



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 20th July 2026

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

Clerk: C Tout

Public: 2

Meeting Commenced: 19:30

1. Apologies for Absence.

Councillor 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 application 26/2512 and 26/2530 and took no part in the discussion.

3. To ratify the Plans Committee minutes of 8th June 2026.

Approval proposed by Councillor P Edwards, seconded by Councillor M Garbett 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.

26/2311/HOUS - 25 Devonshire Drive

This is a varied design to the existing appeal which was granted full planning permission - 23/4815M. The proposed works include alterations to window and door openings, partial removal of an internal wall and a small extension to the front porch.

Response Date: 21st July 2026

The Parish Council has no objections to this application.

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.

Response Date: 24th July 2026

Whilst the Parish Council acknowledges that amendments have been made, it remains of the view that the proposal would result in unacceptable planning harm and does not overcome the principle concerns previously raised.

Harm to landscape, character and settlement edge:

The increase buffer from 5.5mtrs to 6.5mtrs, additional planting and removal of swales do not alter the visual impact and adverse landscape identified previously.

Loss of established hedgerows and biodiversity:

The applicant still seeks to remove the central hedge way which is against the CEC's ecology officer's recommendation as this is important for bats. Insufficient justification has been provided for its removal.

Loss of best and most versatile agricultural land:

Parts of the land are Grade 2 and 3a. The applicant has not shown exceptional circumstances to justify permanent loss.

Flood risk and drainage:

A revised flood risk assessment seeks to address the concerns raised by CE flood department. However, those concerns identified numerous technical deficiencies and that department has yet to report. If the technical concerns remain the Parish Council believe they should be resolved before determining the application.

Substation:

The location of the substation would require vehicle access through public open space.

Heritage:

The revised submission seeks to demonstrate that drainage proposals will not adversely affect the scheduled monument, Chorley Old Hall. The Parish Council believes the planning officer should ensure that Historic England is satisfied there are no hydrological impacts on the scheduled monument before determining the application.

Highway Safety:

The revised application still fails to demonstrate that the local highway network can safely accommodate additional traffic. This application would significantly increase traffic on local residential streets which already experience congestion. The transport assessment underestimates the practical impact of increased traffic on roads already under considerable pressure. National and local planning policy places great emphasis on safe, sustainable and healthy routes to schools which this development would undermine. This is a significant reason why planning permission should be refused.

In conclusion the Parish Council recommends refusal as the application is in breach of the following:

CELP

PG4 Safeguarded Land

PG6 Open Countryside. Rural exceptions must consist entirely of affordable housing that is to be retained in perpetuity which is not the case with these proposals.

CO1 Sustainable Transport and Travel.

SE6 Green Infrastructure.

IN1 Infrastructure

IN2 Developer Contribution

SADPD

HOU14 Housing Density

AENDP

AE1.1 Development Strategy – Settlement Boundary

AE1.3 Development Strategy

AE2.3 Design, Scale and Type of New Housing

AE3.3 Sustainable Design

AE3.11 Biodiversity

AE9 Landscape, Character and Access

26/2444/PIP - Land Adjacent to Brocklands, Brook Lane

Permission in Principle for construction of 1 no. dwelling.

The Parish Council recommends refusal as the principle of development remains i.e. Location, land use and amount of development.

The property is designated a Local Heritage Asset and proposed development is not subservient nor sensitive to this nor location. 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. It is back land development and contrary to policy AE4. We would also refer you to appeal decision 3180027 Brookside, Ryley's Lane.

The Parish Council endorses the planning officers report of 21/22 April 2026 in relation to 26/0571/PIP Appeal Ref: 601222 Land Adjacent to Brocklands, Brook Lane.

26/0571/PIP Appeal Ref: 6012229, Land Adjacent to Brocklands, Brook Lane
Permission in Principle for the construction of up to 2 no. dwellings.

The Parish Council recommends refusal as the principle of development remains i.e. Location, land use and amount of development.

The property is designated a Local Heritage Asset and proposed development is not subservient nor sensitive to this nor location. 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. It is back land development and contrary to policy AE4. We would also refer you to appeal decision 3180027 Brookside, Ryley's Lane.

The Parish Council endorses the planning officers report of 21/22 April 2026 in relation to 26/0571/PIP Appeal Ref: 601222 Land Adjacent to Brocklands, Brook Lane.

26/2512/HOUS_- 17 Wilton Crescent
Demolition of existing conservatory Erection of single storey side & rear extension.
Response Date: 31st July 2026

The Parish Council has no objections to this application.

26/2530/HOUS - 49 Wilton Crescent
Addition of rear single storey extension, addition of bay window and storage area to front, and internal alterations.
Response Date: 4th August 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: 20:06

Councillor L Booth Chairman Signed: