



ALSAGER TOWN COUNCIL – 12th OCTOBER 2010

APPENDIX A



Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 8th October 2010.

(Councillors D I Hough and Mrs T E S Jones were not present whilst Planning Applications were discussed, and so did not take part in any of the decision-making.)

Application no.	Address of Development	Name and Address of Applicant (If different from development address)	Proposal	Comments
10/2066C	170, CREWE ROAD ALSAGER ST7 2JA	Mr Geoff Minshull	Proposed Drop Kerb onto Public Highway	The Town Council has no objection to this application.
10/3648T	5, DUNNOCKSWOOD ALSAGER ST7 2XU	MR S ADLINGTON	FELL 2 BEECH 3 OAK AND REDUCE 1 SILVER BIRCH	The Town Council has no objection to this application as long as the work is undertaken in consultation with Cheshire East Council's Tree Officer and local Tree Warden, Mr Robertson.
10/2961C	62, SANDBACH ROAD SOUTH ALSAGER ST7 2LP	You And Eye (Alsager) Ltd	To Change The Use From A Retail Shop (Former 'Wine Rack' Outlet) To An Opticians Practice. Internal Shop-Fit, Including A Stud Wall To Form A Consulting Room	The Town Council has no objection to this application but would like Cheshire East to note that the Change of Use has already taken place and that this is a retrospective application.
10/3717C	14, JOSEPH CRESCENT ALSAGER ST7 2RP	Mrs S Brammell	Proposed Single Storey Extension To Lounge	The Town Council has no objection to this application.
10/3747C	11, HALL DRIVE ALSAGER ST7 2UD	Mr S Robson	Proposed Ground Floor Utility and First Floor Bedroom Extension	The Town Council has concerns that the proposed development could be over-intensification on the site and therefore could have a detrimental effect on the existing street scene and a possible un-neighbourliness to No 15 Hall Drive.



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10/3644N	B A E SYSTEMS RADWAY GREEN ROAD BARTHOMLEY CREWE CW2 5PJ	BAE Systems Properties Ltd	Earthworks to Form a Landscape Mound on the Southern Boundary of the Radway Green Munitions Site.	The Town Council has no objection to this application.
10/3831C	MMU CREWE AND ALSAGER COLLEGE HASSALL ROAD ALSAGER ST7 2HL	Manchester Metropolitan University	Demolition of Existing Buildings, Site Clearance & Redevelopment of The Application Site For a Mixed-Use Development To Inculde Housing, Employment (B1) Small Scale Neighbourhood Retail, Community Uses & Formal & Informal Open Space.	Deferred until Planning Committee meeting to be held on 2 nd November 2010.
10/3353C	12, CREWE ROAD ALSAGER ST7 2ES	Mrs Breeze	Change of Use - Existing A2 to A3 Restaurant	The Town Council objects to this application as there is no parking provision for the restaurant and no disabled access into the building.
10/3761C	151, CREWE ROAD ALSAGER ST7 2JE	Mr John Cope	Construction of new dormer to provide upstairs bathroom accommodation	The Town Council has no objection to this application.
10/3581C	2, RYDAL WAY ALSAGER ST7 2EH	Mr S Palfreyman	To Construct New Detached Dwelling on Part of Garden Land at 2 Rydal Way following Grant of Outline Planning Consent 08/1734/OUT	See below

Comments:

Alsager Town Council strongly object to the above application 10/3581C and fully support the following objections raised by Mr and Mrs Pickersgill of 176 Sandbach Road North.

Outline 08/1734/OUT

- The outline application was submitted with drawings which misrepresented the placement between 176 Sandbach Road North and the proposed new dwelling. It was considered at the time that the drawings were for illustration only and that the full impact on neighbouring properties could not be assessed as - **“Siting of the dwelling has been reserved for consideration at a later date and as such the impact on neighbouring properties is not something that can be assessed as this stage”** - and thus would be held over to reserved matters.



We are now at Reserved matters and outline our strong objections for consideration.

- The Outline stage noted - “The indicative drawing shows a large building and it is important to **stress** that while the principle of erecting a single dwelling on this site **may** be acceptable, it is considered that such a large building **would not be acceptable** if it was proposed at the reserved matters stage”. This new application, together with the subsequent application following outline consent, 09/2726C, which was withdrawn on advice from the planning authority, is once again a large 4 bedroom property with double garage, covering almost the same large footprint on this small plot. This is not a MODEST dwelling as recommended in the Outline Consent and thus is in **Non Compliance** with the guidelines of the Outline Consent.

Impact on Neighbouring Properties

The proposal affects **both the front and rear** of 176 Sandbach Road North as detailed below.

- **An access drive running just 6 feet from my downstairs bedroom window**, which once approved would give unrestricted use of the drive at any time of day or night, 24/7, for visitors parking, delivery vehicles and any foot traffic etc, resulting in noise and vehicle headlight pollution/disturbance, particularly if a permeable drive is recommended due to the large surface area involved. **This point was not addressed in the Outline Report or at subsequent meetings.**
- This application is incomplete, in that are no details regarding the demolition/repositioning of the garage at 2 Rydal Way, which is an **integral part** of this development. At present the garage gable provides privacy to our downstairs back bedroom. Once this garage is moved back and repositioned it will allow direct views into our downstairs bedroom from the upstairs gable end windows of 2 Rydal Way. This will result in a **substantial loss of privacy** to our bedroom and bathrooms.
- This drive would also run, by the same distance of 6 feet, past my patio which has been created for peace and relaxation to enjoy my own garden and is the **ONLY** private part of my garden.
- The north easterly elevation will extend some 3.7 metres beyond my front downstairs bedroom window and present itself as a brick structure of 3.7 metres by 6.9 metres high just 12 metres away when I open my front door or look through the lounge window. I believe it is the planner’s responsibility to ensure that I am allowed to continue to enjoy my property in peace and quiet and the status quo of my residential /visual amenity should be preserved.

Other Neighbouring Properties – privacy and residential amenity

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- This development will cause direct overlooking of the private rear gardens of numbers 2, 4 and 6 Rydal Way, resulting in a loss of privacy. In addition, although 2 Rydal Way is the “applicant”, surely it is the responsibility of planners to ensure sensible planning guidelines are followed for ensuring the residential amenity of future occupants of all the dwellings affected? The Velux window has been conveniently omitted from the North Westerly Elevation drawing.
- The proposal is for a 4 bedroom, double garage dwelling, which could generate up to 4 vehicles (present owner has 3). Access is via a long narrow drive, with **no turning bay**, as once there are two parked vehicles they will occupy most of the available space. Thus, visitors and delivery vehicles are likely to opt to Street Park, as the new drive would be difficult to drive down then reverse. Equally, if vehicles choose to reverse in, this will result in increased noise and general disturbance to the immediate neighbours. The result is almost surely increased street parking which will affect all the residents of Rydal Way, which at present is a quiet residential cul-de-sac.

PPS3 Clark - new powers to prevent unwanted 'garden grabbing'

Greg Clark Minister for Decentralisation said

“For years the wishes of local people have **been ignored** as the character of neighbourhoods and gardens have been destroyed...”

“Today I am changing the classification of garden land so councils and communities no longer have their decisions constantly overruled, but have the power to ... shape future development that is appropriate for their area.”

This change now removes garden land out of the BROWNFIELD category to prevent this type of development. This garden **should be saved** for the local environment now and for future owner of this Garden to enjoy. This development had been objected to by Alsager Town Council and neighbours from the outset and, as Mr Clark’s statement said, up to now we have been largely ignored.

GR1 GR2 and GR6

Policy GR6 requires that proposals should not result in loss of privacy, sunlight/daylight, visual intrusion, environmental disturbance or pollution or traffic generation, access and parking.

Policy GR1 states planning permission will only be permitted if considered acceptable in terms of open space provision. Policy GR2 requires hard and soft landscaping as integral to the development with an appropriate balance between open space and the built form of the development.

- This development contravenes all the above Policies, as it will be a cramped overdevelopment with little garden left, (approximately 6 metres to rear boundary) substantially impacting on the neighbour’s amenities.

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Street Scene

- The Street Scene will be substantially affected on the brow of the hill on the approach into Alsager, which was objected by Alsager Town Council and local neighbours and was overruled at Outline. However, the objection is still valid, as the new proposal will extend some 17.5 metres (58 feet) of brick work to a height of 6.9 metres (23 feet) along the boundary of open countryside on the approach road to Alsager from Sandbach.

Conclusion

In conclusion, we would respectfully suggest that this development is not in keeping with the surrounding area, which comprises properties in larger than average gardens on the periphery of the settlement. It does not comply with current thinking with regards to preserving of Gardens and substantially impacts on both