

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 24th August, 2020 at 7:45p.m.

Meeting held remotely via Zoom due to restrictions associated with Covid-19

Present - Councillors D. Burns (Chairman), I. Beaumont, J. Wilson, S. Clarke, S. Pett.
Members of the public (0).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **Apologies for absence** - Councillor D. Caplin - On holiday.

34/20 RESOLVED (a) To receive and approve the above apologies for absence.

Proposed: Councillor D. Burns Seconded: Councillor J. Wilson All in favour

2. **Declarations of interest** - None.

3. **Public forum for questions** - No questions had been received from or were presented by members of the public.

4. **Reports from external organisations**

(a) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow has submitted a request for further information relating to the Community Governance Review and the potential impact on the population and number of residential dwellings within the Parish following development at Alderley Park.

(b) **Alderley Edge & Prestbury Wards Policing Team** - A written report had been provided which identified that no incidents had taken place within the Parish during July, 2020.

5. **Planning Decisions** - Members noted recent planning decisions which had been issued by Cheshire East Council in respect of development within the Parish.

6. **Planning Applications**

(a) Planning Applications for consideration:

i. **20/2954M** - 4 Festival Drive, Over Alderley. SK10 4SQ
Certificate of lawful proposed development of new rear elevation windows and doors.

35/20 RESOLVED (a) No observations.

Proposed: Councillor I. Beaumont Seconded: Councillor D. Burns All in favour

ii. **20/3112M** - Yew Tree, Hocker Lane, Over Alderley. SK10 4SB
Two storey rear extension and internal remodelling.

36/20 RESOLVED (a) Objection - Over Alderley Parish Council objects on the grounds of design and external appearance.

The alterations will be clearly visible and therefore impact on the character of the parish.

The areas where the design seeks to match the character and appearance of the existing house are supported. Where the design departs from this, with the introduction of a totally out of scale and character gable end of stone infilled with shop front glazing, the result is an unacceptable, discordant departure from the local vernacular.

The centre section of the rear elevation should be redesigned to respond more appropriately to the primary character of the existing house and meet the required design standard recognisable in the vernacular of existing buildings set within the rural parish.

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The new fenestration on the side elevation should likewise respond to the proportions of windows as existing.

Proposed: Councillor I. Beaumont Seconded: Councillor J. Wilson All in favour

iii. **20/3452M** - Alderley Park, Congleton Road, Nether Alderley. SK10 4TG

Prior notification of proposed access road through woodland.

37/20 RESOLVED (a) No observations subject to confirmation that the proposed access road is for site maintenance purposes only.

Item 9 was brought forward to this point in the meeting.

8:09p.m. - Councillor S. Pett joined the meeting during item 9.

7. **Neighbourhood Plan** - Members considered that work on the Neighbourhood Plan should commence as soon as possible.

DECISION (a) That Councillors I. Beaumont, J. Wilson, S. Pett and S. Clarke meet to discuss options for commencing the preparation of a Neighbourhood Plan. (b) That recommendations be reported to the next meeting of the Parish Council for approval.

8. **Community Governance Review** - Members noted that the Community Governance Review was still ongoing. Further information is likely to be available in due course.

9. Alderley Park

- (a) **Alderley Park Liaison Committee** - Councillor I. Beaumont reported that meetings of the committee had currently been suspended due to coronavirus.
- (b) **s.106 funds allocated for use at Over Alderley & Birtles Reading Room** - Councillor I. Beaumont reported that the s.106 funds had now been transferred to Cheshire East Council and efforts were being made to progress the proposed improvement works at the earliest opportunity.
- (c) **Alderley Park Residents Briefing** - Councillor S. Clarke reported that concerns had been raised relating to the apparent closure of footpaths within the Alderley Park site. The development of the on site pub is progressing, however, no timescales were currently available for the development of the farm shop. Site security appears to be a key concern of residents of the site at this time.

10. Highway Matters

- (a) The following highway matters were raised by Members:
 - i. Pothole on Birtles Lane.

DECISION (a) That the Clerk report the above highway defect to Cheshire East Council for attention.

11. **Matters for inclusion on next/future meeting agenda** - None.

12. **Date of next meeting** - To be determined.

The meeting was declared closed by the Chairman at 9:23p.m.

Signed:..... Approval date: 15th March, 2021

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APPENDIX A

OUTSTANDING PLANNING APPLICATIONS & RECENT PLANNING DECISIONS

- 16/1420M - Garage site at eastern end of Ashbrook Road, Over Alderley
Demolition of existing garages and construction of 5 no. 2 bed 4 person houses within curtilage parking and additional parking for use by visitors.
DECISION STATUS - 06/10/17 Recommended for approval subject to legal agreement and conditions
- 18/2585M - Land south of Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Proposed erection of agricultural building and track, alteration of site levels (part retrospective) and associated landscaping works.
DECISION STATUS - Currently scheduled for Strategic Planning Board
- 18/4728M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Restoration and refurbishment of listed building, demolition of brick lean-to and steel portal frame building, with extension and conversion of listed building to residential dwelling as enabling works (resubmission of application reference 18/0831M).
18/4729M - Listed Building Consent application for above proposal.
DECISION STATUS - Undecided
- 19/3286M - Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley.
Outline application with all matters reserved except for access for a residential development of up to 25 dwellings with associated landscaping and infrastructure.
DECISION STATUS - Approved with conditions (20/08/20)
- 20/0439M - Barn 6, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Variation of condition 2 & 3 (approved plans and materials) on approved application 17/1545M = Front and rear ground floor extensions.
DECISION STATUS - Undecided
- 20/0865M - Hares Chase, Macclesfield Road, Over Alderley. SK10 4SW
Relocate existing driveway entrance, rebuild section of boundary wall, extend boundary wall and create a new driveway entrance with stone pillars and gates.
DECISION STATUS - Undecided
- 20/1114M - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
To extend the existing farmhouse, conversion of the existing barn to provide a second dwelling and erection of a new third dwelling within a courtyard formation following repositioning of the existing northern access and demolition of all other existing buildings and structures.
DECISION STATUS - Undecided
- 20/1765M - Broad Heath House, Slade Lane, Over Alderley. SK10 4SF
Demolition of existing dwelling and construction of replacement dwelling.
DECISION STATUS - Undecided
- 20/2308M - Broadheath Farm, Slade Lane, Over Alderley. SK10 4SF
Change of use for conversion of an existing outbuilding to provide accommodation (ancillary to the house) for a dependent relative.
DECISION STATUS - Undecided

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- 20/2375M - Trugs Farm House, Macclesfield Road, Over Alderley. SK10 4SW
Removal of existing porch and erection of replacement gabled porch; erection of two-storey rear extension; modifications to windows and insertion of 3 rooflights; internal modifications.
DECISION STATUS - Undecided
- 20/2490M - Lothlorien, Macclesfield Road, Over Alderley. SK10 4SW
Replacement conservatory structure.
DECISION STATUS - Undecided
- 20/2522M - The Old Vicarage, Birtles Lane, Over Alderley. SK10 4RX
Change of use of land to domestic garden and erection of detached oak framed incidental annexe outbuilding.
DECISION STATUS - Withdrawn (04/08/20)
- 20/2548M - Birtles Farm, Farmhouse, Hocker Lane, Over Alderley. SK10 4SB
Detached car port / garage and home office.
DECISION STATUS - Undecided
- 20/2998M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Conservatory, porch and boundary treatment (Resubmission of planning application reference 20/0784M).
DECISION STATUS - Undecided