

ALSAGER TOWN COUNCIL – 2nd MARCH 2010

Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 26th February 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
09/4067C	3, BLADON CRESCENT ALSAGER CHESHIRE ST7 2BG	Mr & Mrs Lovell	Pitched Roof to Replace Existing Dilapidated Flat Roofs over Side Extensions	The Town Council has no objections to this application.
10/0209C	2, COLLEGE ROAD ALSAGER ST7 2ST	Mr Peter Rathbone	To Demolish Existing Structurally Damaged Bungalow and Build New Detached, One & Half Storey Replacement Bungalow.	The Town Council has no objections to this application.
10/0309C	CHRISTCHURCH SCHOOL HOUSE 37, CHURCH ROAD ALSAGER ST7 2HB	Mr B Lees Lakeside 14, Lodge Road Alsager ST7 2HD	Restoration And Conversion Of Former Vicarage And School To Four Houses With Enabling Works Of Six Houses - Unit 9 Block B	No consultation required.
10/0310C	CHRISTCHURCH SCHOOL HOUSE 37, CHURCH ROAD ALSAGER ST7 2HB	Mr B Leese Lakeside 14, Lodge Road Alsager ST7 2HD	Restoration And Conversion Of Former Vicarage And School To Four Houses With Enabling Works Of Six Houses - Unit 10 Block B	No consultation required.
09/3787C	26, THE GABLES ALSAGER CHESHIRE ST7 2HT	Mr Young	DINING ROOM EXTENSION	The Town Council has no objections to this application.
10/0262C	SCHOOL HOUSE 37, CHURCH ROAD ALSAGER ST7 2HB	BARRY LEESE	NEW PORCH TO UNIT 4 OF SCHOOLMASTER'S HOUSE	The Town Council has no objections to this application.
10/0315C	1, SMITH CLOSE ALSAGER ST7 2YW	MR KERMEEN	REPLACE A CONSERVATORY WITH A SINGLE STOREY REAR EXTENSION	The Town Council has no objections to this application.

APPENDIX A

10/0568C	SCHOOL HOUSE 37, CHURCH ROAD ALSAGER ST7 2HB	BARRY LEESE	new porch to unit 4 of school masters house	The Town Council has no objections to this application.
10/0567T	ALSAGER CRICKET CLUB WILBRAHAMS ALSAGER ST7 2NR	ALSAGER CRICKET CLUB	PRUNE OAK TREE	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.

Application no.	Address of Development	Name and Address of Applicant (If different from development address)	Proposal
10/0296C	Triangle Field, Crewe Road, Radway Green, Alsager	Mr. D Beecroft	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR AN EXISTING USE FOR A MIXED USE OF AGRICULTURE AND STORAGE OF SKIPS AND CONTAINERS, PARKING OF SKIP LORRIES, OTHER VEHICLES AND TRAILERS, STORAGE OF CONSTRUCTION MATERIALS, FORMATION OF A CRUSHED STONE SURFACE ON PART OF FIELD NO. 8175, KNOWN AS 'TRIANGLE FIELD', CREWE ROAD, RADWAY GREEN, ALSAGER.

COMMENTS

The above application is within the township of Alsager and falls within the administration area of Alsager Town Council.

Alsager Town Council strongly recommend the **refusal** of the Lawful Development Certificate being issued as the application contains false and misleading information. (Ref: Section 194 of the 1990 Act).

There are several discrepancies and false statements contained within the above mentioned application, the correspondence from Mr Beecroft and correspondence from Bailey Dyson International Consultants as supported by documented evidence which Alsager Town Council are in receipt of.

Firstly, the application is contrary to the Land Use Policies as contained within the Congleton Borough Local Plan First Review as adopted on 27 January 2005. It is agricultural land located in open countryside. That with the current Local Plan First Review covering the period upto June 2011 any change in land uses so principal and controversial as this should be taken through, by representation, the review process for the adoption of the next Local Plan.

Application Form No 3. Site Address Details.

Description: **Change of Use** from agriculture to a mixed use of:

The use of the land by the applicant has a history of public complaint from residents of Alsager, as reported and documented to the Enforcement Officer of the Local Planning Authority when under the governance of Cheshire County Council. The past enforcement action by the Local Planning Authority in respect to the unlawful use of this land is both welcomed and supported.

Application Form No 7.

It says an existing use. It does not mention that it is an activity in breach of a condition. See a Planning Contravention notice issued to the applicant.

Application Form No 9.

The use for which grounds for application for a Lawful Development Certificate began more than 10 years before the date of this application. There are aerial photographs which the Town Council has access to which do not 'on the balance of probabilities' show that the land use has been as described by the applicant. Residents have approached the Town Clerk to say that they recall that this area has not been used as quoted for more than 10 years. They are in receipt of a letter written by someone whose home lies adjacent to the triangle field and is prepared to provide a statutory declaration that strongly disputes that the field was in use in the way described by the applicant for more than 10 years.

Application no 10.

The applicant has answered NO to the question of whether there has been any interruption in the existing use. The Town Council is in receipt of documented evidence to the contrary. To the question of any material change of use since the start of the use for which a certificate is required, the applicant has answered NO, but the Town Council feel that for one, formation of a crushed stone surface, is a material change.

Application Form No 11.

The applicant has answered NO to the site being visible from a public road, public footpath et. Skips and lorries are visible from the pavement on the main road and the triangle field is in full view from the existing footpath.

Alsager Urban District Council, under the Local Government Act 1972, passed all its assets to Congleton Borough Council (Cheshire East Council) on 1st April 1974, therefore, the statement made by Mr Beecroft that over the years Alsager Town Council used to park equipment on the field is untrue. Alsager Town Council does not and has not owned any equipment since 1974.

Alsager Town Council are concerned that in the supporting correspondence from Bailey Dyson International Consultants it states: 6.4 (vi) The owners are not willing to remove open storage items nor remove the crushed stone surface, nor stop using the land as they have been doing appears to suggest that Mr Beecroft is not willing to comply with the rules and regulations which would apply if found to be unlawful.

Should you require any further evidence please contact the Town Clerk.