

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Extra-ordinary Parish Council Planning Meeting held on Monday 20th November 2017 at 12 noon at Nether Alderley Parish Hall

In the Chair: Cllr. J Shufflebottom

Parish Councillors present: Y.Bentley D.Colgan, N.Howick, S.Lewis, C.Walker and J.Wilkinson
Also present: The Parish Council Clerk

1. **To receive apologies for absence** – The Parish Council received apologies for absence from Nether Alderley Parish Councillor: S.Shorland

2. **To receive Declarations of Interests** – No declarations were made.

2.1 To Declare Disclosable pecuniary interests - No declarations were made.

2.2 To Declare interests conflicting with Nolan principles/non- pecuniary interests - No declarations were made.

2.3 To all Councillors to consider amendments required to their Declaration of Pecuniary interest forms - No amendments were made.

3. **To consider and approve Applications for Dispensations** - No applications for dispensation were submitted.

4. **Public presentation**

To adjourn for representation from residents of the Nether Alderley Parish - No residents present

5. **Meeting resumed**

6. **New Matters**

6.1 P.J.Livesey Presentation (Alderley Park) – Representatives presented the proposed amendments to the original planning application which has been approved. The main change was removal of the underground car parking to surface level parking which included visitor car parking. Cheshire East Council will formally ask the Parish Council for comments when the revised reserve matters are presented.

6.2 Parish Hall – Consideration and approval to pay Lloyd Evans Prichard Ltd. for the Condition Survey of the Parish Hall

RESOLVED: *The Parish Council resolved to approve paying the invoice from Lloyd Evans Prichard for the Condition Survey of the Parish Hall.*

Proposed: Cllr. D.Colgan

Seconded: Cllr. Y.Bentley

7. **Planning**

7.1 To consider new planning applications as follows:

Application No: 17/5334M

Proposal: Full planning permission for the demolition of Block 88 and Block 92, and the creation of a sports and leisure hub comprising: the erection of a sports hall building including exercise studios and ancillary uses; outdoor facilities including 3 tennis courts and a 5-a-side 3G football pitch; new vehicular access, car parking, landscaping and public realm; and other associated works including land remodelling.

Location: LAND NORTH EAST OF PARKLANDS BUILDING, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TJ

National Grid Ref: 384915 375311

Parish Council Comment: No objections

Application No: 17/5386M

Proposal: Reserved matters application relating to outline approval 15/5401M for the extension and change of use of Blocks 113 and 114 (Tenants' Hall) from conference centre (D1/Sui Generis) to restaurant/gastropub (A3/A4) including selective demolition to facilitate conversion; the extension and change of use of Block 112 (former Stanley Arms) from public house (A4) to farm shop (A1) and guest rooms (C1) above including selective demolition to facilitate conversion; change of use of block 119 (former Dovecote) from storage area (Sui Generis) to private dining room for restaurant/gastropub use (A3/A4); creation of a new building comprising guest rooms (C1); and creation of car parking, landscaping, boundary treatments and other associated works.

Location: UPPER HISTORIC COURTYARD, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TF

National Grid Ref: 384557 374952

Parish Council Comment:

- 1 As a result of the Nether Alderley Parish Plan 2014, the local residents raised the issue of the importance of having a local pub which they could "walk to and enjoy a pint". This point was also reinforced at the consultation stage of the outline planning permission and many residents supported the application based on this expectation alone. Therefore, the Parish Council would urge Alderley Park Ltd to enable this facility within the Gastropub application for the good of the community.**
- 2 Whilst the Parish Council appreciates some attention has been given to the issue of car parking, it greatly falls short of the requirement. The proposed provision is totally inadequate in that 5 car parking spaces for a farm shop is simply not enough. The shop will be open to all local residents who most likely will drive to the Park, as will the employees of the Science Park who are likely to drive to it either on their way in to work or on their way home rather than walk.**
- 3 The Parish Council understand that the gastropub/bedrooms will benefit from less than 30 car parking spaces with provision for less than 3 disabled spaces which will not work in reality. There is an apparent lack of provision for staff parking which will only exacerbate the situation and we anticipate car parking spilling out onto areas on the park and local internal roads causing problems for local residents. The Parish Council would ask Alderley Park Ltd to re-address this issue and allay our concerns before permission is granted.**

Application No: 17/5409M

Proposal: Listed building consent for the repair, alterations and refurbishment of the former Dovecote (Block 119)

Location: DOVECOTE, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY

National Grid Ref: 384524 374922

Parish Council Comment: No objections

Application No: 17/5411M

Proposal: Listed building consent for the alteration/refurbishment, selective demolition and extension to the former Stanley Arms (Block 112) and for the reconfiguration and rebuild of the adjacent walled enclosure

Location: Former Stanley arms, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY
National Grid Ref: 384545 374913

Parish Council Comment: The Parish Council assumes that planning will be working closely with English Heritage who have specialist knowledge.

Application No: 17/5415M

Proposal: Listed building consent for the alteration/refurbishment, selective demolition and extension to the Tenants' Hall and adjoining buildings (Blocks 113 and 114) and for the repair, rebuild and reconfiguration of the adjacent boundary walls

Location: Tenants' Hall, Upper Courtyard, Alderley Park, NETHER ALDERLEY, Congleton Road, SK10 4TF
National Grid Ref: 384563 374964

Parish Council Comment: The Parish Council assumes that planning will be working closely with English Heritage who have specialist knowledge.

Application No: 17/5593M

Proposal: Temporary erection of a sales suite with associated car parking area.

Location: LAND TO THE NORTH OF LOWER COURTYARD BUILDING, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY
National Grid Ref: 384459.73 375017.83

Parish Council Comment: No objections

7.2 To consider any other Planning matters including decisions to Planning Applications: - None

8. Councillor's reports and items for future agenda

Councillors may use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas (not for debate or decision making) - None

9. Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 11th December 2017 at 7.00 p.m.

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

- a. Personal issues
- b. Legal issues

Minutes taken by: the Clerk.

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