

# ALSAGER TOWN COUNCIL



Mr Richard Kilbourne  
Planning Officer, Development Management  
Cheshire East Council  
Municipal Buildings  
Earl street  
Crewe  
CW1 2BJ

6<sup>th</sup> December 2011

Dear Richard

**Re: APPLICATION NO 11/3759N Lawful Development Certificate for the parking and storage of vehicles machinery and Equipment, Triangular Field, White Moss Quarry.**

Alsager Town Council strongly recommend the **refusal** of the Lawful Development Certificate for the parking and storage of vehicles machinery and equipment on the Triangular Field.

The application site falls outside the allocated site for White Moss Quarry operations and within the township of Alsager and the administration area of Alsager Town Council.

The previous application no. 10/0296C for a 'Lawful Development Certificate for an existing use of agriculture and storage of skips and containers, parking of skip lorries, other vehicles and trailers, storage of construction materials, formation of crushed stone surface on part of field no./ 8175, known as 'triangle field' Crewe Road', was refused by Cheshire East stating... 'the applicant on present evidence had not proved on the balance of probabilities the use of the land for a period of ten years prior to the date of the application.'

**No new evidence has since been provided by the applicant to support the new application**, therefore the grounds on which refusal to 10/0296C was based still stand, along with the information contained within the Cheshire East delegated report to that application recommending refusal.

Evidence provided by the applicant to prove that the field has been used for the parking and storage of vehicles machinery and equipment **for more than 10 years** appears to be based on the earliest evidence provided by the applicant, an aerial photograph taken on 27<sup>th</sup> June 2000.

This photograph shows a disturbed area of the field which is a very small proportion of the area applied for in the application, and does not show any parked vehicles or machinery, this cannot be used as evidence to prove that the whole area detailed on the application has been used for parking and storage. The remainder of the application site, which is the majority, is covered with vegetation.

**3 Lawton Road  
Alsager  
Cheshire  
ST7 2AE**

**Tel/Fax: 01270 876440  
Email: [clerk@alsagertowncouncil.org.uk](mailto:clerk@alsagertowncouncil.org.uk)  
Email: [admin@alsagertowncouncil.org.uk](mailto:admin@alsagertowncouncil.org.uk)  
Web: [www.alsagertowncouncil.org.uk](http://www.alsagertowncouncil.org.uk)**



This disturbed 'cream coloured' area on the photo is geologically of peat/sand (hence the extraction of the same from the Quarry) and disturbance of the ground at the entrance, is caused by agricultural vehicles accessing the fields. The addition of some stone around any gateway should not constitute any proof of hard standing for the parking of vehicles, and this may have been used to reinforce the entrance to the field.

Alsager Town Council do not consider that the applicant has proven that the use of the land for the purpose of parking and storage of vehicles, machinery and equipment began more than 10 years prior to the date of the application and therefore recommends that the Lawful Development Certificate not be issued.

A further point, Alsager Town Council would express a concern over the lack of available evidence to the Town Council and members of the public in relation to this application. The aerial photo dated 2000 is so vital to this application, and was not contained in the application documentation sent to the Town Council although it is referred to in the application. After requests from the Assistant Town Clerk to Cheshire East a copy was emailed, although it was still not available on Cheshire East's website after persistent request from the Assistant Town Clerk and residents of Alsager and assurances to both that it would be. The photo was published on the website **after** the closing date for comments of the 29<sup>th</sup> November.

Yours Sincerely,

Mrs Carol Jennings  
Assistant Town Clerk

**3 Lawton Road  
Alsager  
Cheshire  
ST7 2AE**

**Tel/Fax: 01270 876440  
Email: [clerk@alsagertowncouncil.org.uk](mailto:clerk@alsagertowncouncil.org.uk)  
Email: [admin@alsagertowncouncil.org.uk](mailto:admin@alsagertowncouncil.org.uk)  
Web: [www.alsagertowncouncil.org.uk](http://www.alsagertowncouncil.org.uk)**

