

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 5th March, 2024 at 7:00p.m.

at Over Alderley & Birtles Reading Room, Birtles Lane, Over Alderley

Present – Councillors D. Burns (Chairman), I. Beaumont, F. Douglas, S. Feather, N. Potts,
S. Pett, J. Wilson.

Members of the public (3).

Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence – None

026/24 RESOLVED (a) To note that no apologies for absence had been received.
(All in favour)

2. Declarations of interest – None.

027/24 RESOLVED (a) To note that no declarations of interest were made.
(All in favour)

3. Minutes

(a) Minutes of the Parish Council meeting held 2nd January, 2024 had been previously circulated to all Members.

028/24 RESOLVED (a) That the minutes of the Parish Council meeting held 2nd January, 2024 be approved as a correct record and signed by the Chairman.
(All in favour)

4. Public forum for questions – Residents present at the meeting raised objections to the proposed development at Birtles Lane (application reference 24/0004M).

029/24 RESOLVED (a) To receive and note the comments from members of the public.
(All in favour)

5. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. T. Jackson** – Councillor T. Jackson was not present at the meeting to report.

030/24 RESOLVED (a) To note that Borough Councillor T. Jackson was not present at the meeting.
(All in favour)

6. Finance

(a) **Financial Statement 2023/24 as at 5th March, 2024** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)

(b) **Receipts** – The Chairman outlined the receipts listed at Appendix B.

(c) **Payments** – The Chairman outlined the payments listed at Appendix C.

031/24 RESOLVED (a) That the Statement of Account as at 5th March, 2024 be received and the Chairman's observations duly noted.
(Appendix A)

(b) That the report on receipts since the last meeting be received and duly noted. (Appendix B)

(c) That the payments listed at Appendix C be approved.
(All in favour)

(d) **Public Contracts Thresholds** – Members noted the updated Public Contracts Thresholds.

032/24 RESOLVED (a) That approval be given for the figures quoted within Financial Regulation clause 11 to be updated to reflect the new Public Contract Thesholds.
(All in favour)

7. Planning

OVER ALDERLEY PARISH COUNCIL

- (a) **Recent Planning Decisions** – Members noted the recent planning decisions that had been issued by Cheshire East Council in respect of development within the Parish. (Appendix D)
- (b) **Planning applications for consideration**
- i. **24/0004M**: Land off Birtles Lane, Over Alderley.
Erection of a single dwelling and private architectural studio including landscape enhancements and associated works.

033/24 RESOLVED

(a) That the following comments be submitted to Cheshire East Council in respect of application 24/0004M: Over Alderley Parish Council strongly object to the above application on the grounds set out below:

OBJECTION

Paragraph 84 – NPPF

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one of the following circumstances apply.....

Paragraph 84 of the NPPF refers to the development of isolated homes in the greenbelt.

To be considered isolated, the site must be remote from other places, buildings and people.

This site is in fact located amongst existing development. To the north of the site edged red, immediately adjacent, lies a terrace of locally significant 19c cottages and a row of three 17c Grade II listed cottages. Immediately opposite the site, to the east on Birtles Lane, existing development is comprised of a range of buildings with commercial/agricultural use. To the south of the site, at the junction of Hocker lane and Birtles Lane, lies residential development.

Any standard assessment of the development of the site in planning terms, would therefore, in normal circumstances, require an assessment of the relationships with and impacts on the adjacent settlement. In requiring such an assessment, the application cannot at the same time meet the interpretation of an isolated home in the countryside. It therefore cannot fall within the meaning if paragraph 84.

Paragraph 84(e) – NPPF

the design is of exceptional quality in that it:

- Is truly outstanding, reflecting the highest standard in architecture, and would help to raise standards of design more generally in rural areas; and**

- Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area**

We consider the design proposal to be a false premise. It is built on the pretense that this is a traditional farmstead when it is in fact an executive home hiding in plain sight.

The concept is a 'laithe house', a farmstead, comprising the dwelling house (farmhouse) with ancillary buildings for the storage of livestock, feed and machinery. This typology has a

OVER ALDERLEY PARISH COUNCIL

clear distinction between the family living accommodation and other functional storage buildings.

Here, this imported idea has been used to create a single, very large dwelling house in a sprawling development cluster on a small plot in greenbelt.

The parish is fortunate to have authentic and nationally listed versions of fine English countryside homes set in isolated parkland settings, farmsteads with clear association to the land, modest estate workers cottages and agricultural buildings. All are recognizable for their original purpose and distinctive characteristics. All play an authentic role within the landscape of Over Alderley in defining the original and unique character of the place.

This proposal for a fake 'laithe house' is neither original nor authentic and is therefore insensitive and harmful to the defining characteristics of the local area. We contend that a concept born of a deceit cannot be the basis for a design of exceptional quality.

Because this proposal is not uniquely of this site and its setting, in that the narrative is not personal to this site, there is nothing to prevent such a proposal being put forward on other greenbelt land in the parish. This sets a dangerous precedent and would run counter to any assessment of a design of exceptional quality.

We argue that the site plays a key role in the openness of the greenbelt. It offers important views through to the defining landscape character of the area and provides an open setting for the locally important and listed cottages at Vardentown.

The proposed development, rather than significantly enhancing its immediate setting, is in fact harmful to its immediate setting.

The development of the site will permanently remove a critically important piece of the landscape from its rightful role in being "permanently open" and it will harmfully permanently change the relationship of the immediately adjacent built setting with the landscape.

The current historically important setting of authentic workers cottages set in open fields is part of the defining character of the parish and would be permanently lost in any development of the site.

Summary

The origins of paragraph 84(e) of the NPPF lie in the opportunity to secure permission for new country houses to continue the centuries old tradition of building isolated homes in the English countryside

The question remains a) does this site need a building and b) does this house belong to this site:

OVER ALDERLEY PARISH COUNCIL

a) The undeveloped site performs a critical role in the enjoyment of the greenbelt, it protects in preventing (urban) sprawl and it protects in preserving the openness of the setting of the immediately adjacent buildings. The undeveloped site, being contiguous with the wider adjacent open countryside is enjoyed by untold numbers of visitors to the area who use the greenbelt for recreation and wellbeing

b) The test in paragraph 84e of the NPPF, that the design is of exceptional quality in that it is truly outstanding, reflecting the highest standards in architecture, is a very high bar. This requires exceptional skill and vision to continue to add to the lexicon of truly outstanding designs across the country and it requires rigorous justification to objectively frame the case in support of the design. The test cannot be met through design with a flawed imported narrative and derivative architecture.

In the event that the application requires further consideration of design quality we recommend a referral to the independent design review services of Places Matter hosted by the Royal Institute of British Architects (All in favour)

- ii. **24/0157M:** Normans Hall, Chelford Road, Prestbury. SK10 4PT
Retrospective application for erection of a timber palisade fence adjoining the eastern boundary of the site. [24/0158M: Listed Building Consent application]

034/24 RESOLVED

(a) That the following comments be submitted to Cheshire East Council in respect of application 24/0157M.
Over Alderley Parish Council object to the above application on the grounds that the timber palisade fence is unsympathetic to the surrounding rural setting and detracts from the aesthetic amenity of the public footpath and Green Belt location. (All in favour)

- iii. Applications received following issue of the agenda: None.

035/24 RESOLVED

(a) To note that no further applications had been received since the issuing of the agenda. (All in favour)

- (c) **Planning enforcement updates** – It was reported that no updates had been received from Cheshire East Council in respect of ongoing planning enforcement matters.
- (d) **Further matters for reporting to planning enforcement** – It was noted that a new barn had been erected at Macclesfield Road, however, it was currently unclear whether conditions relating to development at the site were being adhered to.

036/23 RESOLVED

(a) That the Clerk make enquiries relating to the planning conditions associated with development at the site. (All in favour)

- (e) **Environment Agency Update** – It was reported that there had been no updates relating to applications for activities within the Parish.

8. Neighbourhood Plan – It was reported that the submission documents were now complete.

037/24 RESOLVED

(a) To approve the submission of the Over Alderley Neighbourhood Plan to Cheshire East Council. (All in favour)

9. Highway Maintenance and Enhancements

OVER ALDERLEY PARISH COUNCIL

- (a) Updates relating to the following highway matters –
- i. Holes on Birtles Lane (near to access point to Highlees Farm).
Update: No update. (Holes to be reviewed and re-reported)
 - ii. Removal of surplus signs (change of priority) at School Lane.
Update: Signage work is not currently allocated highest priority.
 - iii. Deterioration of highway surface on Slade Lane.
Update: No update.
 - iv. Verge obstruction at Slade Lane.
Update: Cheshire East Highways currently chasing Records Team for their input into resolving the current issue.
 - v. Grit bin position at Slade Lane.
Update: see (iv) above.
 - vi. Potholes on Macclesfield Road near to Smithy Cottage.
Update: No update.
 - vii. Broken bridleway sign at Cross Lane.
Update: Matter referred to Public Rights of Way team for attention.
 - viii. Damaged sign on Macclesfield Road near to junction with Greyhound Lane.
Update: Signage work is not currently allocated highest priority.
 - ix. Muddy section along Nether Alderley FP55.
Update: Matter referred to Public Rights of Way team for attention.
 - x. Blocked drains at Slade Lane causing flooding of Hocker Lane.
Update: No update.
 - xi. Potholes at Birtles Lane (near Varden Town Cottages).
Update: No update.
 - xii. Missing street sign at School Lane.
Update: It may be possible for the Parish Council to fund the replacement of the sign, details of the cost and potential timescale for the work are awaited.
 - xiii. Flooding at Birtles Lane.
Update: No update

038/24 RESOLVED (a) That the Clerk continue to pursue updates relating outstanding matters. (All in favour)

- (b) **Highway matters for attention from Members** – It was reported that there were potholes at the top of Hocker Lane.

039/24 RESOLVED (a) That the above highway defect be reported to Cheshire East Council for attention. (All in favour)

10. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto -

- i. Cheshire East Council: Notification of updated proposals for future car parking charges and arrangements.

040/24 RESOLVED (a) To receive and note the information. (All in favour)

- ii. Cheshire East Council: Cheshire East Green Spaces Maintenance Review – Outcome.

It was reported that proposed maintenance of the playing field at Ashbrook Road had been increased from that proposed in the consultation.

041/24 RESOLVED (a) To receive and note the information. (All in favour)

OVER ALDERLEY PARISH COUNCIL

- iii. Manchester Airport: Jobs Fair on 6th March, 2024 at the Forum Centre in Wythenshawe..

042/24 RESOLVED (a) To receive and note the information. (All in favour)

- iv. The Local Government Boundary Commission for England: Invitation to Electoral Review of Cheshire East Briefing.

043/24 RESOLVED (a) To receive and note the invitation. (All in favour)

11. Consultations

- (a) To consider the following consultations and determine any responses as Members consider appropriate thereto:

- i. The Local Government Boundary Commission for England: Cheshire East Ward Boundaries consultation.

044/24 RESOLVED (a) That the Clerk submit a response to the consultation expressing support to remain within the existing Prestbury Ward. (All in favour)

- ii. Cheshire East Council: Crossing Strategy consultation.

045/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- iii. Cheshire East Council: Local Nature Recovery Strategy consultation.

046/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- iv. Cheshire East Council: Local Validation Checklist for Planning Applications consultation.

047/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- v. Department for Levelling Up, Housing and Communities: Consultation on changes to various permitted development rights.

048/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

12. Reports for external meetings

- (a) **Cheshire Archives: A story shared presentation (18/01/24)** – It was reported that an interesting presentation set out plans for the two new archive centres which are being developed to allow better access to resources of local interest.

- (b) **Kings Award for Voluntary Service presentation (25/01/24)** – It was reported that the Cheshire Lieutenancy is encouraging residents in Cheshire to nominate organisations for the Kings Award for Voluntary Service. Nominations are also welcomed for individual honours. The Cheshire Lieutenancy is able to offer guidance to complete applications.

- (c) **Cheshire East Council Network Meeting: 2024/25 Budget (30/01/24)** – It was reported that the presentation highlighted that Cheshire East Council is currently experiencing financial challenges and is exploring options to address budget shortfalls.

049/24 RESOLVED (a) To receive and note the reports. (All in favour)

13. Community Issues

- (a) **Prestbury Ward Policing Team** – It was reported that no report had been received from the local Policing Team. It was noted that an attempted burglarly had taken place at a residential property on Birtles Lane.

OVER ALDERLEY PARISH COUNCIL

(b) Alderley Park

- i. **Alderley Park Liaison Committee** – It was reported that no meeting had taken place.
- ii. **Other matters relating to Alderley Park** – It was noted that planning application 23/3619M (Symphony Park) had been approved.

(c) **Over Alderley Primary School Charity** – There was nothing to report.

(d) **Mobile phone coverage within the area** – There was nothing to report.

(e) Allotments

- i. **Update on plots** – It was reported that all the allotment plots had now been allocated.
- ii. **Allotment allocation policy** – Members considered the allocation of future allotment plots.

050/24 RESOLVED

(a) To receive and note the update.

(b) That future allotment plots be allocated in accordance with the following policy statements:

Allotments will be allocated on a first come first served basis subject to the following:

1. Residents of Parish who do not already rent an allotment plot.
2. Resident of Parish who already rents an allotment plot (maximum number of plots: 3).
3. Resident of neighbouring rural Parish (i.e. Nether Alderley, Mottram St. Andrew, Prestbury or Henbury)
4. Resident of other neighbouring Parish (i.e. Alderley Edge or Macclesfield).
5. Resident of other Parish in Cheshire East area.
6. Residents from outside of Cheshire East area will not be considered. **(All in favour)**

14. Matters for inclusion on next/future meeting agenda – None.

15. Dates of next meeting –

(a) Annual Parish Meeting: Tuesday 7th May, 2024 at 7:00p.m.

(b) Annual Parish Council Meeting: Tuesday 7th May, 2024, immediately following Annual Parish Meeting.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

051/24 RESOLVED

(a) That it was not necessary to exclude the Public and Press from the remainder of the Meeting as no items were to be considered at Item 16.

16. Matters for consideration including those transferred from above items – None.

The meeting was declared closed by the Chairman at 8:25p.m.

Signed:..... Approval date: 7th May, 2024

OVER ALDERLEY PARISH COUNCIL

APPENDIX A

Financial Statement – 2023/24 as at 5 th March, 2024					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Jan. 24 £	Agenda Mar. 24 £	Budget Balance £
	Receipts				
5,266.00	Precept	5,309.00	5,309.00		0.00
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		15.46	63.66	0.00
0.00	Sale of assets		0.00		0.00
7,117.00	Grants, donations & refunds		0.00		0.00
0.00	Community Infrastructure Levy		3,645.95	5,565.00	0.00
166.46	Allotment Rent		72.49	142.57	0.00
738.83	VAT refund		1,170.50		1,153.69
257.60	Unpresented cheque 2021/22		0.00		
14,957.76	Total receipts	7,002.00	10,213.40	5,771.23	1,153.69
	Payments				
2,199.08	Salary (Clerk)	2,742.00	0.00	2,768.22	-26.22
0.00	National Insurance (Employer)	0.00	0.00		0.00
168.80	Allowances (Clerk)	175.00	0.00	164.66	10.34
50.83	Administration	110.00	0.00	69.68	40.32
0.00	Chairman/Member allowances	0.00	0.00		0.00
157.50	Audit fees (internal & external)	175.00	172.50		2.50
515.20	Insurance	300.00	0.00	257.60	42.40
1,500.00	Grants/Donations (inc. s.137)	1,800.00	0.00	1,000.00	800.00
51.50	Allotments – Water charges	145.00	74.26	34.80	35.94
144.44	Subscriptions/affiliation fees	195.00	112.48	35.00	47.52
135.00	Room hire	160.00	0.00	90.00	70.00
0.00	Notice board maintenance	100.00	0.00		100.00
8,195.19	Neighbourhood Plan	0.00	3,387.00	3,915.00	-7,302.00
669.72	Royal Events	1,000.00	0.00		1,000.00
0.00	Contingency	100.00	0.00		100.00
1,170.50	VAT		360.50	793.19	
14,957.76	Total payments	7,002.00	4,106.74	9,128.15	-5,079.20

Cash/Bank reconciliation	01/04/23	02/01/24	05/03/24	31/03/24
Balance B/Fwd	8,622.56	8,622.56	14,729.22	11,372.30
Add total receipts	7,002.00	10,213.40	5,771.23	1,153.69
Less total payments	7,002.00	4,106.74	9,128.15	-5,079.20
Balance C/Fwd	8,622.56	14,729.22	11,372.30	7,446.79
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	02/01/24	05/03/24	31/03/24
General funds	3,675.56	7,583.27	4,226.35	300.84
Earmarked reserves	4,947.00	7,145.95	7,145.95	7,145.95
	8,622.56	14,729.22	11,372.30	7,446.79

OVER ALDERLEY PARISH COUNCIL

Cash/Bank Reconciliation as at 5th March, 2024

Cash

Balance brought forward 01/04/23		
Current Account	6,120.20	
Business Reserve Account	<u>2,502.36</u>	
	8,622.56	
Plus receipts	15,984.63	
Less payments	<u>13,234.89</u>	
Balance carried forward 05/03/24:	<u><u>11,372.30</u></u>	

Bank (NatWest)

Business Reserve Account	2,526.93		12/01/24
Add receipts/transfer since above statement			
	<u>-1,480.22</u>		
	-1,480.22		
Less unrepresented cheques			
	<u>0.00</u>		
	0.00		
		1,046.71	05/03/24
Current Account	7,897.93		05/02/24
Add receipts/transfer since above statement			
	<u>1,480.22</u>		
	1,480.22		
Less unrepresented cheques			
Approved	0.00		
For approval	<u>-9,128.15</u>		
	-9,128.15		
		250.00	05/03/24
Liquidity Manager Account	10,075.59		09/02/24
Add receipts/transfer since above statement			
	<u>0.00</u>		
	0.00		
Less unrepresented cheques			
	<u>0.00</u>		
	0.00		
		10,075.59	05/03/24
Total bank balances 05/03/24		<u><u>11,372.30</u></u>	

OVER ALDERLEY PARISH COUNCIL

APPENDIX B

Receipts

NatWest Bank plc	£3.20	Gross interest – October 2023 (BR)
NatWest Bank plc	£3.00	Gross interest – November 2023 (BR)
NatWest Bank plc	£2.91	Gross interest – December 2023 (BR)
NatWest Bank plc	£25.48	Gross interest – December 2023 (LM)
Allotment holder	£16.12	Allotment rent 2023/24
Allotment holder	£64.90	Allotment rent 2023/24
Groundwork UK	£5,565.00	Neighbourhood Plan grant
Allotment holder	£15.04	Allotment rent 2023/24
Allotment holder	£30.39	Allotment rent 2023/24
Allotment holder	£16.12	Allotment rent 2023/24
NatWest Bank plc	£29.07	Gross interest – January 2024 (LM)

APPENDIX C

Payment for approval

Cheque No 000337	E. M. Maddock	£2,449.15	Salary 2023/24, allowances and expenses
Cheque No 000338	HM Revenue & Customs	£563.60	Employee income tax
Cheque No 000339	Zurich Municipal	£257.60	Insurance premium 2024/25
Cheque No 000340	Over Alderley & Birtles Reading Room	£90.00	Room hire 2023/24
Cheque No 000340	Over Alderley & Birtles Reading Room	£1,000.00	Grant: maintenance and upkeep
Cheque No 000341	Glendale Countryside Ltd.	£4,050.00	Neighbourhood Plan support
Cheque No 000342	Kirkwells Ltd.	£648.00	Neighbourhood Plan support
Direct Debit	United Utilities	£34.80	Allotment water charges: Oct.23 – Jan.24
Direct Debit	Information Commissioner's Office	£35.00	Data protection fee 2024/25

APPENDIX D

Outstanding planning applications & recent planning decisions

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
21/0630M	Land north-west of Mereside, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF Full planning application for the formation of a senior football pitch, associated ancillary building, access road, landscaping and other associated infrastructure. DECISION STATUS – Undecided

OVER ALDERLEY PARISH COUNCIL

- 21/1945M Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Retrospective application for conservatory and boundary wall.
DECISION STATUS – Undecided
- 21/2960M Land west of Springhill, Chelford Road, Prestbury. SK10 4PT
Retrospective application for hardstanding, chicken coop and shed.
DECISION STATUS – Undecided
- 21/4291M Land at The Old Vicarage, Birtles Lane, Over Alderley. SK10 4RX
Retrospective application for construction of a pond and associated rewilding and landscaping, proposed gate and hedgerow planting.
DECISION STATUS – Undecided
- 22/4903M Land off Hocker Lane, Over Alderley.
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.
DECISION STATUS – Undecided
- 23/0668M Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Variation of Condition 2 on approval 21/1848M for extensions to farmhouse, conversion of existing brickbuilt barn to a dwelling and erection of a new dwelling, repositioning of the existing northern access and demolition of all other existing buildings and structures.
DECISION STATUS – Undecided
- 23/0952M Land to the south of Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Agricultural determination for the erection of an agricultural storage building.
DECISION STATUS – Determination – refusal (stage 2) (05/04/23)
Appeal: Appeal allowed (22/01/24)
- 23/1403M Daniel Hill, Oak Road, Mottram St. Andrew. SK10 4RA
Proposed re-development of existing barn structure to form 3 new dwellings, alterations to the site to form parking areas and garden areas.
DECISION STATUS – Undecided
- 23/2055D Broad Heath House, Slade Lane, Over Alderley. SK10 4SF
Discharge of conditions 9 and 10 on application 20/1765M Demolition of existing dwelling and construction of replacement dwelling.
DECISION STATUS – Refused (15/02/24)
- 23/2287M The Old House, Hocker Lane, Over Alderley, Cheshire.
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 (resubmission of application reference 22/3450M & 22/3451M. (Application 23/2288M – Listed Building Consent)
DECISION STATUS – Undecided
- 23/2978M Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rebuilding works to provide 2 no. dwellings with associated works (resubmission of 21/1848M).
DECISION STATUS – Undecided

OVER ALDERLEY PARISH COUNCIL

- 23/3619M Heatherley Woods, Alderley Park, Nether Alderley, Macclesfield. SK10 4TG
Proposed redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. (resubmission of application – 22/2819M)
DECISION STATUS – Undecided (Strategic Planning Board: 28/02/24)
- 23/3683M Shawcross, Hocker Lane, Over Alderley. SK10 4SB
Alterations and minor extensions; add car port to existing garage.
DECISION STATUS – Approved with conditions (03/01/24)
- 23/3770D Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Discharge of conditions 2, 5, 6, 9, 10, 11, 13, 15, 17, 18, 19 and 20 on approval 21/2052M.
DECISION STATUS – Undecided
- 23/3868M Everybody at Alderley Park, Congleton Road, Nether Alderley.
Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments.
DECISION STATUS – Undecided
- 23/4236M 12 Ashbrook Road, Over Alderley. SK10 4SH
Application to regularise as-built single storey extensions with 500mm wide infill strip between existing lawful extensions.
DECISION STATUS – Refused (15/01/24)
- 23/4416M Smithy Cottage, Birtles Lane, Over Alderley. SK10 4RX
Certificate of proposed lawful use for single storey domestic outbuilding.
DECISION STATUS – Positive certificate (02/01/24)