



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 14th September 2026

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

In Attendance: Clerk C Tout

Public: None

Meeting Commenced: 21:07

1. Apologies for Absence.

Councillors C Browne 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 A Bates declared an interest in planning application 26/2895/HOUS and took no part in the discussion.

3. To ratify the Plans Committee minutes of 10th August 2026.

Approval proposed by Councillor P Edwards, 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.

26/2895/HOUS – The Coppice, Beechfield Road

Demolition of existing double garage and single storey side extension to existing dwellinghouse.

Response Date: 2nd September 2026

The Parish Council adopts the views of the Conservation Officer.

26/2905/FUL – 28A and 28C London Road

Additional storey with new roof and dormers windows to create 4 no. apartments (class C3) in the upper floors of building.

Response Date: 4th September 2026

The Parish Council recommends refusal due to the overdevelopment of the site and the lack of the required parking provision.

26/3006/HOUS – Rockwell House, Woodbrook Road.

Erection of a ground floor side extension, erection of a first-floor side extension, conversion of a garage, external facade works, and associated internal works.

Response Date: 14th September 2026

The Parish Council has no objections to this application.

26/2939/PIP.- Land North of Brook Lane.

Permission in principle for residential development (between 1 and 5 dwellings).

Response Date: 4th September 2026

The Parish Council recommends refusal as 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. Vehicle access has not been addressed. The location is close to Whitehall Brook which could negatively impact the flooding issues. The development would have an impact on local wildlife.

26/3204/HOUS – 12 Wilton Crescent

Proposed rear and side two storey extensions. Left hand side front elevation first floor extension and gable to provide symmetry to the right-hand side gable. Internal alterations as required.

Response Date: 5th October 2026

The Parish Council recommends refusal as the application is overdevelopment of the site and provides insufficient detail.

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: 21:24

Councillor L Booth Chairman Signed: