



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 11th November 2013

Present: Cllr MH Williamson (Chairman), Cllrs MJ Connor, DG Herald, F Keegan, MW Maczkowiak and MD Lloyd.

In attendance: Clerk: A Ross
10 members of the public

Meeting Commenced: 9.55pm

1. Apologies for Absence.

Cllrs JD Bergin and S Joseph.

2. 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).

Cllr Maczkowiak declared an interest in application 13/4160M and took no part in the discussion.

3. Minutes of the meeting held on 7th October 2013.

Approval proposed by Councillor F Keegan, seconded by Councillor MJ Connor and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
13/3912M	Demolition of existing conservatory and timber Shed to rear. Erection of ground/lower ground Floor rear extension.	Chapel Road, 17 Dunedin	05/11/13

The Parish Council recommends refusal of the application 13/3912M. The scale, mass and architectural form of the proposed extension will not improve or enhance the Conservation Area within which this property lies. Such a development, if it were to be approved would alter the dynamic of the relationship between the adjacent properties, fundamentally altering the character of the buildings and the environment which the Conservation Area is there to preserve. Other applications have been submitted and approved; in particular, the creation of a vehicular entrance and parking area at an adjacent property, the alteration and extension of the block of apartments on the corner of Chapel Road and The Avenue, introducing a marked difference in scale, style and mass.

These changes are fundamentally altering the fabric of the architectural style and the balance within the conservation area. Such developments will, if continued, render the Conservation Area pointless, a position contrary to the principle which led to the creation of these areas in the first place. If approved, this application, by nature of its scale and mass, will lead to other extensions and alterations further changing the character of the area; this the PC finds unacceptable.

The proposed extension is simply too large, extending 8.5 meters into the garden, doubling the depth of the dwelling on the plot and materially altering the character of the property which will no longer be in keeping with its neighbours, either in size or style. This is contrary to Policy DC 1 of the MBC Local Plan, which applies in this case.

The height and depth of the extension will result in a significant loss of residential amenity to the neighbouring property. The loss of light through an overbearing upon the basement room of the adjacent house is contrary to Policy DC 3 of the MBC Local Plan, which applies in this case.

It is hard to accept, given the lack of factual evidence in the D&A statement accompanying the application, that the overbearing nature of the proposed extension will not significantly impact upon the residential amenity of the neighbouring property through loss of privacy, loss of light, and intrusion of artificial light pollution through the

kitchen and basement windows of that property. Application of the 45 degree rule proves this categorically in this case, specifically in respect of the basement window.

13/4044M Proposed side extension (single storey). Application Gail Close, 4 14/11/13
Previously submitted passed planning (11/2433M)
Amendment to build is as per the plans submitted.

The Parish Council recommends refusal of this application. Policy DC 38 of the MBC Local Plan, a saved policy, requires developments to meet guidelines of space between buildings to ensure a commensurate degree of light and privacy and to safeguard residential amenity. By constructing an extension to the boundary, the application does not comply with this policy. The style of the alterations to the property has resulted in a visual effect which is totally out of keeping with the neighbouring properties and does not comply with Policy DC 1.

The Parish Council, having visited the site has discovered that the extension to the side breaches the boundary with the neighbouring property, committing trespass. In addition the roof over the front entrance of the property extends beyond the building line, contrary to policy, and as built, does not conform to the approved or submitted plans. The PC recommends that enforcement action is taken to address these issues as soon as possible.

13/4084M Change of use for the Fulshaw suite on the ground George Street, 2 01/11/13
Floor of Massey St Business Centre from B1 to D1 Fulshaw Suite

The Parish Council has no objection to this application.

13/4098M Full planning permission for the erection of Horseshoe Lane, 28/11/13
Extension to existing offices and glazed link Horseshoe Farm
Together with additional ancillary car parking area,
New orchard and site landscaping.

The Parish Council recommends refusal of this application. This site is within the Greenbelt and as such is controlled by the Policies within the Macclesfield Borough Local Plan, which is a saved Policy.

Policy states that the purpose of the Greenbelt is to retain the separate identity of towns and villages and to safeguard the surrounding countryside from encroachment. This protection must extend to activities if it is to achieve its aim. Allowing further extension of business activity within this site, by nature of increasing traffic and noise, will materially alter the role of Greenbelt and in effect bring about an extension of the urban area into the protected area. Policy permits appropriate new uses in existing buildings in the Green Belt and countryside. It does not allow construction of new buildings except in circumstances which do not apply in this case. (Policy GC1). Development must be contained within the existing structures which should not be altered in size unless for specific reasons which do not apply in this case (Policy GC12). In addition the proposal should not adversely affect the character or appearance of the countryside. This proposal will significantly alter the character of the site as density is significantly increased and as mentioned above, additional traffic and business activity will be detrimental to the purpose of the Greenbelt.

13/4104M Change of use from a vehicle repair garage to a South Street, 22 20/11/13
Delicatessen with advertisements.
South St Garage

The Parish Council recommends refusal of this application. The Design and Access Statement claims that there has been consultation with the Parish Council. This is incorrect; there has been no contact or consultation with the Parish Council and Councillors object in the strongest possible terms at this misrepresentation.

The plan includes an element of retail and an element of A3 use. The Parish Council is totally opposed to the creation of a restaurant at this location. This is a residential area immediately adjacent to and surrounded by houses and flats, some only meters away. This location is inappropriate for such a development. The Design and Access statement refers to the retail element, but makes no reference to the A3 element. It is, in the former, largely inaccurate. The proposed retail element does not provide need that cannot be met by existing provision. There are alternative shop premises within the commercial centre of the village and there will be significant impact on the amenity of residential accommodation in the neighbourhood.

The creation of A3 use in this area is contrary to Policy, in that it will harm Local Residential Amenity and would set a precedent, extending such use outside the accepted commercial district of the Village. Planning permission of A3 use cannot be limited to individual names; failure of this business could result in the whole site being converted to A3 use, a risk unacceptable to the Parish Council.

13/4106M Advertisement consent to display 1 illuminated South Street, 22 20/11/13
Facia sign. South St Garage

The Parish Council has no objection to this application.

13/4160M Variation of condition 3 on approved application Heyes Lane, 49A 31/10/13
13/1250M. Demolition of existing single storey
Extension and replacement with new single storey
Building.

The Parish Council recommends refusal of this application. The proposed alterations would create a large balcony/patio area which will overlook the neighbouring properties on Crescent Road, although the submitted plans omit to show a drawing of this area. The Conditions applied to the approval of application 13/1250 were to prevent just this occurrence. As such, the conditions should remain, to protect the residential amenity of the neighbouring properties, through loss of privacy.

13/4195M	Construction of a covered swimming pool with Basement changing room, gymnasium and plant Room.	Chorley Hall Lane, Chorley Lodge	06/11/13
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The Parish Council recommends refusal of this application. The water table is known to be high in this area and to prevent flooding of the swimming pool building, a pumping unit is proposed to control this. The Parish Council notes that the previous planning approval, granted in 2009, required 'soundproofing measures' to reduce noise disturbance from that pumping system. This fact highlights that this proposal is not environmentally sustainable, requiring mechanical intervention which will use energy and create noise pollution affecting neighbouring properties. As such this application does not comply with the DCLG's National Planning Policy Framework, adopted March 2012, which requires Councils to make planning decisions in favour of sustainable development. The Parish Council still has concerns on the impact of this proposal on the drainage system in this area, given the high water table. There will also be impact from noise and light pollution to the neighbouring property. It is unneighbourly and does not comply with Policy DC3 of the MBC Local Plan.

13/4230M	Demolition of existing and erection of new Conservatory and extension to basement.	Moss Road, 60 Frosta	06/11/13
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The Parish Council has no objection to this application.

13/4246M	Front boundary alteration to railings	Moss Road, 44	06/11/13
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The Parish Council recommend refusal of this application. The railings contrast with the other front treatments to properties, consisting almost universally of hedging and low walls.

13/4371M	Two storey side extension, extension at 1 st floor To rear, single storey extensions to front and Sides, single storey rear extension with balcony Over.	Moss Road, 38 Wexford	20/11/13
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The Parish Council recommend refusal of this application. The boundary between this and the neighbouring property is reportedly in dispute, with the applicant possibly encroaching upon the adjacent curtilage. This matter should be properly addressed prior to any decision being made. The scale and mass of the proposal represents an overdevelopment of the plot and may result in producing a terracing effect due to its proximity to the adjacent property. The construction up to the boundary does not comply with Policy DC38 of the MBC Local Plan. In addition the creation of balconies to the rear will result in loss of privacy of neighbouring properties and does not comply with Policy DC3.

13/4409M	Alteration to elevational treatment for planning Application 13/3108M.	Moss Road, Denewood	20/11/13
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The Parish Council recommends refusal of this application. The drawings submitted are inconsistent, do not reflect what is under construction and do not reflect the aims expressed by the applicant. While Councillors have concerns about both the style and scale of the proposed extension and any possible visual impact, we could not make a recommendation because of those inconsistencies. The Council has been advised that the applicant intends to submit further drawings to correct to inconsistencies; we expect that this will require a new application, with a proper consultation period to allow due consideration of the correct drawings.

13/4417M	Proposed extension to create a private dining room.	London Road, 75-77	12/11/13
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The Parish Council recommends refusal of this application. The original approval for this restaurant required substantial work involving plant and ducting to mitigate the impact of noise and smells upon properties to the rear of the site. It is unclear how this treatment will be effected by this proposal. The extension of business activity to the rear of the property will increase the noise and light pollution inflicted on the local residences, especially No. 1 Chapel Road, which is only a few meters from the boundary. It is unacceptable to the Parish Council that further loss of residential amenity should be inflicted on this and other properties for commercial gain. There will be no increase in employment to justify the cost of that amenity, nor is the survival of this business threatened by refusal of this application.

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East Council

None Advised

7. Reports from Councillors.

None

Meeting Closed: 10.20pm

ACTION SUMMARY

Undertaken By	Detail	When For

Councillor MH Williamson
CHAIRMAN