

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Extra-ordinary Parish Council Planning Meeting held on Thursday 23rd May 2019 at 2.00 p.m. at Alderley Park (Block 26, Ground Floor, Meeting Room 1)

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

1. **To receive apologies for absence** – Cllrs. D.Clarke, S.Lewis and S.Joseph
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** – No declarations were made.
 - 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. **2.05 p.m. Public presentation** – No public were present
5. **Meeting resumed**
6. **Planning**

Application No: 19/1440M
Proposal: Proposed modified proposal for plot 1
Location: Sales Office At Alderley Park Development, CONGLETON ROAD, NETHER ALDERLEY
National Grid Ref: 384485.17 374952.03

NAPC Comment:

General

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.'

Single Storey Extension

The Parish Council has no objection to the proposed single storey extension.

Garage

Nether Alderley Parish Council cannot support this section of the application and would urge a refusal in this instance. It would significantly increase the massing of what is a relatively modest sized plot. Councillors have concerns that should this application be approved, it would set a precedent and the Parish Council would not wish garages on the Alderley Park development to be two storey garages. Nether Alderley Parish Council has a duty to protect current and future residents, who are not being given the opportunity to comment.

Application No: 19/1737M
Proposal: Proposed single-storey extension to the rear of the existing detached dwelling
Location: 2, SERPENTINE SQUARE, NETHER ALDERLEY, SK10 4HQ
National Grid Ref: 384744 374732

NAPC Comment: Although Councillors have no objections, the Planning Committee noted that the determination had been made on 22nd May despite having been confirmed that the date for determination was due 3rd June 2019 and an extra-ordinary planning meeting had been convened to discuss this application.

Application No: 19/2200M
Proposal: Reserved matters application including details of access, layout, landscaping, appearance and scale for a residential development comprising 12 new dwellings, new internal roads, boundary treatments and associated landscaping and infrastructure.
Location: Alderley House and Car Park Sites, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF
National Grid Ref: 384650 374977

NAPC Comment: The Parish Council has no objection to this application.

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) - None

8. Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 10th June 2019

Nether Alderley Parish Council, Meeting Thursday 23rd May 2019
Minutes taken by: The Clerk

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