

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held at 9.00 am on Monday 26th January 2015 at Nether Alderley Parish Hall.

In the Chair: Mrs. Shufflebottom

Also present: Mr. Clarke*, Mr. Lewis, Mrs. McKeown and Mrs. Langham, the Clerk

1. **Declarations of Disclosable Pecuniary Interests**

No declarations were made

2. **Declarations of Interests Conflicting with the Nolan Principles.**

No declarations were made.

3. **Applications for Dispensations**

None made.

4. **Correspondence.**

4.1 **Route Management Study, B5087.**

The Clerk has received confirmation from Cheshire East Council that she can advertise, on the Parish website, that the Parish Council will be discussing a review by Cheshire East Council of the B5087; to invite local residents to communicate any thoughts, opinions or concerns about the route, to the Parish Council, prior to its meeting in February.

The posting of this information on the Parish Council's website was approved.

4.2 **Parish Hall and Mausoleum Storage.**

The Clerk explained communication regarding storage of items currently held in the upper room of the Parish Hall. Parish Councillors will consider and discuss further at the February meeting.

5. **Planning.**

5.1 **14/5252D**

Conversion of stables, tack room, cart and hay store building to residential dwelling with small extension

The Cottage, Welsh Row, Nether Alderley, SK10 4TY.

Further to the last Parish Council meeting and subsequent communication with the Case Officer, the Clerk reported the advice that, as the application is a discharge of conditions, a response from the Parish Council is not expected. The case officer does not yet have any further details about whether the development is built.

The following new planning applications were considered and discussed:

5.2 14/5657M

Householder application for the remodelling of the roof of the existing dwelling
Manorfield, Chelford Road, Great Warford, Alderley Edge, SK9 7TL

Approved Response:

No objection

***Mr. Clarke arrived at the meeting**

5.3 14/5891M

Erection of a detached single garage

Willow Spring, Sand Lane, Nether Alderley, Macclesfield, SK10 4TS. Closing date 18th
Feb)

Approved Response:

The Parish Council objects to the proposed plans, as it has done with other applications on Sand Lane where a proposal is made to instate a garage anterior to the building line of the property, as this alters the visual presentation and anterior visual continuity of the houses along the ribbon development.

The Parish Council wishes to comment that it feels that it is incomprehensible that an application was approved for the original development at Willow Spring without inclusion of a garage.

5.4 14/5872M

Extension and re-modelling of the existing dwelling, proposed construction of sa detached garage with a new vehicular/pedestrian access from Congleton Road and associated landscaping

Charnwood Cottage, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AL

Approved response:

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

1. The proposed building would constitute a significant overdevelopment of the site. The Parish Council recommends that the site does not warrant, and is not appropriate for, such a large building.
2. The size of the proposed development is out of proportion to the size of the plot. The size of the proposed development would not be in context with the historic site.
3. The overdevelopment of the site and size of building would lead to the proposed building being in inappropriately close proximity to the highway.

Responses to the planning applications were proposed by Mr. Lewis, seconded by Mrs. McKeown and approved by resolution of the Parish Council.

6. Parish Hall.

A letter from the Chairman of the Parish Council to St. Mary's Rector, Church Wardens and members of the PCC, was approved for sending, as an initial enquiry to ask whether the Church would be in support of renovation of the Parish Hall, should funds become available, with a suggestion that a project group could be formed to discuss and decide repairs and renovations that might be needed.

7. Communication from the Chairman of the Parish Plan Infrastructure Group.

Mr. Clarke explained and updated Councillors over recent communication.