



ALSAGER TOWN COUNCIL – Planning Committee 24th July 2013 – Registered List



Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 19th July 2013.

<u>Application number</u>	<u>Main Location</u>	<u>Full development description</u>	<u>Applicants Name</u>	<u>Registered Date</u>	<u>Compiled Name</u>	<u>Comments</u>
13/2395C	22, BARRATT ROAD, ALSAGER, ST7 2PZ	Proposed front & rear dormer windows to create two new bedrooms and increase the usability of the front bedroom	Darren Watts	17/06/2013	Nick Hulland	Alsager Town Council objects to this application as it would be unneighbourly to the houses on the opposite side of the road to the front of the property and the rear gardens of houses on Ashenhurst Road to the rear of the property.
13/2563C	Land at Back Lane, Alsager	Construction of new detached dwelling	N McNulty	18/06/2013	Adam Barnes	Alsager Town Council has no objection to this application.
13/2575C	12a, BEECHWOOD DRIVE, ALSAGER, ST7 2HG	Single storey rear extension	Mr & Mrs S McCabe	26/06/2013	Adam Barnes	Alsager Town Council has no objection to this application, but would note the inaccuracy in the design and access statement which details the dwelling to be single storey.
13/2799C	NEWLANDS, 44, DUNNOCKSFOLD ROAD, ALSAGER, CHESHIRE, ST7 2TJ	Ground Floor Entrance Porch & First Floor Shower Room	Mr D Heath	03/07/2013	Nick Hulland	Alsager Town Council has no objection to this application.
13/2254C	26 , Audley Road, Alsager, ST7 2QL	Lowering of kerb (approx 4-5 metres) to create vehicular access to drive	Nicola Brown	05/07/2013	Nick Hulland	Alsager Town Council has no objection to this application.

3 Lawton Road
Alsager
Cheshire
ST7 2AE

Tel: 01270 876440
Email: clerk@alsagertowncouncil.org.uk
Email: assistantclerk@alsagertowncouncil.org.uk
Email: admin@alsagertowncouncil.org.uk
Web: www.alsagertowncouncil.org.uk



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13/2901C	Land Adjacent to Meadow View, 118, Dunnocksfold Road, Alsager, Cheshire, ST7 2TW	Development of 8 market dwellings on land to the north of Close Lane, Alsager.	Stephanie Hurstfield	09/07/2013	Philippa Cockroft	
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Alsager Town Council strongly objects to 13/2901C the proposed development on the following grounds:

- a. The site is not contained for development within the recently approved Alsager Town Strategy which reflects the wishes and aspirations of its residents. This Strategy clearly accepts the need for housing growth but strongly emphasises that the town's brownfields sites should be fully utilised before greenfield sites are developed. It is the Town Council's policy contained in the Alsager Town Strategy that sustained development should take place on existing brownfield sites and there are sufficient brownfield sites in Alsager to meet the town's future needs. The Town Strategy is being used as an evidence base to inform Cheshire East Council's developing Local Plan and consequently the Development Strategy endeavours to reflect the approved documents and consultation responses as far as possible. Cheshire East Council and HM Government should recognise the Alsager Town Strategy is of key importance and give weight to it as a material planning consideration with particular regard to the Localism Act, which empowers local people to have a say in the development of their local area. This site is not contained in the current Draft Local Plan and furthermore it is not contained in the 'possible additional sites proposed by developer and land interest' recently consulted on by Cheshire East Council.
- b. Cheshire East Council state that they have in excess of the required 5 years supply of land identified in the 2012 SHLAA document and this site is not contained therein.
- c. The application is an intrusion into the surrounding open countryside and no development should take place on greenfield sites in Alsager or just beyond its boundary, before all brownfield sites are exhausted, to ensure that greenfield sites, which gave access to the countryside, are protected and preserved against residential development. This application if developed would have 3 boundary sides facing open countryside.
- d. A fundamental aim of greenfield sites is to prevent urban sprawl by keeping land permanently open. Their essential characteristics are openness and permanence and as such greenfield sites safeguard the countryside and prevent joined up settlements.



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- e. The Town Council contend that once greenfield sites are developed they are gone forever, and therefore greenfield sites should be saved in order to protect our local environment, open spaces and wild life. This site is a refuge for flora and fauna and this natural habitat should be preserved as such.
- f. This particular application, in conjunction with other current large residential development applications in Alsager, if approved, would have a serious detrimental impact for the town's highways infrastructure, education, doctors' surgeries, medical centres, local facilities and amenities. Such applications, if approved, would be a threat to the character and atmosphere to the town as a whole.
- g. Close lane is as described 'a lane' with considerable stretches without pavement and some parts being so narrow that they are only single track. This continues along a majority of Close Lane and onto Dunnocksfold Road. Two very sharp bends are also in very close proximity to the site where the north end of Close Lane joins Dunnocksfold Road. At the South of Close Lane is its junction with Crewe Road, Crewe Road although is classed as a 'B' road it is a major feeder road to the A500, M6 and the Radway Industrial Estate. Close Lane is already hazardous and in a state of disrepair and can be congested at school times. The impact of this development, given the number of vehicles it would generate and the single access point, would be dangerous to pedestrians including school children.
- h. This application is completely unsustainable due to its distance from the Town Centre, local amenities and infrequent bus service.