

ALSAGER TOWN COUNCIL

MINUTES OF MEETING HELD IN THE ALSAGER INSTITUTE
ON TUESDAY, 15TH JULY 2008

Present: Councillor Mrs T E S Jones (Chairman)

Councillor C V Burgess
Councillor Mrs D Burgess
Councillor Mrs J Burgess
Councillor Mrs M Camm
Councillor W Howell
Councillor S Morris
Councillor S Roberson
Councillor A Snape
Councillor W H Stevenson
Councillor R Tyson
Councillor Mrs J Williams

Mr. T. Fitton (Town Clerk)
Mrs C A Jennings (Assistant)

16 members of the general public
1 press

Councillor R Tyson opened the meeting with prayers.

08/674 Apologies for Absence

Apologies for absence were received from Councillors Mrs G Burgess and D I Hough.

08/675 Declarations of Interest

Councillor A Snape declared an interest in all Planning Applications and Councillor S Roberson declared an interest in Planning Application numbers 08/1017/ABV and 08/1062/COU.

08/676 Minutes – Town Council

Resolved: That, the Minutes of the meeting of the Town Council held on 10th June 2008, Pages 1 – 9, and Appendices A and B, be confirmed as a correct record and signed by the Chairman.

08/677

Matters Arising

Alsager First Responders (08/658)

The Chairman reported that Nantwich Town Council had made a submission on behalf of the Town Council, Nantwich and Congleton Town Councils including evidence supplied by Alsager First Responders. The submission registered concern about proposals for change being put forward by the Northwest Ambulance Service.

Alsager Partnership (08/633)

Minutes of the meeting of the Partnership held on 23rd June 2008 were circulated for information together with the July Newsletter.

Highway Matters - Cross Street, Alsager (08/664)

The Chairman reported that a response from the Area Highways Engineer to the points raised by Councillor Mrs M Camm at the last meeting was awaited.

Cheshire East Update (08/665)

The Chairman referred to a meeting organised by ChALC between representatives of Town and Parish Councils in Cheshire East and the Lead Officer and Shadow Council Leader of Cheshire East held at Astbury Village Hall last Monday evening. A copy of the report of the meeting was circulated for member's information.

Alsager Town Council – staffing and office equipment update (08/673)

The Chairman informed members that a shortlist of 5 applicants had been selected for the Part-time Secretarial Assistant post and the Town Council were asked to consider an interview/appointment panel.

The new colour copier had been installed and the Town Council had now taken occupation of office G7.

Resolved: That, the interview/appointment panel be constituted as follows:-

Councillor Mrs T E S Jones Chairman
Councillor S Roberson Vice-Chairman
Councillor Mrs D Burgess

08/678

Chairman's Announcements

13 th June	Meeting at Alsager School
14 th June	Alsager Institute Junior Bowling Section
15 th June	Civic Parade and Service
16 th June	At Home, Congleton Borough Council
18 th June	Alsager Fairtrade Committee meeting
19 th June	Visyon AGM Congleton

21 st June	Alsager Carnival
22 nd June	Congleton Town Civic Parade and Service
25 th June	Alsager in Bloom Committee
29 th June	Biddulph Town Civic Parade and Service
30 th June	Christmas Lights meeting
2 nd July	Meeting with judges, Britain in Bloom competition
8 th July	Cheshire East Seminar
14 th July	CAM meeting

08/679

Public Participation

Mr Waterman raised the issue that the Civic Centre buildings should be retained in any discussions over the Town Centre Plan and supermarket developments. In reply the Chairman reiterated that it was the Town Councils policy to support retention of the Civic buildings on their current location in any future development proposals for this site.

Peter Smith raised the following issues:-

It was his opinion that any supermarket development on the town centre site should be built of conventional building materials in keeping with the existing Civic Centre buildings.

He raised the issue of the deteriorating condition of the steps forming part of the footpath from Alsager Station Car Park into Edwards Way to the bridge over the railway to Talke Road and it was agreed that the matter be referred to the Area Highways Officer as in need of repair and also that the pathway be made suitable for cyclists.

He reported that the County Council would be funding a new bus shelter located outside the Health Centre on Sandbach Road South.

In response to a question by Mr Day, the Chairman stated that information about the cost of bus shelters would be requested from the Area Highways Officer.

A lady resident brought to the attention of the Town Council the current problems of speeding by vehicles on Crewe Road at the puffin crossing in the vicinity of Poppyfields which had also been raised with the Police at the recent CAM meeting. It was also pointed out that the 30mph sign was obscured by foliage and it was agreed to bring this matter to the attention of the Area Highways Officer.

08/680

Alsager Town Centre Plan – Kimberley Development and the Co-op

Further to Min. 08/659 dated 10th June 2008 the Chairman reported that following the Town Councils decision at the last meeting for work to continue on the Town Centre SPD and the Development Plan for Fairview Car Park along side discussions with Kimberley and the Co-op on their proposal for development of a food store on part of Fairview Car Park land, the Chairman reported that the matter was to be considered by the Borough Councils Executive in July when the SPD was completed.

08/681 Resolved: That, the report be received and noted.
Alsager Town Centre Plan – Presentation by Principal Planning Officer

A copy of the presentation notes from Joanne Dutton Principal Planning Officer Congleton Borough Council to a meeting of Alsager Partnership held on 3rd July 2008 regarding the Alsager Town Centre strategy were submitted.

A draft document would now be prepared to which the Town Council would be asked to consider the contents and feedback comments electronically and this would be included on the agenda for the appropriate meeting.

Resolved: That, the report be received and noted.

08/682 Planning Application Number 08/0731/OUT – Outline Planning Application for 4 industrial units and up to 108 dwellings on land at Linley Lane for Cardway Cartons Ltd

The Chairman suspended Standing Orders to enable members of the public to address the Town Council on this issue.

The Chairman reported that although this application was included on the planning list dated 13th June 2008 it was felt that members would wish to comment during the meeting on this particular application.

Mr Yates stated that in his opinion the access to this site from Linley Lane was inadequate for the amount of traffic the proposed development would generate and also had doubts as to whether the existing sewerage infrastructure could cope with the number of houses proposed given that during heavy rainfall the drains flooded.

The Chairman reported that the Town Council would object on the grounds that the proposed development was on a site which was not designated for residential development.

- Resolved:
- a) That, the Town Council recommends that this application be refused because the site is not designated as a site for residential development in Alsager.
 - b) That, the Town Council also has issues with the proposed access from Linley Road to the site which is considered inadequate for the number of vehicles from the proposed development, and also has concerns that the existing surface water and sewerage drainage could cope with this extensive development.

08/683 MMU Site Development Plan

The Town Clerk reported that a Draft Development Plan for the MMU site had now been received by Congleton Borough Council and that the public consultation exercise would commence within the next two weeks and last for six weeks.

Plans would be available for inspection in the Alsager One Stop Shop and arrangements have been made for Richard House Local Planning Manager to make a presentation to the Town Council at the meeting on 26th August 2008.

Resolved: a) That, the report be received and noted.

b) That, the Borough Council be asked to display plans in Alsager Library as well as the One Stop Shop and also arrange for a public exhibition in the Civic Hall.

08/684 Alsager Town Football Club

Further to Min. 08/652 dated 20th May 2008 members were informed that the management of Alsager Town Football Club had resigned and it was anticipated that former Chairman and Management Committee members would assume control of the club and return it to a Community Club.

Resolved: That, the report be received and noted.

08/685 New Health Centre, Sandbach Road South

Further to Min. 08/665 dated 10th June 2008 members considered the response from the Area Highways Manager to the Town Councils request for the provision of dropped kerbs on footpaths on Station Road and Sandbach Road South to help wheelchair users to and from the Health Centre. It was noted that although some funding was available the Town Council were now being asked to consider a joint funding initiative to provide these dropped kerbs.

A letter from Ms J Grint 10 Chestnut Drive, Alsager, was submitted asking for the Town Councils support for the installation of a Pelican Crossing outside the new Health Centre.

Resolved: That, Councillor Howell be requested to obtain the sites of the proposed dropped kerbs outside the new Health Centre and to obtain the criteria for the introduction of a pelican crossing on Sandbach Road South.

08/686 Crewe Road, Alsager

Further to Min. 08/665 dated 10th June 2008 members received copies of replies to the Town Council and County Councillor Fletcher from the Area Highways Manager about funding for urgent repairs to Crewe Road.

It was noted that at the recent LGR forum the Shadow Leader of Cheshire East had stressed that highway matters would be given priority by Cheshire East.

Resolved: That, it was encouraging to note the comments of the Shadow Leader of Cheshire East Council at the recent seminar held at Astbury Village Hall that highway repairs were to be treated as a priority service and therefore Alsager Town Council would ask that repairs to the B5077 Crewe Road/Lawton Road, a red route through the town, be included in any priority list for urgent highway repairs by Cheshire East Council.

08/687 ChALC – New Skills Audit

Resolved: That, the information regarding the Shadow Council and the Implementation Team for Cheshire East be received and noted.

08/688 Commons Registration Act 1965 – Village Green Application

Further to Min. 08/660 dated 10th June 2008 the Town Clerk reported that no further information had been received since the last meeting.

Resolved: That, the matter be included on the agenda for the next meeting to be considered in conjunction with consideration of the Town Centre Plan.

08/689 Sub Station Sainsbury's – Crewe Road, Alsager

Further to Min. 08/661 dated 10th June 2008 members received copies of letters sent by the Town Clerk and Mrs Dyke, 6 Woolaston Drive, Alsager, to the Divisional Solicitor of Scottish Power drawing his attention to the concern in the town over the electricity substation fronting Sainsbury's Convenience Store.

The Town Clerk reported that so far he had not received a reply from Scottish Power.

Resolved: That, the matter be included on the agenda for the next meeting and in the mean time the Town Clerk try to obtain a copy of the Health and Safety criteria for the design and construction of Sub Stations.

08/690 Alsager School Youth Council

Members considered a report of the Town Clerk on a meeting with David Black Head of Alsager School held on the 13th June 2008 containing options following a review of the current consultation arrangements between the Town Council and the School Youth Council to see how to get young people to work with the Town Council not only in a meaningful way but also for them to have effective/positive impact on the town.

Resolved: That, the under mentioned options be approved:

- Town Council Chairman and Vice Chairman and Town Clerk to be included in the meetings (twice per year) of the School Governors and School Council representatives.
- It was recognized that it was important to retain that part of the existing arrangements where by the students are visible in the Town Council forum and therefore it was decided to continue with students being given the opportunity to raise youth issues at Town Council meetings but this be reduced to twice a year. However the Town Council is asked to give students more time to discuss their issues and it was also considered valuable if when they do attend on these

two occasions they remain for the whole of the meeting in order for them to see local democracy at work in the town and the range of issues dealt with by the Town Council.

The practice of supplying the Youth Council with agenda for all Town Council meetings to be continued.

- That on occasions during term time the Chairman, Vice Chairman and the Town Clerk would address students on topics of their choosing about local issues and local democracy.

08/691 Post Office Area Plan Decisions for Shropshire and Staffordshire

Resolved: That, decisions regarding the closure of Post Offices within Shropshire and Staffordshire be received and noted.

08/692 Cheshire East, Cheshire County Council and Congleton Borough Council Issues

The Chairman updated the Town Council on matters being considered by Cheshire East Council.

Councillor Howell reported that a site visit was being arranged for the crossing on Lodge Road and that it was the intention to introduce a 7.5tonne weight limit on Station Road.

08/693 Accounts for Authorisation

Resolved: That, the report be received and the payments authorised. (Appendix A)

08/694 Budget Monitoring Statement to 30th June 2008

Resolved: That, the Budget Monitoring Statement to 30th June 2008 be received and noted.

08/695 Planning Applications

The Town Council considered Planning Applications registered with Congleton Borough Council as follows:

Week ending 13/06/08

Week ending 20/06/08

Week ending 27/06/08

Week ending 04/07/08

Week ending 11/07/08 (None for Alsager)

Resolved: That, the Town Council's formal comments on all applications registered with Congleton Borough Council up to week ending 11th July 2008, be forwarded to the Head of Planning and Estates, Congleton Borough Council. (Appendix B)

NOTE: Councillor A Snape declared an interest in all Planning Applications and he took no part in the discussion, and did not vote on the decision. Councillor S Roberson declared an

interest in Planning Application numbers 08/1017/ABV and 08/1062/COU and he took no part in the discussion, and did not vote on the decision.

08/696 Planning Applications during the summer recess

Resolved: That, in accordance with S.O. 32 (c) the Chairman Councillor Mrs T E S Jones be authorised to determine planning applications during the summer recess 2008 and these decisions be reported to the next appropriate Town Council meeting for information.

08/697 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 item of business on the grounds that it could involve the likely disclosure of private and confidential information.

08/698 Alsager Institute – Nursery provision

Members considered a letter dated 25th June 2008 from Kenneth Jones Solicitors acting on behalf of Mrs S Johnson of Park Hall Children's Nurseries concerning the tenancy of Alsager Institute.

A private and confidential report prepared by the Town Clerk was circulated setting out in detail the events relating to the issue under dispute together with a copy of the Town Clerks letter to Mrs Johnson dated 24th April 2008.

An e-mail dated 7th July 2008 from Poole Alcock and Co was also read out by the Town Clerk.

- Resolved:
- a) That, Poole Alcock and Co be requested to act for the Town Council in the tenancy issue with Mrs S Johnson of Park Hall Children's Nurseries.
 - b) That, the decision to hire the Institute to Mr and Mrs Platt trading as Pips Day Nursery be reaffirmed. (Min. 08/651 dated 20th May 2008 refers)

08/699 Alsager Town Council and the future of the Civic Hall

The Chairman reported that at a meeting she had attended at Cheshire East she understood that the Town Council could progress discussions with Congleton Borough Council regarding transfer of the ownership to the Town Council.

The Town Clerk reported that the position of the Town Centre SPD for Alsager would affect the matter but had been given an assurance that should Alsager Town Council wish to progress discussions to transfer Alsager Civic Hall then the matter would go before the Borough Councils Executive for consideration.

With regard to Cheshire East it was understood that there was only a requirement to refer land sales to the Cheshire East Cabinet when the value was in excess of £500,000.

During the ensuing debate a number of issues were raised which would affect the budget for 2009/10 and it was:-

Resolved: a) That, an informal Town Council meeting be arranged for Tuesday 19th August 2008 in Alsager Institute commencing at 7.15pm to discuss the following issues:-

Quality Status
Alsager Civic hall
Budget 2009/2010

b) That, in the mean time the Town Clerk lodge an Expression of Interest on behalf of Alsager Town Council with Congleton Borough Council in acquiring Alsager Civic Hall.

Councillor Mrs T E S Jones
Chairman