

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Planning Committee Meeting held on Thursday 28th January 2016 at 7.00 pm at Nether Alderley Parish Hall.

In the Chair: Cllr. Shufflebottom
Parish Councillors present: Cllr. Bentley, Cllr. Lewis, and Cllr. McKeown
Also present: Mrs. Langham, Parish Council Clerk

1. To receive apologies for absence

The Planning Committee received no apologies for absence.

2. To receive Declarations of Interests

2.1 To Declare Disclosable pecuniary interests.

No declarations were made.

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

Cllr. Shufflebottom declared a non-pecuniary interest in planning application 15/5839M.

Cllr. Bentley declared a non-pecuniary interest in planning application 15/5812M.

3. To consider and approve Applications for Dispensations

No applications for dispensation were submitted

4. Public Presentation

There was no public representation.

5. Network Rail Works.

The Clerk reported communication from Cheshire East Council regarding an application by Network Rail to use Cheshire East Council land off Welsh Row for canteen and storage facilities for a period of 6 weeks during essential works to the railway line, commencing tomorrow.

RESOLVED: *The Planning Committee resolved to approve that the Clerk requests/confirms the following with Cheshire East Council:*

The Parish Council would be grateful for a condition to ensure that all parking linked with the work is within the compound area and not on local lanes (including deliveries, contractors, visitors, site workers), that there is no parking on local grass verges, to prevent damage, and that any mud or debris on the highway, resulting from vehicles driving out of the field on to the highway, is cleared each day.

The Parish Council would be grateful for a condition to ensure that the field is left in a good state of repair at the end of the works and that any damage to verges or grassed areas outside the compound is repaired

The Planning Committee agreed to monitor the works.

6. Planning

To consider and approve responses to new planning applications:

6.1 Planning Application 15/5839M

Proposed demolition of existing commercial unit and construction of 3 new detached dwellings with associated parking and landscape works

Unit 3, Bollington Lane, Nether Alderley, Cheshire

RESOLVED: *The Planning Committee resolved to approve that the following response is submitted to Cheshire East Council Development Management/Planning Department:*

The Parish Council objects to the proposed plans for the following reasons:

1. The proposed development constitutes a new build development within Green Belt. The Parish Council does not support new development within the Nether Alderley Green Belt.

2. The proposal is not a like for like change of use but consists of replacement of a single building with a multiple building development.
3. The Parish Council considers the proposal an overdevelopment of the site that will have too great an impact on the surrounding area.
4. The Parish Council considers the proposed houses extremely large in terms of footprint and height and too imposing for the site and neighbourhood. The Parish Council considers the proposed dimensions of the houses an overdevelopment of the plots. The Parish Council considers that the proposed height is unacceptable and inappropriate for this area of Green Belt.
5. The Parish Council considers the style of houses is not in keeping with the neighbouring area or the rural Green Belt and is more suited to an urban setting.
6. The Parish Council considers that this development will increase traffic movements and volume down a single track, narrow, private lane.
7. Permitting the development could set a precedent for a similar development of other sheds on Bollington Lane, of which the Parish Council understands there are 4. The prospect of creating a precedent has significant potential to adversely impact upon the dynamic and nature of Bollington Lane in relation to traffic movements, highway capacity, impact upon neighbouring properties, vehicle noise and infrastructure.

The Parish Council is minded that the site already has a permission for three properties, under planning application 14/4719M.

However, in comparison with the permission already granted for the site:

1. There appears to be a significant increase in footprint and scale of the houses in this application, than those permitted under planning application 14/4719M.
2. The style of housing is entirely different from the approved style of housing for the site, as permitted under Planning application 14/4719M.
3. The Parish Council is not in favour of the change of orientation of the houses from that permitted under planning application 14/4719M and suggests that, in view of the housing style's high level of glass frontage, there will be significant levels of light pollution anteriorly towards the road and other Bollington Lane properties.

6.2 Planning Application 16/0085M

Proposed Single Storey Side Extension with the loft space converted into habitable space. Proposed brick wall around the front garden.

Bradford Cottage, Bradford Lane, Nether Alderley, Cheshire East, SK10 4TR

RESOLVED: *The Planning Committee resolved to approve that the following response is submitted to Cheshire East Council Development Management/Planning Department:*

The Parish Council recommends refusal of the proposed plans for the following reasons:

1. The Parish Council understands that the original building was single storey and has already undergone a significant increase in size due to a previous extension. The Parish Council concurs that the proposed plans would be an unacceptable increase in footprint and scale in relation to the size of the original building.
2. The proposed brick wall will encroach on a public right of way.
3. The proposed plans would constitute an overdevelopment of the site, within Green Belt, affecting the openness of the countryside and in close proximity to a highway.

6.3 Planning Application 15/5812M

Proposed Two Storey Extension to Rear of Dwelling
1, Welsh Row, Nether Alderley, SK10 4TY

RESOLVED: *The Planning Committee resolved to approve that the following response is submitted to Cheshire East Council Development Management/Planning Department:*

The Parish Council recommends refusal of the planning application for the following reasons:

Taking account of, and showing consideration to, the attached dwelling, the Parish Council concludes that

1. The proposed plans would significantly impose upon the attached neighbouring property.
2. The proposed extension would constitute an overdevelopment of the site within Green Belt.
3. For uniformity and balance with the attached neighbouring property, the Parish Council concurs that the extension should not extend beyond the current anterior building line.

The Parish Council notes that the proposed extension would have a significant visual impact on the other detached neighbouring property.

6.4 Planning Application 15/5401M

Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: • Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1) • Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1) • Up to 275 residential dwellinghouses, where up to 60 units could be for retirement / care (Use Classes C2 and C3) • Up to a 100 bed hotel (Use Class C1) • Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2) • Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis) • A waste transfer station of up to 900 sqm of (sui generis) • Public realm and landscaping • Other associated infrastructure

ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TF

Amended plans.

The Planning Committee considered the proposed amendments and raised questions linked with the amendments.

RESOLVED: *The Planning Committee resolved to approve that Cllr. Shufflebottom should raise the questions with Cheshire East Council.*

The Parish Council resolved to approve that the application should be considered again at the next Parish Council meeting.

RESOLVED: The Planning Committee resolved to approve an addition to the regular planning application response clause of the following:

Should Cheshire East Council Development Management/Planning Department be minded to approve this planning application, the Parish Council also requests that a condition is imposed that any damage to verges, highway or associated land, caused directly or indirectly as a result of the building works, is fully repaired and reinstated.

RESOLVED: *Planning responses were approved by resolution of the Planning Committee*

7. Burial Board

RESOLVED: *Members of the Burial Board resolved to approve an application for additional inscription to a memorial*

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting held on 11th February 2016.

Signed..... Date.....
Chairman

Signed..... Date.....
Clerk