



ALDERLEY EDGE PARISH COUNCIL

Minutes of the Plans Committee meeting held on Monday 13th November 2017

Present: Cllr M Garbett (Chairman), Cllrs C Browne, M Dudley-Jones, R Grantham, G Hall, C Munro, M Taylorson, R Norbury.

Clerk: A Ross

Public: 6

Meeting Commenced: 8.43pm

1. Apologies for Absence.

Cllr I Higham

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 Browne declared an interest in 17/4173M and left the room during the discussion.

3. Minutes of the meeting held on 9th October 2017

Approval proposed by Councillor M Garbett, seconded by Councillor M Taylorson and carried.

4. Plans.

Appl'n #	Details	Site	Response Date
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17/4173M	Variation of condition 2 on appln 15/3523M	Macclesfield Road, Edgcroft	13/11/17
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The Parish Council recommends refusal of this application, this is not simply a variation of conditions. The grounds for this are on the severely negative impact it will have on the landscape and natural beauty of its local; arguably of significant public interest. Additionally, and poorly represented in the submitted plans; there would be loss of privacy to neighbouring property and would be overbearing to this. We feel the proposed development is out of character with the surrounding area. Neighbouring properties work within the natural topography, this proposal would be severely disruptive to this. There are also concerns over drainage as the suggested retaining walls would surely affect the existing natural drainage. No assessment of this seems to have been considered. We would also request that the application is called in to the Northern Planning Committee.

17/5093M	Installation of an air handling unit affixed above a Newly constructed conservatory, as well as an Extension of the existing kitchen area to the rear Of the property	Macclesfield Road, The Edge Hotel	23/11/17
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The Parish Council has no objection to this application.

17/5367M	Advertisement consent for 2 replacement entrance Signs	Macclesfield Road, The Edge Hotel	16/11/17
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The Parish Council has no objection to this application.

17/5419M	Demolition of existing conservatory, erection of	Annis Road, 15	01/11/17
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New single storey dining room, extension & part
Conversion of garage

The Parish Council has no objection to this application.

17/5582M 2 storey side extension; single storey rear extension, Davey Lane,

24/11/17

single storey front extension (with room in roof); Hillcote House
new garage and associated landscaping

The Parish Council recommends refusal of this application on the grounds that it is out of character with the surrounding area, it adjoins the conservation area and ought be more sensitive to and not undermine the character of Davey Lane. It intends to build forward of the natural building line. Surrounding properties are set back from the road. It could be considered to be an over development of the plot and has already been through a number of phases of extensive development. It is un-neighbourly, specifically in regard to the Coach House through the proximity and height of the rear covered terrace and converted garage. Being so close to the boundary it becomes overbearing, with probable loss of amenity and light.

17/5587M Replacement of the original Coach House with a Brook Lane,
one storey summer house, reflecting the main house Brook House
but being subservient in detail and scale with a
smaller footprint than the existing Coach House

29/11/17

The Parish Council has no objection to this application with condition that the replacement building has a restriction to it of no residential or commercial use

5. Cheshire East Council Decisions.

Approvals

As per agenda

Withdrawals

As per agenda

Invalid

As per agenda

6. Notices & Correspondence.

None

Cheshire East

None

7. Reports from Councillors.

None

Meeting Closed: 9:44pm

ACTION SUMMARY

Undertaken By	Detail	When For

**Councillor M Garbett
CHAIRMAN**