

ALSAGER TOWN COUNCIL

**PLANNING COMMITTEE**

MINUTES OF MEETING HELD IN THE ALSAGER INSTITUTE  
ON TUESDAY 27<sup>TH</sup> OCTOBER 2009

Present: Councillor C V Burgess (Chairman)

Councillor Mrs D Burgess  
Councillor Mrs M Camm  
Councillor W Howell  
Councillor Mrs T E S Jones  
Councillor S Morris  
Councillor W H Stevenson  
Councillor R Tyson  
Councillor Mrs J L Williams

Mrs C A Jennings (Assistant Town Clerk)

1 member of the Press  
2 Members of the Public

09/082 Apologies for Absence

Apologies for absence were received from Councillors Mrs G Burgess, Mrs J Burgess and A Snape.

09/083 Declarations of Interest

Councillor Mrs T E S Jones declared an interest in all Planning Applications as a member of Cheshire East Southern Area Planning Committee and withdrew from the meeting during the consideration of the planning applications.

09/084 Minutes of the Meeting – 6<sup>th</sup> October 2009

Resolved: That, the Minutes of the meeting held on 6<sup>th</sup> October 2009 be approved as a correct record and signed by the Chairman.

09/085 Public Participation

Planning Application No. 09/2726C 2 Rydal Way, Alsager

Mr and Mrs Pickersgill from Sandbach Road North addressed the Committee regarding Planning Application No 09/2726C, a proposed development to construct a new detached

house on part of garden, 2 Rydal Way, Alsager, and stated their objections to the proposed development.

After receiving the representation from Mr and Mrs Pickersgill it was agreed:-

Resolved: That, Alsager Town Council fully supports the objections to the proposed application raised by Mr and Mrs Pickersgill of 176 Sandbach Road North and the Town Council strongly object on the following grounds:

- 1.The size and scale do not comply with the initial recommendation that the site is large enough to accommodate one modest dwelling. The new proposal is for a 4 bedroom house of robust proportions with detached garage.
- 2.The Application does not comply with the condition attached to the granted Outline Planning Consent 08/1734/OUT condition 12, which states “a minimum separation distance of 2 metres between the proposed dwelling and the site boundaries,” as the garage is on the boundary of 2 Rydal Way and external features such as chimneys that are part of the proposed dwelling have been left off the site drawing.
- 3.The application states that the site cannot be seen from the road. The property when built will be seen from Sandbach Road North, both on the approach to Alsager by the Wilbraham Arms and across the garden of No 176. This will have a detrimental affect on the street scene.
- 4.The drawings provided give a false impression of the siting of 176 Sandbach Road North, showing this property to be forward of the boundary, towards Sandbach Road North, by approximately 5/6 metres. This gives the impression that the distance between the proposed access drive and the rear of 176 Sandbach Road North is substantially greater than it is, the actual distance between the drive and 176 Sandbach Road North which has a downstairs bedroom to the rear ground floor would be 6 feet. The driveway could create substantial noise pollution at any time day or night within 6 feet of a bedroom window.
- 5.The proposed new dwelling will protrude forward of 176 Sandbach Road North building line by 2/3 metres and would overlook and dominate the front entrance and lounge window, this is not shown in the drawings due to the misplacement of 176 Sandbach Road North.

It was noted that Councillor Mrs T E S Jones intended to invoke the call in procedure in respect of this application and that it would there fore be determined by the Southern Area Planning Committee. The Town Council request that a site inspection be arranged before the Committee consider the application.

09/086

### Planning Applications

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

- Week ending 09/10/09 (None for Alsager)
- Week ending 16/10/09
- Week ending 23/10/09

Resolved: That, the Planning Committee's formal comments on all applications registered with Cheshire East Council up to week ending 23<sup>rd</sup> October 2009, be forwarded to the Planning Officer, Cheshire East Council. (See Appendix A)

**NOTE:** Councillor Mrs S Jones was not present whilst Planning Applications were discussed and so did not take part in the decision-making process.

09/087 Decisions List

Resolved: That, the Decisions List be received and noted.

09/088 Twyfords Liaison Group

The chairman reported on a meeting he attended of the Twyfords Liaison Group held on 5<sup>th</sup> October 2009 dealing with complaints from residents of St Edwards Way.

09/089 Agricultural land adjacent to White Moss Quarry

Councillor Mrs J Williams referred to the use of Field 8175 next to Crewe Road. This land was designated for agriculture but for some time had been used for lorry parking, skip storage and waste material storage. Cheshire East Officers had visited the site the latest being on 1<sup>st</sup> October 2009 where there were still several skips on the land together with a cable drum and other waste materials. Cheshire East had written to the owner notifying them that they must either cease using the field for this purpose or apply for retrospective planning permission.

Resolved: That, the Assistant Town Clerk write to Cheshire East Planning Department asking that the Town Council be informed of any developments and to be notified if a planning application is submitted.

09/090 Not In My Neighbourhood Day, Radway Green Estate

The Assistant Town Clerk gave information of an Action Day to be held on the Radway Green Estate that is being led by the Fire Service as part of a Community Action Week in Alsager. All Town Councillors are invited to the event where there would be a clean up of litter, graffiti removal, as well as visits to residents. Town Councillors are asked to contact the Town Council Office to confirm their attendance.

09/091 MMU Parking

The Assistant Town Clerk reported that MMU had introduced car parking charges on its car park and it was charging teaching staff and students £2.40 per day to park. This was causing congestion problems for the surrounding area especially on Dunnocksfold Road, Hassall Road and Church Road where there had been a considerable increase of on street parking. Town Councillors reported that problems were also being encountered on the Alsager Leisure centre/Alsager School car park. It was also reported that car parking charges had been introduced to bring the site in line with the other MMU sites in Manchester. It was noted that the Town Council had not been informed that car parking charges were going to be introduced and that MMU Liaison Panel meetings have not taken place for nearly a year.

Resolved: That, the Town Council write to MMU with their objections to the imposition of car parking charges based on the information set out above.

09/092

Licensing Issues

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

The meeting commenced at 7pm and concluded at 8.07pm.

Councillor C V Burgess  
Chairman