

ALSAGER TOWN COUNCIL

PLANNING & COMMUNITY SERVICES COMMITTEE

MINUTES OF MEETING HELD IN ALSAGER INSTITUTE
ON TUESDAY 21st OCTOBER 2014

Present: Councillor C V Burgess (Chairman)

Councillor R Ashley
Councillor D Burgess
Councillor J Burgess
Councillor D Hough
Councillor W Howell
Councillor T E S Jones
Councillor D Longhurst
Councillor H Robinson
Councillor W Stevenson
Councillor R Tyson

D Dingle (Acting Town Clerk)

8 Members of the Public
1 Members of the Press

14/95 Apologies for Absence

An apology for absence was received from Councillors S Bishop, R Fletcher and H Mawdsley.

14/96 Declarations of Interest

Councillor D Hough declared an interest in all Planning Applications as a member of Cheshire East Strategic Planning Board.

Councillor T E S Jones declared an interest in all Licencing issues as a member of Cheshire East Council Licencing Committee.

Councillor H Robinson declared an interest in Planning Applications 14/4462C as a neighbour.

Councillor D Hough and D Longhurst informed the committee that they had received a telephone call from the applicant of Planning Application 14/4462C

14/97 Minutes of the Meeting – 23rd September 2014

In relation to Min. No. 14/91 of the previous minutes members were informed that following the request for more disabled parking bays behind Alsager Community Church and Civic Hall, Cheshire East Borough Council has received the request and asked for more detail as to the preferred location and numbers of additional disabled spaces.

Resolved: That, the Minutes of the meeting held on 23rd September 2014 be approved as a correct record and signed by the Chairman.

14/98

Public Participation

The Chairman read out his statement regarding Public Participation Procedure with a preference expressed that members of the public raise questions as opposed to reading out statements.

Hon. Alderman D Bould referred to a meeting of Cheshire East Borough Council's Southern Area Planning Committee being held on Wednesday 22 September 2014. Agenda item 5 - Planning Application 13/4081C Cardway Business Park, and informed the meeting that no representatives from the Town Council had registered to speak on the application. With reference to the Alsager Town Strategy the site is only referred to as a Brown Field Site with the application including some green space land. Hon. Alderman D. Bould requested standing orders to be suspended to allow members to consider a paper he had prepared on the subject and that should council support his view he then attend the meeting of the Cheshire East Councils Southern Area Planning Committee to speak on the matters with the support of the Town Council.

Councillor D Longhurst reported his attendance at Southern Area Planning Committee when in the interests of the Town Council.

Councillor D Hough reported that when attending the Southern Area Planning Committee he will be seeking funding opportunities for Alsager.

Mr A Girvin raised member conduct issues relating to Councillors R Fletcher, C Burgess and D Hough, following which Mr Girvin was informed that in progressing any issue he formally write to the Town Clerk or Cheshire East Borough Council's Monitoring Officer.

Mr D Girvin referred to Planning Application 14/4462C (Land adjacent to 6 Heath End Road, Alsager) for a proposed garage, greenhouse, kitchen garden and access this being a resubmission of application 14/3152C. It was stated that in support of the application the increase in ridge height was not higher than the ridge height of No. 6 Heath End Road and that there should be no objection on the basis of need. It was pointed out that in support of the application the proposal indicated 38m separation from existing dwelling 21 Rydal Way where planning space standards consider 21.3m in some instances to be acceptable.

Mrs S Helliwell referred to the Planning Application for Cardway Business Park and expressed her disappointment that the issue of development and the green space had now become an issue of concern as this had been supported previously.

Mrs S Dyke referred to the proposed White Moss Quarry development and ten breaches of granted planning permissions and their conditions. A list was provided with the request that the Town council write to Cheshire East Borough Council as the planning authority and request the current enforcement position relating to the breaches.

Mr R Wakelin raised the issue that the Planning Authority Cheshire East Council, in the consideration of planning applications, do not accept all letters of objection and

asked why this is the case. Councillor D Hough replied that if this was the case the matter should be investigated.

Mrs T Greenhough referred to Planning Application 14/4462C and raised her objections to the proposed increase in height of the proposed garage and scale of the application and that the proposed increases and height raised the ridge higher than the ridge of No.6 Heath End Road. Furthermore the proposed balcony was intrusive to the rear garden and patio of No.6 Heath End Road and a direct intrusion into the master bedroom. Members were informed that a letter of objection dated 18th October 2014 refers and had been circulated to all members of the Town Council.

Mr G Leeming informed members of his concern regarding Highway Safety on the highway network in Alsager. He concluded that the traffic speed was an issue and that action needed to slow down the speed of traffic. He requested the Town Council consider the issue and was informed that this issue would feature later in the meeting.

At the end of Public Participation the Chairman circulated a paper prepared by Hon. Alderman Bould on Planning Application 13/4081C. The paper raises three issues in connection with the application relating to Employment, a Brownfield site and Greenfield Amenity Green space.

Following a discussion Members agreed to the following:

Resolved: That, the Town Council supports Hon. Alderman Bould in his attendance at the meeting of Cheshire East Council's Southern Area Planning Committee to present the issues in the paper referred to on behalf of the Town Council.

14/99

Planning Applications

The Planning Committee considered Planning Applications registered with Cheshire East Council as follows:

Week ending 26/09/2014
Week ending 03/10/2014
Week ending 10/10/2014
Week ending 17/10/2014

Resolved: That, the Planning Committee's formal comments on all applications registered with Cheshire East Council up to week ending 17/10/2014 be forwarded to the Planning Officer, Cheshire East Council. (Appendix A)

14/100

Decisions List

The decision's summary dated 21st October 2014 was circulated and read out to members.

Resolved: That, the decisions list be received and noted.

14/101 Highways Proposals Alsager

The Chairman welcomes Mr. Neil Jones, Highways Engineer, Cheshire East Council to the meeting.

An update to the report from Mr F Byatt was circulated.

Mr Jones informed members that a comprehensive study of highways and their functions within Alsager had been undertaken in the knowledge of both the existing capacity of the network and the required future capacity as a result of increased development. Members were informed that the two critical junctions were the Crewe Road/ Hassall Road junction and the cross roads at Bank Corner in the Town Centre. Mr Jones informed the meeting that a number of design solutions had been considered that involved road widening and signalling at the Crewe Road/ Hassall Road junction with a shared surface scheme and roundabout consideration being given to Bank Corner in the Town Centre. An initial sketch of a proposed roundabout solution was circulated for member's comments.

Reference was made to the paper on "Alsager - the Future" as a paper intended to promote discussion. Mr N Jones held the view that funding would be a major issue and it was questionable as to whether the scheme would be held up as being a serious scheme. The need was now to progress what is both feasible and possible.

Following a discussion on the needs and preferences of the Town council the following was resolved:

- Resolved:
- a) That, Mr N Jones be thanked for his attendance.
 - b) That, the Highways Authority be requested to progress design solutions for the Crewe Road/Hassall Road junction and design solutions for both a shared surface scheme and roundabout scheme for Bank Corner in the Town Centre.
 - c) That, the report from Mr F Byatt (Alsager resident) be received and noted.

14/102 Highways Issues

No issues were reported.

14/103 Licencing Issues

No issues were reported.

14/104 Exclusion of Press and Public

Resolved: That, in accordance with the Public Bodies Admissions to Meetings Act 1960, the public and press be excluded from the meeting for the following items of business on the grounds that they could involve the likely disclosure of private and confidential information.

Draft Budget 2015/16

The Chairman introduced the Draft Budget for the Planning and Community Services Committee and reminded Members of the nil growth budget strategy for 2015/16 Budget.

Following a discussion on the budget and the growth item for the preparation of a Neighbourhood Plan and some minor technical corrections the following was approved:

Resolved: (a) That, the growth item of £30,000 for the preparation of a Neighbourhood Plan is not supported.

(b) That, with the omission of the £30,000 growth item as referred to in (a) above the Draft Budget be approved.

The meeting commenced at 7:00 pm and concluded at 9.34 pm.

Councillor C V Burgess
Chairman