



## ALSAGER TOWN COUNCIL – Planning Committee 9<sup>th</sup> Oct 18 – Registered List

Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 5<sup>th</sup> October 2018.

<u>Application number</u>	<u>Full development description</u>	<u>Main Location</u>	<u>Applicants Name</u>	<u>Registered Date</u>	<u>Comments</u>
18/4663C	Proposed single storey side extension and garage conversion linked together	30, POPLAR DRIVE, ALSAGER, ST7 2RW	Mr & Mrs Henry Hunt	17/09/2018	No comment
18/4753C	Proposed Conservatory extension to rear.	13 Harpur Crescent, Alsager, ST7 2SX	Mr D Hough	21/09/2018	No comment
18/4779C	Proposed new shop frontage and internal alterations.	122, CREWE ROAD, ALSAGER, ST7 2JA	Mr D Atkins	24/09/2018	No comment
18/4761C	Single and double storey side extension replacing the existing conservatory	38, HASSALL ROAD, ALSAGER, STOKE ON TRENT, ST7 2HQ	Mr & Mrs Matthew Vause	24/09/2018	No comment
18/4816C	Construction of single storey extension for registered disabled user	15, EAST COURT, ALSAGER, ST7 2DJ	Mr Desmond Margett	26/09/2018	Alsager Town Council supports this application to allow the resident to remain in their home.
18/4589D	Discharge of conditions 3, 4, 5, 6, 7, 9, 11, 12, 14, 17 & 22 on application 17/5537C.	Land At, CEDAR AVENUE, ALSAGER	Mr John Turton	12/09/2018	For information only
18/4533N	Reserved Matters following Outline permission 16/4792N for the erection of 74 dwellings comprising of 1, 2, 3, 4, 5 and 6 bedroom houses, open space and associated works	Land Adjacent to Yew Tree Farm, Close Lane, Alsager		10/09/2018	Alsager Town Council objects to this application on the following grounds:- a. The affordable housing should be pepperpotted throughout the developed and not contained within one area. b. 20% of the properties are 5 or 6



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				<p>bedroom houses, the emerging Alsager Neighbourhood Plan states that there is a requirement for smaller houses and retirement homes, especially bungalows.</p> <p>c. The impact on local schools.</p> <p>d. The proposed houses should be future proofed for an aging population of those with disabilities.</p> <p>e. Concern is expressed that the S.106 money for the bus provision has not been fulfilled. The application states that there is a contribution of £50k for the no.317 bus from Monday to Saturday, but the Saturday service has been withdrawn.</p> <p>f. If the application is approved the Town Council fully support the motion that all new planning applications brought before the Planning Committee, the planting of native hedging where possible instead of walls or fences, and that any new-built solid walls or fences that are built – whether in private gardens, business premises or housing developments – specifically incorporate ‘wildlife tunnels’ to help promote wildlife corridors, and particularly to help hedgehog populations, within Alsager.</p>
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18/4471D	Discharge of conditions 3, 5, 6 & 7 on approval 17/0931N - Reserved Matters Application for the erection of 26 dwellings comprising of 1, 2, 3, 4 & 5 bedroom homes and associated works following outline 15/5654N	Land To The West Of, CLOSE LANE, ALSAGER		05/09/2018	For information only
18/4405D	Discharge of Conditions 1-27 on 17/5777C - Amendments to planning approval 15/5222C to site off Hassall Road to replace Plots 14-75 with the new David Wilson Homes House Type range and increasing the total number of dwellings on site by 9, from 62, to 71.	FORMER MANCHESTER METROPOLITAN UNIVERSITY ALSAGER CAMPUS, HASSALL ROAD, ALSAGER	David Wilson Homes	04/09/2018	For information only
18/4412D	Discharge of Conditions 1-27 on 17/5162C - Re-plan to the South West part of the site off Dunnocksfold Road and relocate 14 plots ( plots 410 - 423) to give way for the existing sewer on the site. The main road layout remains unaltered and as approved; The number of plots remain the same (14); House types remain the same; Existing sewer easement has been added; All plots now show 2 car spaces;	FORMER MANCHESTER METROPOLITAN UNIVERSITY ALSAGER CAMPUS HASSALL ROAD, ALSAGER	David Wilson Homes	03/09/2018	For information only



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	Plots have been moved away from the Boundary East; Front parking has been removed where possible; Parking court has been removed.				
18/4417D	Discharge of Conditions 1 - 27 on approved application 17/5778C.	Former Manchester Metropolitan University Alsager	David Wilson Homes	03/09/2018	For information only
18/4763T	G2 (3 x Pine). Fell to ground level and replace	WOODHEATH, 36, DUNNOCKSFOLD ROAD, ALSAGER, CHESHIRE, ST7 2TJ	Mr Frank Byatt	24/09/2018	The Town Council has no objection to this application as long as the work is undertaken in consultation with Cheshire East Council's Tree Officer and local Tree Warden. The Town Council would ask that the tree be replaced with a native species in a nearby place.
18/4724C	Change of use from A2 Bank to A4 Wine Bar	2-4, CREWE ROAD, ALSAGER, ST7 2ES	Mr Andrew Dean	01/10/2018	Alsager Town Council supports this application but would like assurance that a free to use cash machine remains.
18/4934C	Proposed two storey side extension and single storey rear extension	58, POPLAR DRIVE, ALSAGER, ST7 2RW	Mr & Mrs Mark Dennison	03/10/2018	No comment.
18/4951C	Part single and part 2 storey rear extension	71 Pikemere Rd, Alsager, ST7 2SN	Mr Martin Thornley	03/10/2018	No comment.
18/4948C	Proposed first floor extension to existing dwelling over existing single storey garage and kitchen and new outbuilding to garden.	9, Meadow Croft, Alsager, ST7 2QP	Mr Michael Shirley	03/10/2018	No comment.



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### 18/4547C

Reserved Matters application (re-submission of 17/1094C) for access, appearance, landscaping, layout & scale following outline approval 13/4132N for residential development comprising dwellings, creation of public open space including children's play area and associated work.

Land At White Moss Quarry, Crewe Road, Alsager

#### **Alsager Town Council strongly objects to the proposed development on the following grounds:**

- a. The application is a significant intrusion into the surrounding open countryside and extends out from Alsager's settlement boundary. No development should take place in Alsager or just beyond it's boundary, before all brownfield sites are exhausted, to ensure that sites, which give access to the countryside, are protected and preserved against residential development.
- b. This application encourages urban sprawl in the direction of Haslington and would be a significant step towards joining up existing settlements in a predominantly rural setting. The green corridor between Close Lane and White Moss Quarry would be vulnerable to future building and if developed would create an enormous sprawl of housing from White Moss Quarry through to Alsager Town Centre.
- c. Cheshire East Council have consulted with neighbouring authorities on the 350 houses contained within the draft strategy, the outcome of which is that both Stoke on Trent City Council and Newcastle Under Lyme Borough Council have made it clear that they have significant reservations in relation to development close to our common boundaries with South East Cheshire which may have a detrimental impact on the regeneration of their areas. This proposal is in addition to the 1000 plus houses in the Local Plan, and could further compromise their efforts. It should be noted that following the recent Appeal on Sandbach Road North, the Planning Inspectors Appeal Decision, on the subject of 'impact on adjoining authorities' states 'it would seem wise, in this part of the Borough, not to proceed with development which would go beyond the draft strategy at this stage. This matter is not determinative in its own right, but is a matter which adds caution to the process of decision making.'
- d. The site is not contained for development within the recently approved Alsager Town Strategy which reflects the wishes and aspirations of its residents. The Strategy was subject to a widespread democratic consultative process which built a consensus in the Town. This Strategy clearly accepts the need for housing growth but strongly emphasises the fundamental principle of ensuring brownfield sites should be fully utilised before greenfield sites are considered for development. This principle is fully in line with NPPF 17. It is the Town Council's policy contained in the Alsager Town Strategy that



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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 was used as an evidence base to inform Cheshire East Council's 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 was not contained in the Draft Local Plan and furthermore it was not contained in the 'possible additional sites proposed by developer and land interest' recently consulted on by Cheshire East Council.

- e. This development is completely unsustainable. Cheshire East's Core Strategy sets out 4 strategic priorities:-
- Promoting economic prosperity – this development does not promote economic prosperity, it is purely a housing development with no provision for employment land and there are no associated plans for jobs growth for Alsager. It is therefore unsustainable.
  - Creating sustainable communities – this development does not create a sustainable community, it does not give priority to walking as it is too far from local amenities and the train station. There is no evidence that the necessary infrastructure will be provided to support this development. It has already been identified that Alsager's road network is operating above capacity with no scope for improvement.
  - Protecting and enhancing environmental quality – this development completely goes against this point, it does not maintain and enhance the character and identity of Alsager, more so it creates complete urban sprawl. This site is a Greenfield site and should stay as such with the legally binding restoration orders in place to protect and enhance the environmental quality.
  - Reducing the need to travel – this development will substantially increase the need to travel due to its location, it is not close to shops or services. It would encourage outward commuting due to the fact that there are no associated plans for job growth for Alsager.
- f. Alsager is unsustainable as a Key Service Centre as it has only been identified as the equivalent of a Local Service Centre in terms of the proportion of jobs available. Alsager requires an appropriate balance between employment and residential development. Any development above Alsager's housing allocation would further reduce the proportion of jobs available.
- g. Alsager does not satisfy the criteria of a Key Service Centre on infrastructure grounds, as a number of the roads in Alsager are already operating above capacity. The highway network in and around Alsager is wholly inadequate. It was reported by Cheshire East at the Strategic Planning Board meeting held on 9<sup>th</sup> December that there is in fact no scope to widen or increase the capacity of Alsager's road network. The extra traffic 350 housing units and a care centre would generate could not be safely accommodated. Crewe Road carries a considerable traffic burden during peak times, and when problems on the



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M6 arise this results in traffic being forced onto local routes. There is no continuous footpath provision on each side of the road, and greater traffic volume will have significant implications for road and pedestrian safety.

- h. If approved, this particular application when taken in conjunction with other current large residential development applications in Alsager, would have a serious detrimental impact on the town's highways infrastructure, doctors' surgeries, medical centres, local facilities and amenities. Therefore, it is the Town Councils opinion that to grant permission for this application would be a threat to the character and atmosphere of the town as a whole and would place unsustainable pressure on the town's infrastructure and services.
- i. A part of this site, the Triangle Field, is the subject of an Ombudsman's investigation into maladministration. The field in question is Greenfield, in open countryside, beyond the settlement boundary. It is not licensed for quarrying and should not be included within the Application.
- j. The site is subject to a detailed restoration order, which is a legally binding document, this restoration order contains a number of plans which detail that once quarrying operation ceases the land is to be restored and a statement was included in the aggregate application specifying a number of public footpaths to be developed and parts of the site to be open to the public for windsurfing and other leisure activities.
- k. The site is adjacent to a protected RAMSAR site (wetlands of international importance), any development on White Moss Quarry would threaten this site. White Moss has a very high water table. Being such a naturally wet habitat, the area supports a wide range of protected amphibians and reptiles, including Great Crested Newts, and Adders, as well as many other protected species of flora and fauna, including badgers and foxes.
- l. White Moss Quarry is adjacent to the M6. Alsager Town Council has serious concern that noise levels could possibly be above 72dB within the area of White Moss Quarry. According to Planning Policy, planning permission should be refused if noise levels are above 72dB. Cheshire East Council would need to undertake their own assessment of noise levels on the site.
- m. Nitrogen Dioxide and particulate pollution needs to be measured on an hourly rate in the vicinity of White Moss Quarry to prove that the site is safe and that Cheshire East is meeting its responsibility for the Health and Well-being of its residents.
- n. The Environmental Audit Committee reported on Air Quality. It found that poor air quality is shortening the life expectancy of people in the UK by an average of seven to eight months and is costing society up to £20 billion per year. Locating people on White Moss would be very dangerous for residents and in particular children living there .



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- o. Cheshire East need to undertake an evaluation of the site to ensure it does not fall within the blast zone of Radway Green ammunitions factory which is in very close proximity to the site. Cheshire East needs to ensure that no part of the site falls within Blast Zone B as no development should take place on this land classification.
- p. Drainage and sewerage problems have been evident in the past and are a cause for concern, as is the possible alteration of the water table levels and resulting consequences it may have on surrounding areas and existing housing.
- q. Serious concern is expressed in relation to the danger of proposed open water that would be part of the development, so close to new dwellings.
- r. Serious safety concerns are expressed regarding the close proximity of the proposed play area to open water and being under a pylon, which is illegal in several countries.
- s. Serious public safety concerns are expressed due to the shared space of the roadways and pavements.
- t. Several of the cycle paths have dead ends.
- u. None of the proposed homes are suitable for those with disabilities or limited mobility, for example having kitewinder staircases and inaccessible toilets by design.
- v. This reserved matter application should contain the Restoration Plan for the quarry which has been omitted.
- w. The drainage plans do not give a sufficient level of detail.
- x. If the application is approved the Town Council fully support the motion that all new planning applications brought before the Planning Committee, the planting of native hedging where possible instead of walls or fences, and that any new-built solid walls or fences that are built – whether in private gardens, business premises or housing developments – specifically incorporate ‘wildlife tunnels’ to help promote wildlife corridors, and particularly to help hedgehog populations, within Alsager.