

ALSAGER TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF MEETING HELD IN THE ALSAGER INSTITUTE
ON TUESDAY 25TH AUGUST 2009

Present: Councillor C V Burgess (Chairman)

Councillor Mrs D Burgess
Councillor Mrs M Camm
Councillor D I Hough
Councillor Mrs T E S Jones
Councillor S Roberson
Councillor A Snape
Councillor W H Stevenson
Councillor R Tyson
Councillor Mrs J L Williams

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

0 Members of the Press
30 Members of the Public

09/048 Apologies for Absence

Apologies for absence were received from Councillors Mrs G Burgess, Mrs J Burgess and W Howell.

09/049 Declarations of Interest

Councillors D I Hough and Mrs T E S Jones declared an interest in all Planning Applications as Members of Cheshire East Southern Area Planning Committee.

Councillor A Snape declared an interest in all Planning Applications as a local contractor.

Councillor R Tyson declared an interest in Planning Application No. 09/2087C as Warden of St Mary's Church.

Councillors R Tyson and S Roberson declared an interest in Planning Application No. 09/2368C due to personal interest.

Resolved: That, the Minutes of the meeting held on 4th August 2009 be approved as a correct record and signed by the Chairman

09/051 Public Participation

Planning Application No. 09/1288C 77 Sandbach Road North, Alsager

30 local residents from Eaton Road and Mere Court attended the meeting and addressed the Committee regarding Planning Application 09/1288C, a proposed development of 3 detached properties on land to the rear of 77 Sandbach Road North, and stated their objections to the proposed development.

After receiving in the representations the Chairman and Members of the Committee agreed to undertaken consideration of this Planning Application at this stage in the proceedings and it was:

Resolved: That, Alsager Town Council strongly objects to the proposed development on the following grounds:

1. The use of the access from the development onto Sandbach Road North is considered to be inadequate and dangerous in its current layout. To have an additional 3 properties with provision for 4 vehicles per property entering and leaving onto a busy main road – Sandbach Road North – with The Avenue directly opposite will further add to the traffic dangers at this point.
2. The service road to the properties shown on the plan does not seem to be wide enough for emergency vehicles i.e. Fire and Ambulance services.
3. The Town Council are of the opinion that the 3 properties constitute over intensification of the site and are not in keeping with the rest of the properties in that area.
4. The height of the proposed dwellings would considerably overlook the properties on Mere Court and the rear gardens of the houses and certain properties on Eaton Road.
5. The Town Council is concerned for the residents of Mere Court and Eaton Road regarding possible noise and light pollution from this development given the type of proposed development and Mere Court flats mainly occupied by senior citizens.
6. The Town Council also has concerns about the ability of the existing surface water and sewerage drains to cope with this extra development. The Town Council understands that there is a low water table in this particular area and that there have been instances of flooding of the surrounding land in the past and the proposed development could add to this problem.
7. Any trees currently contained in conservation orders in this area should be retained.

We understand that Councillor Mrs T E S Jones has invoked the call in procedure in respect of this application and that it will be determined by the Southern Area Planning Committee on 16th September 2009. The Town Council request that a site inspection be arranged before the Committee consider the application.

NOTE:

Councillor D I Hough and Mrs S Jones were not present whilst this Planning Application was discussed and so did not take part in the decision-making process.

09/052

Planning Applications

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

Week ending 07/08/09

Week ending 14/08/09

Week ending 21/08/09

Resolved: That, the Planning Committee's formal comments on all applications registered with Cheshire East Council up to week ending 21st August 2009, be forwarded to the Planning Officer, Cheshire East Council.
(See Appendix A)

NOTE:

Councillor D I Hough and Mrs S Jones were not present whilst Planning Applications were discussed and so did not take part in the decision-making process.

09/053

Planning Committee – Quorum

The Town Clerk reminded Members that the Planning Committee was composed of all Members of the Town Council and the current quorum was 7 Members.

It was noted that the Quorum for the Town Council Meetings was 4 and accordingly it was:

Resolved: That, the Town Council be recommended to reduce the quorum for the Planning Committee from 7 to 4 Members.

09/054

Draft Town Centre Supplementary Planning Document

The Town Clerk reported that the Draft Town Centre Supplementary Planning Document (SPD) was to be made available for public consultation by Cheshire East Council between 17th August 2009 and 3rd October 2009.

The Town Council had requested Cheshire East Council that as part of the public consultation exercise and manned exhibition of the proposal should take place in the Civic Centre on an evening at the weekend with a supporting static exhibition of the plans in Alsager Library for the period of the exercise.

The Town clerk was awaiting confirmation of the dates for the exhibition but in the meantime Councillors has been supplied with a full copy of the Draft Town Centre SPD and the Sustainability Appraisal.

09/055

Food Store Development – Fairview Car Park/Kimberley/Co-op

The Town Clerk reported that the latest position was that talks had been held recently between Cheshire East Council Planners and the Developers and that a full planning application would be received in the next 2 months.

The Planners had been requested by the Town Council to urge that work on the new play area should be completed before work on the food store commences.

Resolved: That, the reports be received and noted.

09/056 Proposed Imposition of Car Parking Charges on Fairview Car Park by Cheshire East Council

Reference was made to the public meeting on this issue held on Wednesday 12th August 2009 in Alsager Leisure Centre and attended by over 200 residents.

Following the views expressed at the meeting Councillors were given a suggested further response prepared by the Town Clerk.

Resolved: That, the additional response prepared by the Town Clerk be approved for submission to Cheshire East Council. (Appendix B)

09/057 Town Handyman Service

The Town Clerk submitted the following financial reports relating to the Town Handyman Service.

- Financial Statement to 31.07.09
- Repairs and Maintenance Budget to 31.07.09

It was reported that early information indicated the initial months of the service had been a very good success, particularly his work with the In Bloom Committee.

Talks were now to be held with Cheshire East Council to improve working practices between the Grounds Maintenance Service and the Town Handyman.

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

b) That, the appreciation of the Committee be recorded to Mr Price, Town Handyman in recognition of the work undertaken in the Town since his appointment.

09/058 Licensing Issues

It was noted there was no Licensing matters for the attention of the Committee.

The meeting commenced at 7pm and concluded at 8.05 pm.

Councillor C V Burgess
Chairman