

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on Friday 26th August 2016 at 1.30 pm at Nether Alderley Parish Hall.

In the Chair: Cllr. J Shufflebottom
Parish Councillors present: Cllr. Y. Bentley, Cllr. C. Walker and Cllr. J. Wilkinson
Also present: Parish Council Clerk

1. To receive apologies for absence

The Parish Council received apologies for absence from Nether Alderley Parish Council Planning Committee members S. Lewis and C. McKeown.

Resolved to approve that Councillors Walker and Wilkinson act as members of the Planning Committee due to other members not being available and in line with approved Committee Terms of Reference.

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.

Cllrs. Shufflebottom and Walker declared a non-pecuniary interest in planning application 16/3687M

3. To consider and approve Applications for Dispensations

No applications for dispensation were submitted.

4. Operation Shield

The Clerk reported response to advertising the Operation Shield project locally and the arrangements for a meeting to distribute Selecta-DNA packs in September, the date of which has had to be altered to 8th September due to police availability.

5. Public presentation

To adjourn for representation from residents of the Nether Alderley Parish.

One resident represented in relation to Homewatch in Nether Alderley.

6. Planning

6.1 The Parish Council considered and approved responses to new planning applications, as follows:

6.11 Application 16/3798M

Construction of one part two-storey, part three-storey detached infill dwelling with detached garage, new access and landscaping (Resubmission of 15/4117M)

LAND ADJ TO HIGHLANDS, CONGLETON ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7AD

RESOLVED: *The Parish Council resolved to approve the following response:*

The Parish Council notes that this application is a resubmission of planning application 15/4117M. Its response to the proposed development remains the same as its response to application 15/4117M, as follows,

The Parish Council has a strong objection to the proposed development for the following reasons:

1. It is an unacceptable new development within the Green Belt and within a Conservation area.
Construction of a property on this site would set a precedent for other new development within and on the Green Belt in Nether Alderley and in the wider borough.
2. There is no brown field land on this site.
3. There are no special or exceptional circumstances to permit development on this Green Belt land.

The Parish Council would also like to comment that:

1. The style and design of the proposed building is dramatically out of keeping with neighbouring houses.
2. The proposed building is a significantly larger dwelling than neighbouring properties.
3. The Parish Council is strongly in favour of local housing reflecting the traditional and historic characteristics of the local, rural, Green Belt environment. The Parish Council concurs that the proposed development is contrary to the characteristics and style of the Nether Alderley area and would be an incompatible and unsympathetic development situated, as it is, on a principle road within the conservation area in Nether Alderley.

**6.12 Planning Application 16/4017M
New pedestrian and vehicle access gates
Manorfield, Chelford Road, Great Warford, Alderley Edge, SK9 7TL**

RESOLVED: *The Parish Council resolved to approve the following response:*

Nether Alderley Parish Council has no objection to the proposed plans but is mindful that the property is in the parish of Great Warford and requests that the Planning Department ensures that Great Warford Parish Council and properties neighbouring the proposed development (that might experience visual impact from the proposed development) are consulted and views sought.

**6.13 Planning Application 16/4043M
Demolition of existing dwelling and erection of new two storey dwelling with roof space
Tall Trees, CHELFORD ROAD, GREAT WARFORD, SK9 7TL**

RESOLVED: *The Parish Council resolved to approve the following response:*

The Parish Council notes that this property is in the parish of Great Warford and, as such, requests that the Planning Department ensures that Great Warford Parish Council and properties neighbouring the proposed development (that might experience impact from the proposed development) are consulted and views sought.

**6.14 Planning Application 16/3687M
Removal of conditions 7 & 8 on approval 82411P for conversion of disused MOD building to dwelling
HEATHFIELD HOUSE, BOLLINGTON LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TB**

RESOLVED: *The Parish Council resolved to approve the following response:*

The Parish Council has no objection, in principle, to the proposed conditions being lifted.

The Parish Council requests, however, that should the purpose of the removal of the conditions be for new development on the site, normal planning procedure is followed and neighbouring properties are fully informed of any applications made at the site.

6.2 To consider any other planning matters

Invitation to comment on the planning appeal to refusal of planning permission for application:

**6.21 15/4117M
Construction of one part two-storey, part three-storey detached infill
dwelling with detached garage, new access and landscaping
LAND ADJACENT TO HIGHLANDS, CONGLETON ROAD, NETHER
ALDERLEY, SK9 7AD**

RESOLVED: *The Parish Council resolved to approve to submit its response to planning application 16/3798M as representation to the appeal*

6.22 The Parish Council considered communication from a resident regarding Planning application 16/1353M (Delivery of watersports and outdoor activity centre on the North and South Lakes of the former Mere Farm Quarry, including new vehicular access, car parking and multi-use building. Former Mere Farm Quarry, Chelford Road/Alderley Road, Nether Alderley, Cheshire.) and discussed the outcome of the Strategic Planning Board decision regarding this application.

RESOLVED: *Responses to planning applications and the planning appeal were proposed by Cllr. Bentley, seconded by Cllr. Wilkinson and approved by resolution of the Parish Council.*

7. Employment Matters.

RESOLVED: *Correspondence to the Payroll Provider regarding the new Clerk's payroll details, as per contract, and regarding the end of the current Clerk's employment (as approved at the Parish Council meeting on 10th August) was considered and approved.*

The new Clerk's telephone arrangements were confirmed. It was agreed that, due to a previous approval by the Parish Council, a Parish Council computer should be purchased in line with the parameters of the previous approval, for the Clerk's use.

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting held on Tuesday 20th September 2016.

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