

**ALSAGER TOWN COUNCIL**

**PLANNING & ENVIRONMENT AND COMMUNITY SERVICES**  
**COMMITTEE**

**MINUTES OF MEETING HELD IN ALSAGER INSTITUTE**  
**ON TUESDAY 10<sup>th</sup> JANUARY 2017**

Present: Councillor C V Burgess (Chairman)

Councillor S Bishop  
Councillor M Gruse  
Councillor S Helliwell  
Councillor D I Hough  
Councillor J Smith  
Councillor R Tyson  
Councillor P Williams

D W Dingle (Acting Town Clerk)

1 Member of the Press  
2 Members of the public

The Chairman read out the fire action procedure in the event of discovering a fire in the building.

16/151 Apologies for Absence

Apologies for absence were received from Councillors R Fletcher, T E S Jones, D Keen and H Robinson.

16/152 Declarations of Interest

Councillor D I Hough declared his interest as a member of Cheshire East Council and a member of their Strategic Planning Board, he further declared that he would not be providing an opinion or voting on any application that he considered may be the subject of determination by the Strategic Planning Board.

16/153 Minutes of the Previous Meeting

The Minutes of the Meeting dated 13<sup>th</sup> December 2016 were referred to and it was: -

Resolved: That, the Minutes of the Meeting of the Planning, Environment and Community Services Committee dated 13<sup>th</sup> December 2016 were confirmed as a correct record and signed by the Chairman.

16/154 Matters Arising

No issues were raised.

16/155 Public Participation

Sally Young a local resident made reference to the housing development to the south of Hall Drive, Alsager that is currently under construction. Sally explained that in the week prior to Christmas, site works by Carillion commissioned by British Telecom was being undertaken to the rear of her property and she expressed her concerns at works being undertaken to trees and shrubs without notification. In addition, further concerns was expressed at the out of season nesting of wild birds including the yellow hammer. The enquiry raised by Sally was should the developer or his contractors be notifying local residents of the works.

It was confirmed that the development had full planning permission and that CEC officers had visited the site and offered explanations for undertaking the works.

Sylvia Dyke raised her concerns at the number of planning applications being submitted and approved that were considered to be taking land off existing residential gardens, being given the name "Garden Grabbing". Sylvia went on to passionately say that within Alsager there are some delightful residential roads and avenues that are well designed in terms of urban space and this practice threatened the amenity value of there areas.

Sylvia went on to cite a further application for such a development in Woodside Avenue and added further concern that such developments were being determined under delegated authority by the Planning Authority.

Councillor S Helliwell further cited the recently deposited planning application in Woodside Avenue requesting Councillor D Hough in his capacity as a Cheshire East Councillor to call in the application and went on to express her view that the Planning Authority is ignoring the National Planning Policy Framework (NPPF) in the treating of private gardens for development.

Councillor D Hough explained that he would consider the appliaction at Woodside Avenue for call in as requested but had planning concerns for call in at this stage.

Councillor P Williams expressed his wish for a consensus Town Council view on this but acknowledged each site is different.

Following discussion, it was: -

- Resolved:
- i) That, the Town Council write to the Planning Authority Cheshire East Council informing them of the local resident's enquiry and concerns at the works being undertaken at the residential development site to the south of Hall Drive, Alsager and further request that in the spirit of good relations that the developers and their contractors be requested to keep local residents informed of programmed works.
  - ii) That, the Town Council write to the Planning Authority Cheshire East Council expressing concerns and disappointment at the approving of this type of development known as "Garden Grabbing" requesting their view and development policy in this respect.

16/156

#### Planning Applications

The Planning, Environment and Community Services Committee considered Planning Applications registered with Cheshire East Council as follows:

Week ending 16/12/2016  
Week ending 23/12/2016  
Week ending 30/12/2016  
Week ending 06/01/2017

Resolved: That, the Planning, Environment and Community Services Committee's formal comments on all applications registered with Cheshire East Council up to week ending 06/01/2017 be forwarded to the Planning Authority, Cheshire East Council. (Appendix A)

16/157 Decisions List

The Chairman referred to the circulated decisions list as received from the Planning Authority, Cheshire East Council up to week ending 06/01/2017

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

16/158 Alsager Neighbourhood Plan

At the invitation of the Chairman the Acting Town Clerk informed the Committee of the latest position in the regard to the workings of the Neighbourhood Plan Steering Group and that their next meeting was to be held on 12<sup>th</sup> January 2017.

Minute 16/142 was cited as the latest position.

Resolved: That, the position was received and noted.

16/159 Cheshire East Council – Neighbourhood Planning, Ministerial Statement

The Chairman referred to the Neighbour Ministerial statement dated 15/12/2016 as received from Cheshire East Council.

It was confirmed that the statement would be reported to the Neighbourhood Plan Steering Group.

Resolved: That, the statement be received and noted to be forwarded to the Neighbourhood Plan Steering Group.

16/160 Street Naming and Numbering

The Chairman outlined the recommendations received for proposed street naming to new streets in Alsager from Alsager Royal British Legion together with the name "Egerton" in recognition of Wilfred Egerton a local farmer in the vicinity of Close Lane who passed away some 18 months ago,

Resolved: That, the suggested street names as proposed by the Alsager Royal British Legion together with the name "Egerton" be supported and forwarded to the Street Naming Authority Cheshire East Council.

16/161 Highways Issues

The Chairman expressed his concerns at the type and level of illumination resulting from the installation of the new digital streetlighting being installed around the roads and residential roads in Alsager. The light emitted appear to give off an eerie feel and was of a poor level of illumination.

At the invitation of the Chairman the Acting town clerk informed the Committee of a notification from church Lawton Parish Council that works to the new roundabout on the A5011 Lindley Lane serving the proposed new Sainsbury store were scheduled for commencement. It was reported that following enquiries made to the Highways Authority developers applications for a Section 278 of the Highways Act 1980 had been received suggesting an imminent start on site. Flooding was reported on the A5011 at the bridge carrying the Alsager to Kidsgrove railway and that recent drainage works in this area had not prevented the current flooding.

Councillor J C Smith raised pavement defects in the vicinity of 72 Lawton Road, Alsager.

Reference was made to the letter received from KIER working on behalf of Highways England dated 28/12/2016 regarding works to the A500 Talke Junction Phase 2.

Councillor D Hough informed the Committee that the new proposals for highway improvements to Bank Corner Alsager were expected shortly.

- Resolved:
- i) That, the Highway Authority be informed of the issues and concerns raised with regard to the new digital street lighting and its level of illumination.
  - ii) That, the Highway defect in the vicinity of 72 Lawton Road be reported to the Highway Authority.
  - iii) That, the notification from KIER working on behalf of Highways England dated 28/12/2016 regarding works to the A500 Talke Junction Phase II be received and noted.
  - iv) That, the Highways Authority be informed that the alleviation of flooding on the A5011 Lindley Lane under the Alsager to Kidsgrove railway line should be satisfactorily resolved prior to any new roundabout work commencing.

16/162      Licensing Issues

There were no licensing issued raised.

16/163      Members Item – Councillor S Helliwell

At the invitation of the Chairman Councillor S Helliwell made reference to Planning Appeal Reference APP/R0660/W/16/3156959 Variation on condition of 27 on Planning Application 13/1305N.

Councillor S Helliwell made further reference to the Town Councils position with regard to Planning Application 13/1305N and outlined same, she went on to inform

the Committee of the following reasons why the appeal should be dismissed including

- That over 55s accommodation will be used by residents who still work and enjoy a good quality of life rendering the accommodation sustainable.
- That local residents would have the opportunity to downsize.

Following a debate it was: -

Resolved: That, the Planning Inspectorate be informed that the over 55s accommodation is sustainable as a result of the reasons stated.

The meeting commenced at 7.15pm and concluded at 8.30pm.

Councillor C V Burgess  
Chairman