

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on Tuesday 3rd May 2016 at 10.00 am at Nether Alderley Parish Hall.

In the Chair: Cllr. J Shufflebottom
Parish Councillors present: Cllr. Y. Bentley, Cllr. C. McKeown, Cllr. C. Walker
Also present: Mrs. P. Langham, Parish Council Clerk

1. To receive apologies for absence

The Planning Committee received apologies for absence from Nether Alderley Parish Councillor S. 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 non- pecuniary interests.

No declarations were made

3. To consider and approve Applications for Dispensations

No applications for dispensation were submitted.

4. Planning

5.1 The Committee considered and resolved to approve responses to the following new planning applications:

16/1631M and 16/1633M
Listed Building Consent for revised boundary treatments
Beech Tree Lodge, Hocker Lane

RESOLVED: *The Committee resolved to approve the following response:*

The Parish Council has no objections to the proposed plans. The Parish Council expects that the Cheshire East Council Heritage Officers will ensure that sensitive and suitable stone working is instated.

16/1873M
New oak entrance porch, single storey rear extension and orangery, all weather tennis court, new render and sand stone window surrounds, new windows including feature staircase window and renewed roof coverings
FOX COVERT, CONGLETON ROAD, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7AD

RESOLVED: *The Committee resolved to approve the following response*

No Objections

15/4515M
Change of use from dwelling and ancillary offices to dwelling with conference / banquet facilities including the construction of previously approved extension and glazed links.
WARFORD HALL, WARFORD HALL DRIVE, GREAT WARFORD, ALDERLEY EDGE, CHESHIRE, SK9 7TP

RESOLVED: *The Committee resolved to approve the following response*

Nether Alderley Parish Council has considered this planning application, due to the property's close proximity to the Nether Alderley Parish boundary and the potential impact upon the parish.

The Parish Council respects that the applicant has revised the plans for this application but maintains its response, as follows:

1. The Parish Council considers that the proposed development would cause significant noise and light pollution in the wider rural, Green Belt setting, including nearby areas of Nether Alderley.
2. The Parish Council considers that the proposed development and purpose is not suitable to the midst of an area of residential properties.
3. The Parish Council believes that the proposed development will impact significantly upon neighbouring dwellings in terms of noise, light, activity and traffic.
4. The Parish Council perceives that such a development would be unfair on neighbouring properties.
5. The Parish Council notes that the building is accessed along a shared residential drive which it considers appears inappropriate for use by additional commercial/delivery and events traffic.

The Parish Council has grave concerns that the proposed travel plan is unachievable and unenforceable and, as a consequence, the Parish Council cannot support this application and recommends refusal.

5.2 The Committee considered additional planning matters:

Invitation to attend Cheshire East Council Northern Planning Committee meeting:

Application 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, ALDERLEY EDGE, CHESHIRE, SK9 7AD

Cllr. Shufflebottom reported that the site visit arranged last week for this application, took place earlier than expected due to poor weather and, consequently had ended prior to her arrival.

RESOLVED: *The Committee resolved to approve that it would not register to represent at the Northern Planning Committee meeting*

Application 16/0606M

Prior Approval for a Change of Use of an agricultural building to a flexible use.

IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4SZ

The Parish Council discussed the consultation response from the Cheshire East Council Highways Department together with highways concerns raised in the Parish Council's approved response to the application.

RESOLVED: *The Committee resolved to approve that it asks whether a site visit can be arranged with the Highways Officer for further information relating to the conclusions reached by the Highways Department.*

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

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting held on 10th May 2016.

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