

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Extra-ordinary Parish Council Planning Meeting held on Thursday 18th July 2019 at 1.00 p.m. at Nether Alderley Parish Hall

In the Chair: Cllr. J.Shufflebottom
Parish Councillors present: Y.Bentley, D.Clarke, A.Farrell, S.Joseph, N.Howick and J.Wilkinson
Also present: The Parish Council Clerk

1. To receive apologies for absence – Cllrs. S.Lewis
2. To receive Declarations of Interests
 - 2.1 To Declare Disclosable pecuniary interests – No declarations were made.
 - 2.2 To Declare interests conflicting with Nolan principles/non-pecuniary interests – Cllr. D.Clarke (19/3214M)
 - 2.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary interest forms - No amendments were made.
3. To consider and approve Applications for Dispensations – None
4. 1.05 p.m. Public presentation – No public were present
5. Meeting resumed
6. Planning
 - 6.1 To consider new planning applications as follows:

Application No: 19/3026M
Proposal: Single storey side and rear extensions and two storey rear extension
Location: PARK END, BRADFORD LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TR
National Grid Ref: 384456 376532

NAPC Comment: No objection.

However, should Cheshire East Council Development Management/Planning Department be minded to approve this planning application, the Parish Council requests that a condition is imposed that all contractors and visitors to the site, during the time of construction, park within the confines of the development and not on surrounding highways or verges, to prevent the inconveniencing of neighbouring properties and the damage to highways and verges. Should any damage be caused either directly or indirectly as a result of the building works, the developer or landowner should repair the damage before works are completed.

Application No: 19/3101M
Proposal: Listed building consent for creation of a new gastropub and restaurant with associated car parking and landscaping.
Location: Tenants' Hall and attached buildings and structures, Upper Courtyard, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF.
National Grid Ref: 384755.99 375642.17

NAPC Comment: *The Parish Council defers this application to the Listed Buildings officer.*

Application No: 19/3214M
Proposal: Reserved Matters application for the extension and change of use of Blocks 113 and 114 (Tenants' Hall from conference centre (Use Class C1/ Sui Generis) to a restaurant/ gastropub (Use Class A3/A4) including car parking, landscaping, boundary treatments and other associated works
Location: UPPER HISTORIC COURTYARD, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4TF
National Grid Ref: 384562 374970

NAPC Comment: *The Parish Council requested an extension of time to submit their comments from Cheshire East Council in order to establish further clarity from the developer. This application is deferred to Nether Alderley Parish Council's meeting on 12th August 2019.*

Application No: 19/3269M
Proposal: Single-storey rear extension
Location: 10, VALE CRESCENT, NETHER ALDERLEY, SK10 4LU
National Grid Ref: 384715 374766

NAPC Comment: *The Parish Council suggest it would be more aesthetically pleasing to use matching materials, in line with the existing house i.e. brickwork.*

General Comment:

The PC opinion remains the same and I refer you to a previous application (18/3215M). 'As this entire housing development has not yet been built, the Parish Council feels that this amendment effectively sidesteps the trusted framework put in place under Planning Law whereby occupants of adjacent dwellings (neighbours) are invited to comment on applications. As no neighbours exist at this stage, then this inherent right of consultation is denied. Permitted development rights were removed from the site for the protection of all residents, therefore the Parish Council suggests this application is premature. It is also very concerned that permission of said amendment would set an unworkable precedent.'

6.2 To consider any other planning matters including decisions to Planning Applications:

6.2.1 Land on Bollington Lane Update – An Enforcement officer from Cheshire East Council has visited the site and taken photographs of the rubble that has been dumped on the land. Ownership of the land is currently being established and a letter will be sent to the owner for it to be cleared. If the owner fails to comply then Enforcement action will be considered and if this is the case a notice will be delivered.

7. 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):

Yarwood's Planning Application Update (18/5047W) – Cllr. Mark Asquith, Ward Councillor, confirmed this application has been deferred to the Strategic Planning Board Meeting on 28th August 2019.

8. Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 12th August 2019

Minutes taken by: The Clerk

Signed..... Date.....
Chairman of the Meeting