councillor M Garbett, seconded by Councillor C Browne and carried.

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

25/1064/OUT/ Appeal Reference 6004692 Land Adjoining Jenny Heyes Heyes Lane
Outline planning application for up to 9 dwellings (access considered all other matters reserved).

Response Date 01-Jun-2026

Councillors M Garbett and L Booth will review the appeal documentation prior to making comment.

26/1143/OUT – Land West of Wilmslow Road

Outline Planning application for a residential development comprising up to 70 dwellings together with parking, open space, landscaping, drainage and associated works. All matter reserved except for means of access.

Response Date 15-May-2026

The Parish Council recommends refusal of this application on grounds that the application sets a precedent for development in the greenbelt. It would impact the maintenance of the green corridor between the village and Wilmslow which is central to the character of Alderley Edge – CELP PG3 & AENDP AE9. The development of 45% of affordable housing in another area is of no benefit and does not provide sufficient reason to release green belt. Access is inappropriate due to the size of the development and the busy highway. The Parish Council recommends that this application should be called before the Northern Planning Committee.

26/1234/PIP – Mayfield Wilmslow Road

Permission in principle for the demolition of the existing dwelling and outbuildings and the construction of up to nine dwellings.

Response Date 07-May-2026

The Parish Council recommends refusal of this application as it is inappropriate development in the green belt due to density and would undermine the green corridor between the village and Wilmslow which is central to the character of Alderley Edge – CELP PG3 & AENDP AE9. Additionally access onto the highway is a concern.

The Parish Council recommends that this application should be called before the Northern Planning Committee.

26/1360/FUL – Cherry Dene Macclesfield Road

Proposed demolition of the existing dwelling and the erection of a replacement dwelling and associated works including the realignment of the internal access road.

Response Date 14-May-2026

The Parish Council has no objections to this application.

26/1518/HOUS - 40 Wilton Crescent

Conversion of loft space with new dormer, single storey rear extension, new entrance location with canopy above, changes to roof and wall finishes, enlargement of existing drive.

Response Date 18-May-2026

The Parish Council has no objections to this application.

26/1435/HOUS – Rocklands, Whitebarn Road

New entrance gates. Demolition of existing garage. Replacement garage and garden walls. Extension to the front (south elevation) to create a new entrance porch. Demolition of the existing entrance porch on the west elevation. Internal remodelling. Alterations to the courtyard elevation (east). Outdoor swimming pool.

Outbuildings relating to the pool plant and garden.

Response Date 18-May-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: 8.14pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor M Garbett
CHAIRMAN