

OVER ALDERLEY PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

TUESDAY 28TH JULY, 2020 at 7:45p.m.

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

PRESENT - Councillors: D. Burns (Chairman), S. Pett, I. Beaumont, J. Wilson, S. Clarke.
Members of the Public (0).
Mr. T. Evans - Neighbourhood Planning Manager, Cheshire East Council.
Cheshire East Borough Councillor P. Findlow.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **APOLOGIES FOR ABSENCE** - None.

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** -

i) **Cheshire East Ward Member Cllr. P. Findlow** - (Item deferred until after Item 5 as Borough Councillor P. Findlow had not yet joined the meeting.) Borough Councillor P. Findlow reported that he has supported the Parish Council's views regarding planning applications relating to Birtles Farm and The Old Vicarage. It was reported that the Parish Council need to determine a stance in respect of the ongoing Community Governance Review. The Review covers matters such as Parish names, Parish boundaries and number of Councillors. Members considered that the matter should be discussed in detail at the next meeting.

DECISION a) **To receive and note the report of Borough Councillor P. Findlow.**

b) **That Borough Councillor P. Findlow request information relating to the likely increase in population of the Parish following completion of the Alderley Park development.**

7:49p.m. - Borough Councillor P. Findlow joined the meeting during Item 5.

5. **NEIGHBOURHOOD PLAN** -

i) Mr. T. Evans presented an introduction to Neighbourhood Planning outlining the potential scope and benefits of Neighbourhood Plans. It was noted that Neighbourhood Plans allow a community to form a collective agreement about future development within the Neighbourhood area. Furthermore, an adopted Neighbourhood Plan allows the Parish Council to be eligible to receive 25% of Community Infrastructure Levy (CIL) funds arising from development within the Parish. Funding is available to support the completion of the project.

DECISION a) **That Mr. T. Evans be thanked for his attendance at the meeting and the helpful presentation.**

b) **That a decision on whether to proceed with the Neighbourhood Plan be made at the next meeting following a period of reflection on the content of the presentation.**

8:16p.m. - Mr. T. Evans excused himself from the meeting and left.

8:20 - 8:26p.m. - There was a short adjournment to allow Members to re-join the remote meeting following the timing out of the initial session.

8:44p.m. - Borough Councillor P. Findlow excused himself from the meeting and left.

6. **PLANNING APPLICATIONS** -

i) **20/2998M** - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB
Conservatory, Porch and Boundary Treatment (Resubmission of planning application reference 20/0784M).

33/20 RESOLVED a) **Objection - Over Alderley Parish Council objects to the above proposal on the following grounds:**

This property has a prominent position located immediately adjacent to Hocker Lane and is in clear sight in the greenbelt. Any modification to the property and its curtilage is therefore in clear sight with direct consequences on the character and appearance of the countryside.

The Parish Council has commented previously on the harmful impacts of proposals for this property which are being submitted as piecemeal applications and built prior to Consent. The Parish Council objects to the proposed extension (conservatory) on the grounds of its scale, location, materials and visual appearance. Similarly the Parish Council objects to the porch balustrade infill and brick inner boundary walls all of which have a harmful impact on the landscape character of this sensitive location and have an overall urbanising effect.

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The proposed extension (conservatory) is to all intents and purposes the same but larger than application 19/3292M, this application was refused. None of the reasons set out in the officers report in support of the subsequent application 20/0784M can be applied to this application. The extension is not fully glazed, it will not appear as a lightweight feature, it will not be visually transparent, it will not appear secondary in nature to the host dwelling, there will be an urbanising effect, there is a clear and obvious increase in massing, the openness of the green belt will be harmed. It is in contravention of Policy.

Proposed Councillor I. Beaumont Seconded: Councillor S. Clarke All in favour

- 7. **MATTERS FOR INCLUSION ON NEXT/FUTURE MEETING AGENDA -**
 - i) Community Governance Review.
- 8. **DATE OF NEXT MEETING -** To be determined based upon receipt of planning applications or other business requiring urgent attention.

The Meeting was declared closed by the Chairman at 8:53p.m.

Signed: Approval Date - 15th March, 2021