

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Planning Meeting held on Thursday 3rd March 2016 at 1.30 pm at Nether Alderley Parish Hall.

In the Chair: Cllr. J Shufflebottom
Parish Councillors present: Cllr. Y. Bentley and Cllr. C. McKeown
Also present: Cheshire East Councillor George Walton*, Mrs. P. Langham, Parish Council Clerk

1. To receive apologies for absence

The Planning Committee received apologies for absence from Nether Alderley Parish Councillor S. Lewis

2. To receive Declarations of Interests and confirm Code of Conduct expectations and procedures

2.1 To Declare Disclosable pecuniary interests.

No declarations were made.

2.2 To Declare non-pecuniary interests/ interests conflicting with the Nolan principles.

No declarations were made.

3. To consider and approve Applications for Dispensations

No applications for dispensation were submitted.

4. Planning Applications.

The following new planning applications were considered for comment to Cheshire East Council Planning/Development Management Department:

Application 16/0703M

Infill development comprising single two storey detached dwelling with integral garage, access and associated external works (resubmission of application ref: 15/4490M)

Land Adjacent, Irons Cottage, Welsh Row, Nether Alderley, Cheshire, SK10 4TY

RESOLVED: It was resolved to approve the following response:

Whilst the Parish Council respects that the applicant has addressed a number of issues in relation to the previous application (15/4490M) and appreciates that there is an existing area of Previously Developed Land on the site, the proposed development still remains significantly in excess of this PDL. Therefore, the Parish Council recommends refusal.

The Parish Council remains opposed to new development within the Green Belt.

It was agreed not to request a 'call in' to Committee for the application.

Application 16/0606M

Prior Approval for a Change of Use of an agricultural building to a flexible use.

IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4SZ

RESOLVED: It was resolved to approve the following response:

The Parish Council recommends refusal for this prior approval application.

All the concerns raised in the Parish Council's response to the previous planning application at this site, 15/4857M, remain in relation to this prior approval application and the Parish Council requests that its comments made in response to application 15/4857M are taken in to account when this prior approval application is considered by Cheshire East Council.

The Parish Council strongly maintains its stance in connection with Highways issues relating to this application.

In relation to Highways, the Parish Council asserts that:

1. The site is too small and tight for the proposed use by large delivery vehicles.
2. The site is too close to traffic lights at its entrance off Congleton Road/A34 and exit on Chelford Road for safe ease of movement in to and out of the site.
3. The Parish Council perceives that the entrance and exit points, from the highways, are too tight for entrance and egress without the need for a large vehicle to encroach on the opposite carriageway.
4. It is inconceivable that the combination of large vehicle usage and a children's day nursery should be combined on site and the Parish Council asserts that safety should be of primary concern.

The Parish Council notes that the Highways Department has no objection to the application and has serious concerns about the Highways Department findings in view of the points made, above.

The Parish Council has serious concerns and reservations about the wording 'flexible use' in the application description, as this definition does not set any parameters for what might ultimately be permitted to operate from the site. The definition is unclear and open ended.

The Parish Council maintains the position that this site is totally unsuitable for A1/B8 commercial units which could be permitted should 'flexible use' be agreed.

The Parish Council recommends that permission should not be given for 'flexible use'.

The Parish Council has grave concerns about Cheshire East Council allowing this application and asks that you please take serious note of all the Parish Council's current comments and its prior response to application 15/4857M in your consideration of this prior approval application.

Responses to planning applications were proposed by Cllr. McKeown, seconded by Cllr. Bentley and approved by resolution.

5. Councillor's reports and items for future agenda

- 5.1 Recent communication from BT regarding the transfer of ownership of the telephone kiosk to the Parish Council was considered and it was agreed to make reference to the communication in ordering a lock to be fitted to the kiosk.
- 5.2 Updated information was given by the Clerk and Councillor Walton in relation to the proposals for a school zone speed limit of 20 mph at school beginning/end times, reduction of speed on Welsh Row and Sand Lane and the request for installation of a speed camera.
- 5.3 Updated information was given by Councillor Walton and the Chairman in relation to progress with requests to Cheshire East Council for landscaping of the roundabout.

6. To exclude the public and press in the public interest for consideration of the following items:

- a. Personal issues
- b. Legal Issues

RESOLVED: The Planning Committee resolved to approve exclusion of public and press for consideration of communication due to consideration of personal information with details set out in Appendix A 3rd March 2016

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting held on 10th March 2016.

Signed..... Date.....