

## NETHER ALDERLEY PARISH COUNCIL

### Minutes of the Planning Committee Meeting held on Tuesday 17<sup>th</sup> November 2015 at 11.45 am at Nether Alderley Parish Hall.

**In the Chair:** Cllr. Shufflebottom  
**Parish Councillors present:** Cllr. Bentley, Cllr. McKeown  
**Also present:** Mrs. Langham, Parish Council Clerk  
5 residents\*

- 1. To receive apologies for absence**  
The Parish Council received apologies for absence from Nether Alderley Parish Councillor and Planning Committee member Cllr. Simon Lewis.
- 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 interests conflicting with the seven Nolan principles.**  
No declarations were made.
- 3. To consider and approve Applications for Dispensations**  
No applications for dispensation were submitted
- 4. To adjourn the meeting for presentation by residents of the Nether Alderley Parish**  
Residents presented in relation to Planning Application **15/4857M**

\*Left the meeting

#### **5. Planning**

The Planning Committee considered and discussed the following planning application:

##### **Planning Application 15/4857M**

**Proposed redevelopment to include demolition of previous developed building approved under application 15/3245M and erection of new A1/B8 commercial unit for Furnibarn Ltd to provide showroom and distribution centre for carpet business  
Iron Gate Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4SZ.**

***RESOLVED: The Planning Committee resolved to approve that the following response comments are submitted to Cheshire East Council:***

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

The Parish Council is strongly opposed to a change of use of this building to retail status. The Parish Council asserts that a retail business is not appropriate for the site or wider area. Neighbouring buildings do not have retail purpose and permission for retail status would change the character of the immediate area.

Nether Alderley is a rural area and not a commercial centre.

Permission for a change of use to retail status would set an unwelcome precedent for other retail development that could potentially change the nature and character of a historic area of the Parish.

The Parish Council asserts that a B8 usage is sufficient for this building and allows the building to sit appropriately within the context of uses of neighbouring buildings.

The Parish Council is minded that the building has been worked as a farm until recent years and is suited to agricultural use.

The substantial increase in height and scale of the building would be extremely detrimental to the amenity of the existing properties on Chelford Road, in terms of aspect, visual intrusion, privacy, space, light and noise.

The neighbouring houses on Chelford Road would be severely affected by the visual imposition and proximity of the building at the back of the properties.

The properties on Chelford Road have significant local historic value.

The Parish Council has serious concerns about safety implications for the children's day nursery (which shares the entrance space) of heavy goods vehicles entering the access route to the building from the A34.

The Parish Council perceives that there is inadequate space for an HGV to enter the site off the A34, without encroaching on to the children's nursery site.

The Parish Council perceives that the close proximity of a business requiring HGV deliveries conflicts with the safety requirements of a children's day nursery and would cause a potentially dangerous situation.

The Parish Council has serious concerns about the feasibility and safety of the proposed access and egress routes by HGV's, due to space for manoeuvring into and on the site.

The Parish Council has concerns that potential difficulties with entering the site from the A34 could cause significant traffic problems on this busy major route and at the neighbouring Monks Heath cross roads.

The Parish Council requests that the Highways Department takes close account of the restricted, unsuitable and potentially dangerous entrance and exit routes and would be extremely concerned should the Highways Department remain without objection to the proposed plans.

The Parish Council understands that residents were not informed or consulted regarding previous planning applications at Iron Gates Farm, thus preventing Cheshire East Council considering and being aware of their comment or opinion. The Parish Council asks for clarification from Cheshire East Council about the extent of consultation in previous applications.

The Parish Council supports objections raised by local residents.

Minutes taken by: The Clerk

Minutes approved at the Nether Alderley Parish Council meeting, Wednesday 2<sup>nd</sup> December 2015.

**Signed.....**  
**Chairman**

**Signed.....**  
**Clerk**