



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 8th June 2026

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

Clerk: C Tout

Assistant Clerks: C Schofield

Public: 0

Meeting Commenced: 20:02

1. Apologies for Absence.

Cllrs A Bates, P Bell, 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).

Cllrs B Chapman & P Edwards declared an interest in application 26/0156 and took no part in the discussion.

3. To ratify the Plans Committee minutes of 11th May 2026.

Approval proposed by Councillor M Garbett, seconded by Councillor B Chapman 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.

24/5182/FUL - Alderley Edge Cricket Club, Moss Lane

Conversion of 1 no. existing tennis court to create 3 no. padel courts together with new floodlighting, pedestrian access, acoustic fence and other associated means of enclosure, landscaping and other associated works.

Response Date: 2nd June 2026

The Parish Council recommends refusal based on the following objections:

Noise – concerns that the SLR report dated 01-06-26 refers to adverse impact on the residential amenity and non-compliance with CELP HOU12 and SE12.

ABL's Planning and Development report dated 02-06-2026 identifies failures to comply with the following policies:

CELPs CO4, SC1, SC2, SC3, SE1, SC4, SE5, CE12 and SD2.

SADPD HER1, HER3, REC1, ENV5, ENV6, ENV12, HOU12, HOU13, GEN1 and INF3.

AENDP AE11, AE17 and AE19.

NPPF 104, 116, 135, 207 and 212.

If permission were to be approved the Parish Council agrees with the internal consultation response from CE Regulatory Services with regard to the proposed revised days and hours of use.

26/0156/FUL – Dursley Chorley Hall Lane

Replacement dwelling.

Response Date: 5th June 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.

26/1678/HOUS - Bechers Brook, 3 Sunninghey Court

Demolition of existing conservatory and existing chimney with inglenook; new single storey side extension, single storey rear extension, front porch extension and internal remodelling.

Response Date: 11th June 2026

The Parish Council has no objections to this application.

26/1687/VOC - Hawthorn Farmhouse Hough Lane

Removal of condition 11 on approval 18/5376M: Extensions and alterations to the Farmhouse and erection of three new dwellings (Barns 1, 3 and 4) to replace former agricultural buildings with associated works to include landscaping at Hawthorn Farm, Hough Lane, Alderley Edge SK9 7JD.

Response Date: 11th June 2026

The Parish Council recommends refusal as this was reviewed by the inspector as a whole in Jan 2026 and so the PC wish to abide by that decision.

26/1798/PIP – Land Off Mottram Road

Permission in principle for the erection of up to 2 no. dwellings (C3) and associated infrastructure works.

Response Date: 29th May 2026

The Parish Council recommends refusal as the development proposal is in the Greenbelt and would significantly impact the local landscape and character of the area, contrary to AENDP AE1, AE3, AE9, AE12 and AE13.

The land is also a Site of Specific Interest.

The application is contrary to the planning inspector's comments in previous appeals 19/4598M and 20/0533M.

The type and location of the development conflicts with CELPS PG2, PG3, PG6 and PG9.

26/2002/HOUS - 3 Congleton Close

Proposed garage conversion with new side door access.

Response Date: 22nd June 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 L Booth
CHAIRMAN