

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 6th September, 2022 at 7:30p.m.

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

Present - Councillors D. Burns (Chairman), I. Beaumont, F. Douglas, J. Wilson, S. Pett.

Members of the public (0).

Cheshire East Ward Member: Cllr. P. Findlow.

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

1. Apologies for absence -

Councillor D. Caplin - Work commitment.

037/22 RESOLVED (a) That the above apology for absence be received and approved. (All in favour)

Councillor S. Clarke was absent from the meeting.

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) **Alderley Edge & Prestbury Wards Policing Team** - There was nothing to report.

(b) **Cheshire East Ward Member Cllr. P. Findlow** - [Item deferred to after item 7(a) as Borough Councillor P. Findlow had not yet arrived.] Borough Councillor had nothing to report other than information relating to items already on the agenda.

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

5. Minutes

(a) Minutes of the Parish Council meeting held 19th July, 2022 had been previously circulated to all Members.

038/22 RESOLVED (a) That the minutes of the Parish Council meeting held 19th July, 2022 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

(a) **Financial Statement 2022/23 as at 6th September, 2022** - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted that no receipts had been received since the last meeting.

(c) **Payments** - The Chairman outlined the payments listed at Appendix B.

039/22 RESOLVED (a) That the Statement of Account as at 6th September, 2022 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.
(c) That the payment listed at Appendix B be approved. (All in favour)

7:33p.m. - Borough Councillor P. Findlow joined the meeting.

7. Planning

(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 C)

OVER ALDERLEY PARISH COUNCIL

(b) Planning applications for consideration

- i. **22/3450M** - The Old House, Hocker Lane, Over Alderley.
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. (Application 22/3451M - Listed Building Consent for proposed development)

040/22 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 22/3450M:
The Parish Council welcomes a sensitive refurbishment of the important listed building subject to careful scrutiny of the conservation proposals.
The design of the "extension" to the existing listed building is considered to be totally out of character and unsympathetic to the listed building and the setting. The design appears overly and unnecessarily complicated and will create a jarring departure from the honesty and simplicity of the existing settlement. The shifted geometry and fractured mass result in a disharmonious design which is discordant with the settlement and harmful to the listed building.
The Parish Council would encourage the applicant to seek independent design review to help in exploring the design challenge and to support the design team in finding the best outcome for the site. (All in favour)

- ii. **22/2947M** - Wrigley Barn, Wrigley Lane, Over Alderley. SK10 4SA
Prior approval - Change of use from agricultural to residential.

041/22 RESOLVED (a) That the following comments be submitted to Cheshire East Council:
The Parish Council questions the legitimacy of the application in relation to the relevant policies and case law.
The building is a modern steel frame structure that is not capable of functioning as a dwelling without substantial building works which would go well beyond what is understood as conversion.
Furthermore, the red line boundary precludes access to the plot from the adjacent track and highway. (All in favour)

- iii. **22/2891D** - Housing development at the south eastern section of the area of Alderley Park, Congleton Road, Nether Alderley, Macclesfield.
Discharge of condition 4 on approved application 18/0403M: Reserved matters application following outline approval 15/5401M for detail of access, layout, scale, landscaping and appearance for a residential development comprising 50 residential dwellings in addition to new internal roads, boundary treatments and associated landscaping and infrastructure.

042/22 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 22/2891D. (All in favour)

- iv. **22/2819M** - Land within Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley. SK10 4TG
Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 no. Extra Care units; associated healthcare, wellbeing, support and amenity

OVER ALDERLEY PARISH COUNCIL

facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works.

043/22 RESOLVED (a) The the comments at Appendix D be submitted to Cheshire East Council in respect of application 22/2819M. (All in favour)

v. **Applications received following receipt of the agenda:** Borough Councillor P. Findlow noted that he had received notification of an application relating to a caravan at Herb Garden, Birtles Lane, Over Alderley. Details of the application would be circulated to Members following the meeting.

(c) **Planning enforcement updates** - It was reported that current planning enforcement matters were still being pursued by Cheshire East Council. It was noted that several residents had raised concerns about continuing activities at each of the sites.

DECISION (a) That the Clerk continue to request updates regarding ongoing planning enforcement matters.

(d) **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 Steering Group was currently reviewing reports prepared by consultants supporting the development of the Neighbourhood Plan. A public consultation event is being planned to support the next phase of the work. The application for grant funding is due to be submitted in the near future.

9. 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 - Road Closure: Slade Lane, Over Alderley - 25th October, 2022 - 7th November, 2022, to allow works by Electricity Northwest.

DECISION (a) To receive and note the information.

ii. Cheshire East Council - Road Closure: Mottram Road, Over Alderley from outside Saddlebole Farm to outside Pott Brook Cottages - 24th October, 2022, to allow works by BT.

DECISION (a) To receive and note the information.

iii. SAAA - Option to opt out of the SAAA central external auditor appointment arrangements.

044/22 RESOLVED (a) That Over Alderley Parish Council will not opt out of the SAAA central external auditor appointment arrangements. (All in favour)

10. Highway Maintenance and Enhancements

(a) Updates relating to the following highway matters -

i. Holes on Birtles Lane (near to access point to Highlees Farm)
No update.

ii. Removal of surplus signs (change of priority) at School Lane.
No update.

iii. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
Work complete.

iv. Deterioration of highway surface on Slade Lane.
Work included on Parish Council priority list submission to Cheshire East

OVER ALDERLEY PARISH COUNCIL

Council.

- v. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
No update.
- vi. Verge obstruction at Slade Lane.
The Local Highways Officer has visited the site and met with the relevant landowners with a view to resolving the matter.
- vii. Grit bin position at Slade Lane.
The Local Highways Officer has visited the site and met with the relevant landowners with a view to resolving the matter.
- viii. Pothole outside Smithy Cottage, Macclesfield Road.
Work included on Parish Council priority list submission to Cheshire East Council.
- ix. Potholes near to Yew Tree Cottage, Hocker Lane.
No update.
- x. Carriageway condition along Macclesfield Road (from junction with Birtles Lane to Trugs Farm)
No update.
- xi. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
No update from Cheshire East Highways, however, the Police have advised that the large vehicles are permitted to use Birtles Lane if they are visiting a site within the wide area covered by the weight limit.

DECISION (a) That the Clerk continue to pursue updates relating outstanding matters.

- (b) **Highway matters for attention from Members** - It was noted that the finger post, opposite the junction of Prestbury Road with Macclesfield Road, has been knocked down.

DECISION (a) That the Clerk report the above highway matter to Cheshire East Council.

(c) **Re-launch of Highway Services**

- i. **Service re-launch** - It was reported that, following a poor outcome from the recent satisfaction survey, the highways service was to be re-launched. Parishes had been invited to submit local priorities for consideration by Highways and efforts will be made to provide more structured and pro-active engagement with parishes.
- ii. **Highway priorities** - It was noted that no feedback had yet been received regarding the highway priorities which had been submitted to Cheshire East Council.

(d) **Speed Limits within Parish**

- i. **Application to reduce speed limit along Macclesfield Road** - No updates had been received.
- ii. **20mph zone within Parish** - It was noted that a resident had suggested the implementation of a 20mph zone within the Parish to address speeding issues. It was noted that traffic through the Parish had increased since the commencement of the roadworks at Broken Cross, Macclesfield.

DECISION (a) That the Clerk contact Cheshire East Council and the

OVER ALDERLEY PARISH COUNCIL

Police to establish whether Over Alderley would qualify to be covered by a 20mph speed limit zone.

11. Community Issues

(a) Alderley Park -

- i. **Alderley Park Liaison Committee** - It was reported that a meeting had recently taken place at which updates were provided relating to the light pollution from the site. It was understood that the lighting arrangements within the multi-storey car park had been changed and that approaches were to be made to site users to request that lights be switched off at night. New pathways, which appear to be composed of demolition materials, are being laid within the woodland area. Concern was expressed by Members that the paths appeared to present a hazard to dogs as the path surface contained sharp objects which could hurt their paws. The next meeting is scheduled for December 2022.

- (b) **Over Alderley Primary School Charity** - It was reported that the new Clerk to the Charity was due to start later this week.

12. Matters for inclusion on next/future meeting agenda

- (a) Replacement notice board and bench.
- (b) Complaints regarding noise from the Hide & Seek Festival at Capesthorne Hall.

13. Dates of next meeting - Tuesday 15th November, 2022 at 7:30p.m.

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.

DECISION (a) **That a resolution to exclude the Public and Press from the remainder of the Meeting was not necessary as no items were to be considered at Item 14.**

14. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 9:00p.m.

Signed:..... Approval date: 15th November, 2022

OVER ALDERLEY PARISH COUNCIL

APPENDIX A

| Financial Statement - 2022/23 | | | | | |
|-------------------------------|----------------------------------|-------------------------|----------------------------|-------------------------|-------------------------|
| as at 6th September, 2022 | | | | | |
| Actual 2021/22 £. | Details | 2022/23 Budget £. | Actual to Jul. 22 £. | Agenda Sep. 22 £. | Budget Balance £. |
| Receipts | | | | | |
| 4,445.00 | Precept | 5,266.00 | 2,633.00 | | 2,633.00 |
| 0.00 | Balances | 1,000.00 | 0.00 | | 0.00 |
| 0.24 | Investment Interest | 0.00 | 0.59 | | 0.00 |
| 0.00 | Sale of Assets | 0.00 | 0.00 | | 0.00 |
| 5,408.00 | Grants, Donations & Refunds | 13,000.00 | 0.00 | | 13,000.00 |
| 198.70 | Allotment Fees | 0.00 | 0.00 | | 0.00 |
| 0.00 | Unpresented cheques | 0.00 | 257.60 | | 0.00 |
| 51.31 | V.A.T. Refund | 0.00 | 738.83 | | 31.50 |
| 10,103.25 | Total Receipts | 19,266.00 | 3,630.02 | 0.00 | 15,664.50 |
| Payments | | | | | |
| 1,297.92 | Salary (Clerk) | 2,111.00 | 0.00 | | 2,111.00 |
| 0.00 | National Insurance (Employer) | 0.00 | 0.00 | | 0.00 |
| 128.30 | Allowances (Clerk) | 150.00 | 0.00 | | 150.00 |
| 0.00 | Chairman/Member Allowances | 0.00 | 0.00 | | 0.00 |
| 42.23 | Administration | 95.00 | 0.00 | | 95.00 |
| 132.30 | Audit Fees (internal & external) | 140.00 | 157.50 | | -17.50 |
| 257.60 | Insurance | 300.00 | 257.60 | | 42.40 |
| 1,000.00 | Grants | 1,600.00 | 0.00 | | 1,600.00 |
| 0.00 | s.137 Donations | 200.00 | 0.00 | | 200.00 |
| 836.63 | Allotments - Water Charges | 145.00 | 0.00 | 40.06 | 104.94 |
| 130.40 | Subscriptions/Affiliation Fees | 165.00 | 109.44 | | 55.56 |
| 0.00 | Room Hire | 160.00 | 0.00 | | 160.00 |
| 0.00 | Notice Board Maintenance | 100.00 | 0.00 | | 100.00 |
| 2,882.81 | Neighbourhood Plan | 13,000.00 | 2,525.19 | | 10,474.81 |
| 0.00 | The Queen's Platinum Jubilee | 1,000.00 | 669.72 | | 330.28 |
| 61.50 | Contingency | 100.00 | 0.00 | | 100.00 |
| 738.83 | V.A.T. | | 31.50 | | |
| 7,508.52 | Total Payments | 19,266.00 | 3,750.95 | 40.06 | 15,506.49 |

| Cash/Bank Reconciliation | 01/04/22 | 19/07/22 | 06/09/22 | 31/03/23 |
|----------------------------|------------------|-----------------|-----------------|------------------|
| Balance B/Fwd. | 10,023.48 | 10,023.48 | 9,902.55 | 9,862.49 |
| Add Total Receipts | 19,266.00 | 3,630.02 | 0.00 | 15,664.50 |
| Less Total Payments | -19,266.00 | -3,750.95 | -40.06 | -15,506.49 |
| Balance C/Fwd. | 10,023.48 | 9,902.55 | 9,862.49 | 10,020.50 |
| Cumulative Balances | | | | |
| | Balance | Balance | Balance | Balance |
| | 01/04/22 | 19/07/22 | 06/09/22 | 31/03/23 |
| General Funds | 3,498.29 | 3,377.36 | 3,337.30 | 3,495.31 |
| Earmarked Reserves | 6,525.19 | 6,525.19 | 6,525.19 | 6,525.19 |
| | 10,023.48 | 9,902.55 | 9,862.49 | 10,020.50 |

OVER ALDERLEY PARISH COUNCIL

CASH/BANK RECONCILIATION AS AT - 6th September, 2022

CASH

| | |
|----------------------------------|-----------------|
| Balance Brought Forward 01/04/22 | |
| Current Account | 7,532.07 |
| Business Reserve Account | 2,491.41 |
| Plus Receipts | 3,630.02 |
| | 13,653.50 |
| Less Payments | 3,791.01 |
| Balance Carried Forward 06/09/22 | 9,862.49 |

BANK (Natwest)

| | | |
|--|-----------------|----------|
| Business Reserve Account - | 2,492.00 | 05/07/22 |
| Add income/transfer received since above Statement | | |
| | 0.00 | |
| Less unrepresented cheques | | |
| | 0.00 | |
| | 2,492.00 | 06/09/22 |
| Current Account - | 8,080.27 | 05/07/22 |
| Add income received since above Statement | | |
| | 0.00 | |
| | 0.00 | |
| Less unrepresented cheques/ Transfer | | |
| Approved | -669.72 | |
| For approval | -40.06 | |
| | -709.78 | |
| | 7,370.49 | 06/09/22 |
| Total Bank Balances 06/09/22 | 9,862.49 | |

APPENDIX B

Payment for approval

| | | | |
|-----------------|------------------|--------|---|
| a. Direct Debit | United Utilities | £40.06 | Allotment water charges: January - July 2022 |
|-----------------|------------------|--------|---|

OVER ALDERLEY PARISH COUNCIL

APPENDIX C

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
- 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
- 21/1815M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Construction of garage.
DECISION STATUS - Undecided
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG
First floor annex over existing triple garage
DECISION STATUS - Undecided
- 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
- 21/3188M - Land off Hocker Lane, Over Alderley.
Certificate of lawful existing use existing buildings have been operating for stables, domestic vehicular storage, and an associated hobby workshop for more than 10 years.
DECISION STATUS - Undecided
- 21/3986M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Variation of condition 4 to planning application 19/4291M - Variation of condition 2 of 17/4607M - Extension to the farm house.
DECISION STATUS - Refused (20/12/21) - Appeal dismissed (19/07/22)
- 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
- 22/0518S - Symphony Park - Alderley Park, Congleton Road, Nether Alderley
EIA scoping request for proposed retirement care village.
DECISION STATUS - Undecided
- 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rear single storey extension to existing lounge.
DECISION STATUS - Undecided

OVER ALDERLEY PARISH COUNCIL

- 22/0682M - 12 Ashbrook Road, Over Alderley. SK10 4SH
Double storey side extension to replace existing single storey annex.
DECISION STATUS - Approved with conditions (08/08/22)
- 22/0692M - Adders Moss, Macclesfield Road, Over Alderley. SK10 4UD
Replacement of existing dwelling and outbuildings with a new dwelling and outbuilding of exceptional design quality. Including landscaping scheme and new vehicle access from Prestbury Road, and associated development.
DECISION STATUS - Undecided
- 22/1810D - Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Discharge of conditions 18 & 20 on approval 21/2052M for demolition of existing dwelling and construction of a replacement dwelling with basement and associated landscaping works.
DECISION STATUS - Undecided
- 22/2110M - Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB
Construction of cow shed.
DECISION STATUS - Withdrawn (16/08/22)
- 22/2462M - Barn at Nearly Nine Acre Wood, Birtles Lane, Over Alderley.
Agricultural determination for a new build traditional wood barn.
DECISION STATUS - Determination - Refusal (Stage 2) (17/08/22)
- 22/2598M - Land adjoining Birtles Lane, Over Alderley.
Agricultural storage building.
DECISION STATUS - Withdrawn (04/08/22)

APPENDIX D

Planning Reference: 22/2819M

Location: Land at Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire. SK10 4TG

Proposal: Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 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.

Objection:

1. Impact on Green Belt - Light pollution:

That the proposed development site, which lies within the parish of Over Alderley, will have a significant impact upon the rural character of this Green Belt parish by further exacerbating unwelcome light pollution from the Alderley Park site.

A defining characteristic of the parish is the night-time dark landscape. The application documents fail to address the harmful impacts of light pollution providing only inconsistent and inconclusive information. The daytime/night time images to the development from the north and east do not contain the fully rendered verified images necessary to evidence the impacts. The scale and nature of the proposed development, being circa 7.0m taller than Royal London House, Use Class C2 and closer to the open countryside, make it inevitable that there will be unacceptable light pollution from the building and grounds when seen from the parish.

OVER ALDERLEY PARISH COUNCIL

ES Figure 6.6 - Night-time Photosheets – page 14 onwards – it is questioned why these images do not show the size/ shape / lighting of the building as has been done on document ES Appendix 6.3 Accurate Visual Representations? This document just shows a line of text saying ‘approximate site extents’ which is not an accurate representation of changes to the landscape. The application images appear to show only a dark field instead of a dark field with 159 apartments sitting behind it.

ES Appendix 6.3 Accurate Visual Representations, AVR Viewpoint 12 - Proposed View. It is not realistic to assume that come dusk that ALL the lights will be off. E.g. on viewpoint 22 the lights are on in the night view picture. This is inconsistent.

2. Design sympathetic to the surrounding rural landscape and ancient woodland:

The proposed development is not sympathetic to the surrounding rural landscape, which includes ancient woodland. The proposed scale of the development introduces a new significant urbanising feature at the periphery of the overall Alderley Park development which does not demonstrate a sensitive approach to development within the rural setting nor provides an appropriate or sympathetic transition between the urban style science centre and surrounding rural landscapes.

The Cheshire East Landscape Character Assessment refers to “the potential for discrete high quality residential development which responds to the woodland enclave, creating a positive relationship and edges between the proposed development and the woodland.” This development is based primarily on achieving a land value and not on addressing local and national policy or government guidance on design and placemaking. The scale of non-compliance is fully exposed through the submission documents. A scheme that has no justification in policy, guidance and best practice, but relies for mitigation on the cross-subsidy contributions that will be generated is flawed from the outset.

3. Detrimental impact on wildlife:

There is concern that the proposed development is likely to have a detrimental impact upon wildlife currently present in the surrounding rural area.

4. Impacts on the population, services and infrastructure:

There is concern that the proposed development will lead to a significant increase in population at the site. As a consequence, this will increase the number of vehicles within the wider development site further impacting on local wildlife together with general air quality. The proposal to include leisure, spa and beauty facilities together with a restaurant, bar and coffee lounge will also contribute to the cumulative impact of the development on wildlife and air quality.

ES Chapter 10 - Socio-economics and Health - There are many local societal impacts that are missing from this document. All figures used are either national or Cheshire East-wide. There is no mention of Over Alderley, the parish in which the development sits. At the last count there were 322 electors in Over Alderley. This development will add 269 more (using Symphony Park’s breakdown of occupancy). It will nearly double the adult population. It will shift the entire parish from one of agricultural and teleworking to one dominated by a non-working retired population. It will change the nature of everyday life in terms of priorities, needs and social cohesion. This is overlooked by all the documents that form part of the application, including the socio-economic chapters.

ES Chapter 10 - Socio-economics and Health - Creating an exclusive community to which access is determined by wealth and age is not conducive to a diverse, inclusive and balanced community. Cheshire East local plan policies state:

SC4: New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive

OVER ALDERLEY PARISH COUNCIL

communities.

12.32 In order to create mixed, balanced and inclusive communities, provision will need to be made for a variety of housing tenures, types and sizes. An appropriate mix of housing will need to be provided within individual developments, proportionate to the scale of development proposed.

12.33 Facilitating more balanced communities, comprising a range of ages, household types and incomes may also help achieve wider social policy goals, such as reducing concentrations of income poverty and social exclusion.

12.41 A community's need for an appropriate balance and mix of housing, including the provision of affordable housing, is recognised at national level as a material consideration in determining planning applications for housing development. Government policy seeks to create sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.

ES Chapter 10 - Socio-economics and Health. Quoting of the levelling up agenda: Levelling up is about addressing geographic social inequality. It is far removed from those who will be fortunate enough live in a development with 'gym, swimming pool, spa, restaurant and bar, landscaped gardens and private car parking spaces'. It is not considered that the proposed development is consistent with the objectives of the national levelling up agenda.

Affordable housing. As previously articulated, key worker housing and section 106 agreements do not contribute to local housing needs. If there was no suitable site for affordable housing provision within previous development applications at the site, it raises doubt as to the suitability of the site for a further 159 dwellings within this application. Over Alderley Parish Council questions why the Cheshire East Local Plan policy SC5 does not appear to apply to the proposed development at Symphony Park?

Cheshire East local plan Policy SC5:

In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;

The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;

5. Removal of trees:

The scoping report refers to the need to remove trees to facilitate the development of a service access. Removal of trees from the site, for convenience purposes, is not considered acceptable.

The requirement to remove trees solely for fire tender access reveals a weakness in the design solution and a consequent diversion from policy. The re-development of Alderley Park has successfully created permeable walkable neighbourhoods linking thoughtfully landscaped development into the parkland and woodland setting, promoting health and wellbeing through an inclusive approach to design and access. This proposal strikes a major departure from the preceding strategy in providing a private, exclusive enclave strictly for Symphony Park residents only. Together with the creation of a large monoculture, this serves to reinforce a sense of separation from the adjacent context. Removal of trees and ancient woodland is being undertaken at the expense of a coherent open space network across Alderley Park and to the detriment of a connected integrated community.

Over Alderley Parish Council wish to express opposition to development which would lead to loss or detriment to any of the trees covered by the tree preservation orders surrounding the proposed development site.

6. Impact on neighbouring development:

The proposed development, due to the significant scale and massing, is likely to negatively impact

OVER ALDERLEY PARISH COUNCIL

upon the residential amenity of dwellings in the neighbouring development site (Bellway Heatherley Woods).

Over Alderley Parish Council endorses the concerns of the parishioners in the Heatherley Woods development. The Symphony Park development is set on rising ground rising six storeys higher than the adjacent residential development. The references in the submission to “designing within an urban context” and “driving more efficient land use”, used to justify the over-development, fail to respond to the true context. A £13m land receipt cannot be an acceptable reason for the over-development and policy departures of the Symphony Park proposal.

7. Artificial lighting:

Artificial lighting being used, “to enhance the environment by means of decorative and flood lighting of areas, features and buildings” is not considered to be an acceptable approach within the rural setting of Over Alderley. The use of non-essential external artificial lighting which will negatively impact upon the surrounding rural area, wildlife and residential amenity does not demonstrate a sensitive approach.

A key component of the emerging Over Alderley Neighbourhood Plan is a dark skies policy which will seek to eliminate light pollution to reinforce the rural, agricultural character of the parish and to protect wildlife. We do not believe that the safety and amenity of residents using the external amenity spaces at ground and upper floors in the proposed development is compatible with the rest of the parish. It will simply not be possible to meet the two-opposing objectives. The level of artificial lighting required to support the commercial objectives of the developer and the safety and private enjoyment of residents, who, “at arrival will be on average 78 years of age” will create unacceptable light pollution.

8. Impact on adjacent open landscape-viewpoints:

Previous concerns have been raised regarding the approach to assessing the impact of the development on the surrounding open landscape. Previous concerns included that the points chosen were not natural viewpoints e.g. the footpath on which viewpoint 15 is listed is behind a hill (and silage bales currently). A walk 200ft further along to the stile is the natural viewpoint and the visual impact will be much more evident from there. Likewise, viewpoint 17 is a road junction on Birtles Lane but walking along the footpath from the junction there is a more natural viewpoint and similarly, a clearer view of the development. These are just two examples of unusual points which appear to have been selected. At least seven of the 22 viewpoints are considered to be in questionable locations with more natural viewpoints close by, therefore, the location of the viewpoints should be revised to ensure that the full and realistic visual impact of the proposed development is being assessed

ES Figure 6.6 - Night-time Photosheets – page 14 onwards - Over Alderley Parish Council is concerned that the photosheets do not appear to show the size, shape and lighting of the proposed building as has been done on document ES Appendix 6.3 Accurate Visual Representations. This document merely shows a line of text saying 'approximate site extents' which falls short of the expected standard of assessment for such an important aspect of the proposed development. The photos highlight the current, highly valued, nighttime dark field landscape which is likely to be destroyed by the addition of an 159 apartment block which will introduce both internal and external artificial lighting features into the existing natural landscape.

ES Appendix 6.3 Accurate Visual Representations, AVR Viewpoint 12 - Proposed View. It is not realistic to assume that come dusk that ALL the lights will be off. E.g. on viewpoint 22 the lights are on in the night view picture. This is inconsistent. Given that the development is targetted towards retired occupants, the potential light pollution from artificial light (both internal and external) is increased due to the likely safety needs and residential occupancy habits of the intended residents.

PL-204 D Proposed Elevation 4 - West Elevation & S / PL-205 B Proposed Elevation 4 - West

OVER ALDERLEY PARISH COUNCIL

Elevation & S/ PL-341 C Proposed Long Section R-R. Over Alderley Parish Council question the accuracy of the images given the stark variance in size of tree illustrations. It is further questioned whether the tree screening, suggested by the images, will be achievable, sustainable and sufficient to mitigate the large number of artificial lights which will be associated with such a large apartment block. Whilst tree planting in general is supported by the Parish Council, there appears to be a miscorrelation between the proposed building and the surrounding tree planting which is likely to give rise to significant levels of light pollution particularly during the winter period.

9. Socio-economics and health:

ES Chapter 10 - Socio-economics and Health – There are many local societal impacts that are missing from this document. All figures used are either national or Cheshire East-wide. There is no mention of Over Alderley, the parish in which the development sits. At the last count there were 322 electors in Over Alderley. This development will add 269 more (using Symphony Park's breakdown of occupancy). It will nearly double the adult population. It will shift the entire parish from one of agricultural and teleworking to one dominated by a non-working retired population. It will change the nature of everyday life in terms of priorities, needs and social cohesion. This is overlooked by all the documents that form part of the application, including the socio-economic chapters.

ES Chapter 10 - Socio-economics and Health - Creating an exclusive community to which access is determined by wealth and age is not conducive to a diverse, inclusive and balanced community. Cheshire East local plan policies state:

SC4: New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

12.32 In order to create mixed, balanced and inclusive communities, provision will need to be made for a variety of housing tenures, types and sizes. An appropriate mix of housing will need to be provided within individual developments, proportionate to the scale of development proposed.

12.33 Facilitating more balanced communities, comprising a range of ages, household types and incomes may also help achieve wider social policy goals, such as reducing concentrations of income poverty and social exclusion.

12.41 A community's need for an appropriate balance and mix of housing, including the provision of affordable housing, is recognised at national level as a material consideration in determining planning applications for housing development. Government policy seeks to create sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.

ES Chapter 10 - Socio-economics and Health. Quoting of the levelling up agenda: Levelling up is about addressing geographic social inequality. It is far removed from those who will be fortunate enough live in a development with 'gym, swimming pool, spa, restaurant and bar, landscaped gardens and private car parking spaces'. It is not considered that the proposed development is consistent with the objectives of the national levelling up agenda.

10. Affordable housing:

Affordable housing. As previously articulated, key worker housing and section 106 agreements do not contribute to local housing needs. If there was no suitable site for affordable housing provision within previous development applications at the site, it raises doubt as to the suitability of the site for a further 159 dwellings within this application. Over Alderley Parish Council questions why the Cheshire East Local Plan policy SC5 does not appear to apply to the proposed development at Symphony Park?

Cheshire East local plan Policy SC5:

In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;

OVER ALDERLEY PARISH COUNCIL

The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;

11. Inconsistencies:

The current application refers to 159 units within the proposed development. The previously submitted scoping assessment (22/0518S) referred to approximately 170 residential units. Additional units should not be added to the proposed scheme by way of amendment.

12. CIL contribution:

The Cheshire East Council Public Map Viewer clearly shows that the proposed development site lies within the Parish of Over Alderley, therefore, should the application be approved, the associated CIL contributions must be allocated in accordance with national policy and Cheshire East Council policy.

13. Conclusion:

In summary, Over Alderley Parish Council objects to the proposed development on the grounds that the significant negative consequences on the surrounding rural landscape, wildlife and residential amenity cannot be justified. The intrusive scale of the proposed building, coupled with the associated light pollution and encroachment into the dark rural landscape are not considered acceptable. The lack of provision of affordable housing which would meet local needs, together with the creation of a distinct, retired, residential enclave are not considered to offer socio-economic benefits to the community of Over Alderley. Overall, the proposed development is considered to be out of character and an unwelcome intrusion into a highly valued rural area.