

ALSAGER TOWN COUNCIL



DATE POSTED: 9TH SEPTEMBER 2019

MEETING: PLANNING, ENVIRONMENT AND
COMMUNITY COMMITTEE

VENUE: ALSAGER INSTITUTE, GREEN DRIVE,
ALSAGER

DATE: TUESDAY 17TH SEPTEMBER 2019

TIME: 7.15PM

COUNCILLORS: J Buckley J Dale R Fletcher
J Goodrich J Hawkins J Hearne
S Helliwell D I Hough P M Hubbard
A Nayling J Smith R Tyson
M Unett P Williams

You are summoned to attend a meeting of Planning, Environment and
Community Committee.

N Clarke

MRS N CLARKE
TOWN CLERK & RFO

AGENDA

1. Apologies

To receive apologies for absence.

2. Declaration of Interest

Members are requested to declare both personal and prejudicial interests as early as possible in the meeting.

3. Police Presentation

PC K Cummings and PCSO O Branfield will be making a presentation to the Committee entitled 'Policing in the community, roles and responsibilities'

4. Minutes of Previous Meeting

To confirm the Minutes of the meeting of the Planning, Environment and Community Committee held on Tuesday 27th August 2019 as a correct record.

5. Matters Arising

- i) Further to Min. Ref PEC19/53, held 6th September 2019 to receive a response from Traffic Management Officer, Cheshire Constabulary. See Attached.
- ii) To consider any matters arising from the confirmed Planning, Environment and Community Committee meeting Minutes dated Tuesday 27th August 2019.

6. Public Participation Period

An opportunity for residents of Alsager to ask questions about issues relating to the business of the committee in accordance with Standing Order 2 of the Town Council's Standing Orders, this period is limited to 20 minutes.

7. Planning Matters

a) Planning Applications

To make observations as may be necessary to Cheshire East Council on planning applications for Alsager for the following week;

Week ending 30/08/2019

Week ending 06/09/2019

Week ending 13/09/2019 (to be circulated)

b) Decisions List

To note the decisions made by Cheshire East Council since the last meeting.

c) Appeal: APP/R0660/W/19/3234959 – Construction of a new residential dwelling

To comment or otherwise on the above appeal, closing date for comments being 20th September 2019.

A Copy of the CEC Appeal Notice, CEC Decision and Alsager Town Councils original objections to the application on the Planning Table.

A copy of the Planning Inspectorates Planning appeal Form and the Statement of the case will be on the Planning Table.

8. Budget Monitoring Reports

- i) To receive the Budget Monitoring Statement for July 2019.
- ii) To recommend to Council the recommendations contained with the Budget Monitoring Statement.

9. Site Allocations and Development Policies Document (SADPD)

Further to Min. Ref PEC19/69, 27th August 2019 to approve the draft submission and recommend to Full Council on 24th September 2019 for submission to Cheshire East Council. See Attached.

10. Public Realm Project

To receive a report from the Public Realm Monitoring Group following the first meeting with the appointed contractor. See Attached.

11. Draft Corporate Strategy & Action Plan

Further to Min. Ref TC19/35, 30th July 2019, to consider the draft strategy and action plan. See Attached.

12. Highways

To note or comment on any Highways issues lodged with the Town Council since the agenda was compiled.

13. Licensing

To note or comment on any Licensing issues lodged with the Town Council since the agenda was compiled.

ALSAGER TOWN COUNCIL

PLANNING, ENVIRONMENT AND COMMUNITY SERVICES COMMITTEE

MINUTES OF MEETING HELD IN ALSAGER INSTITUTE ON TUESDAY 27TH AUGUST 2019

Present: Councillor J Buckley
Councillor J Hawkins
Councillor J Hearne
Councillor S Helliwell
Councillor D I Hough
Councillor P M Hubbard
Councillor A Nayling
Councillor J Smith
Councillor R Tyson
Councillor M Unett
Councillor P Williams

N Clarke (Town Clerk)

1 Member of the Press
3 Members of the public

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

PEC19/61 Apologies for Absence

Apologies for absence were received from Councillors J Dale, R Fletcher and J Goodrich.

PEC19/62 Declarations of Interest

Councillor P Williams declared his interest as a member of Cheshire East Council and a member of their Strategic Planning Board. He will not be providing an opinion or vote on any application that maybe the subject of determine by the Strategic Board.

Councillor J Buckley declared her interest as a member of Cheshire East Council.

Councillor P M Hubbard declared her interest as Vice Chair and secretary of Alsager Gardens Association.

Councillor M Unett declared an interest as a member and employee of the Radway Social Club.

Councillor S Helliwell declared her interest in Agenda item 7, SADPD consultation, as an employee of a business in the town centre.

Councillor D I Hough declared his interest president of the Alsager Gardens Association.

PEC19/63 Minutes of the Previous Meeting

The Minutes of the Meeting dated 6th August 2019 were referred to and it was: -

Resolved: That, the Minutes of the Meeting of the Planning, Environment and Community Services Committee dated 6th August 2019 were confirmed as a correct record and signed by the Chairman.

PEC19/64 Matters Arising

Resolved: i) Further to Min PEC19/47, 16th July 2019, to receive a response from Cheshire East Highways.

ii) Further to Min PEC19/52, 6th August 2019, to receive a response from the Police and Crime Commissioner about current call waiting time data.

PEC19/65 Public Participation

The Chairman read out Standing Order 2 in respect of Public Participation.

Resolved: To move Agenda item 10, Licensing applications, to be discussed during Public Participation to allow residents to participate.

A resident spoke about his written questions and comments circulated to Councillors earlier in the day regarding the potential change of use for 44 Crewe Road, Alsager and the impact it could have on residents should it become a public house.

A debate took place about concerns allowing businesses to open late into the evening and the consequences of noise, smell and light pollution.

Resolved: i) To submit the following comment on the licence application for Bar 6, 6 Crewe Road, ST7 2ES as follows:

The Town Council objects on the following grounds:

1. Public safety – concerns the fire escape to the rear of the property are inadequate.
2. Public nuisance – noise, light pollution and smells from the bar which will impact on surrounding residential properties. Noise and light pollution will continue into the small hours of the night if the bar doesn't close until 1.30 a.m.
3. Failure to comply with the original conditions for the licence:
 - There will be no entertainment provided in any external area at the premises;
 - A CCTV system shall be installed to the satisfaction of the Police Licensing Officer;
 - All access and egress for customers after 18.00 hours will take place using the main entrance off Crewe Road and the rear access will be secured to prevent access from 18.00 hrs.

ii) That the Town Clerk in conjunction with Cllr P Williams seeks further clarification on licencing, change of classification and planning with Cheshire East Council.

A resident spoke about an appeal lodged against a recent planning decision at 64 Audley Road, Alsager, ST7 2QN and asked the Town Council to consider the appeal. She queried the procedure for submissions. Cllr P Williams agreed to seek clarification and respond to the resident.

PEC19/66 Planning Applications

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

Week ending 09/08/19

Week ending 16/08/19

Week ending 23/08/19

Resolved: That, the Planning, Environment and Community Services Committee's formal comments on all applications registered with Cheshire East Council up to week ending 23/08/19 be forwarded to the Planning Officer, Cheshire East Council. (Appendix A)

PEC19/67 Decisions List

The Chairman referred to the circulated decisions list as received from the Planning Authority, Cheshire East Council up to week ending 23/08/19

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

PEC19/68 Site Allocations and Development Policies Document (SADPD)

Resolved: That, to suspend Standing Orders to allow a member of the Neighbourhood Plan Steering Group to speak about their submission to the SADPD.

A resident explained the Alsager Neighbourhood Plan Steering Group rationale of their draft submission mainly concerning the proposed changes to the town centre boundary.

The Committee debated the proposals together with the Notes from the Working Group meeting with the Town Council draft submission.

Resolved: i) To receive the notes from the Working Group meeting held on 15th August 2019.

ii) To receive the notes from the further Working Group meeting held on 22nd August 2019.

iii) To seek clarity on the Cheshire East Council criteria on why certain buildings/sites are excluded from designation in the town centre and that the Working Group to meet prior to the next Planning, Environment and Community Committee meeting to prepare a draft

submission to recommend approval to Full Council on 24th September 2019.

PEC19/69 Corporate Strategy Working Group – Strategic Aims and Action Plan

The Chairman introduced the item and explained why the notes are being reviewed by each Committee again.

The Committee considered the aims and aspiration of the Town Council for the future.

Resolved: i) That, the Town Clerk splits the document into two sections: broad Strategic Aims and a detailed Action plan/3-year business plan when taking it to Full Council for approval.

ii) General approval of the strategic aims of the Planning, Environment and Community Committee as outlined in the Notes.

PEC19/70 Highways Issues

None.

The meeting commenced at 7.15pm and concluded at 9.35 pm.

Councillor D I Hough
Chairman



ALSAGER TOWN COUNCIL – Planning Committee 6th August 2019 – Registered List

Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 2nd August 2019.

<u>Application number</u>	<u>Full development description</u>	<u>Main Location</u>	<u>Applicants Name</u>	<u>Registered Date</u>	<u>Comments</u>
19/3373T	G1holly trees to be height reduced by no more than 40% G2 corkscew willows reduce by 30% G3 shrubs/ small trees around garden to be crown lifted to a maximum of 3m to provide light to grass. T1 cherry at side of garden with dense crown. Crown lift to make it look like more of a nicer specimen of tree and to give the garden more light. G4 saplings around summerhouse. Remove as they will cause damage to the building eventually. T2 at the rear of the garden/middle. .	38, FIELDS ROAD, ALSAGER, CHESHIRE, ST7 2NA	Mr Ryan Brooks	16/07/2019	Alsager 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.
19/3463C	Renovation and Extension	1, MERE LAKE COTTAGES, MERELAKE ROAD, ALSAGER, ST7 1UF	Mr & Mrs S Brown	22/07/2019	No comment.
19/3334C	Proposed two storey rear extension	71, HEATH END ROAD, ALSAGER, ST7 2SH	Mr J Chesworth	18/07/2019	No comment.
19/2781C	Approval of reserved matters from 18/4093C; Proposed new 4 bedroom dwelling	112, LAWTON ROAD, ALSAGER, ST7 2DE	Mr Ray Binnion	12/08/2019	Alsager Town Council has strong concerns for the safety of the residents on Lawton Road and Vale Gardens due to the construction traffic required for this development and the egress for residents onto



ALSAGER TOWN COUNCIL – Planning Committee 6th August 2019 – Registered List

					Lawton Road. Alsager Town Council suggests that the construction vehicles should use the existing access of 112 Lawton Road and not park outside the residential properties of Vale Gardens. Alsager Town Council suggests that a tree report is received and considered before the application is determined as there is currently a lack of information relating to the trees on the site.
19/2474C	PROPOSED FLAT ROOF DORMER WINDOWS TO THE FRONT & REAR, WITH A SINGLE STOREY REAR FLAT ROOF EXTENSION REPLACING THE EXISTING CONSERVATORY	57, COLLEGE ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2SS	Mr & Mrs D Sale	12/08/2019	Alsager Town Council has no objection to this application.

admin

From: Robin Johnson <robin.johnson@cheshire.pnn.police.uk>
Sent: 20 August 2019 13:22
To: Assistant Clerk
Cc: Police Crime Commissioner; jadamshp@yahoo.co.uk; Town Clerk; admin; highways@cheshireeast.gov.uk
Subject: 8031 - OPCC/18031 - <NOT PROTECTIVELY MARKED> ~[OFFICIAL]~

Dear Mrs Carol Bagnall,

I have looked at the section in question and there has been 8 slight RTC's over the last 5 years (2018 to 2014). The LPU (Local Policing Unit) have access to a device all a TruCam this device allows a PCSO's to do speed enforcement. There are 3 sites on the B5077 for enforcement they are Butterton Lane, Oarkhanger, Crewe Road and Lawton Road Alsager. These are all within the 30 mph and not the connecting derestricted speed limit. So I have asked for the TaskForce (Traffic Enforcement) to do some speed enforcement in this area within the derestricted section of the B5077 from Hassel Road to Oakhanger.

Looking over the requests for Cheshire Constabulary to look in to for the Parish Council. Speed Cameras and Junction Cameras are installed by the CSG (Camera Safety Group) this is a group of council's Cheshire East, Cheshire West and Chester, Warrington and Halton Road Safety teams with the Police. I have forwarded your request for them to review for possible installation. But I have also asked of one of the Mobile Camera Technicians (The big yellow speed enforcement vans) to review this section of highway to see if there is a safe location for enforcement in the area. Any update from the Camera Technician I will update you directly. Speed limits and speed indictor devices are installed by Cheshire East Highways, I have also forward your request to the Simon Barker, Road Safety Officer for Cheshire East Highways. But you might find contacting your local Ward Council might help as well, they have access to the local AHG (Area Highways Group) fund, which is funding for road safety schemes.

Robin Johnson – Traffic Management Officer

Cheshire Constabulary | Macclesfield Police Station | Brunswick Street | Macclesfield | Cheshire | SK10 1HQ

Phone: 01606 364 480 | Email: robin.johnson@cheshire.pnn.police.uk

Visit www.cheshire.police.uk | Follow [@cheshirepolice](https://twitter.com/cheshirepolice) on Twitter | Like [Cheshire Police](https://www.facebook.com/cheshirepolice) on Facebook



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6th Aug 19/53



ALSAGER TOWN COUNCIL –Planning Committee 17th September 2019 – Registered List

Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending 20th September 2019.

<u>Application number</u>	<u>Full development description</u>	<u>Main Location</u>	<u>Applicants Name</u>	<u>Registered Date</u>	<u>Comments</u>
19/3572C	To replace existing wooden front first floor sash windows with upvc double glazing in like for like style	47, FIELDS ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE, ST7 2NA		27/08/2019	
19/3866T	Works to trees.	PEEL HOUSE, 49, FIELDS ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2NA		19/08/2019	
19/3703C	Ground and first floor extensions to existing dwelling.	6, THE FAIRWAY, ALSAGER, CHESHIRE, ST7 2AZ	Mr Peter Jones	09/08/2019	

Any Planning Applications received after the agenda has been sent will be circulated on the night of the meeting.

PLANNING, ENVIRONMENT & COMMUNITY COMMITTEE

TUESDAY 27TH AUGUST 2019

BUDGET MONITORING STATEMENTS

P4 FY2019/20 (JULY 2019)

DETAILED COMMENTARY

P4 (JULY) – PLANNING, ENVIRONMENT AND COMMUNITY COMMITTEE

	Full Year Actual	Full Year Budget (Revised for Budget Virements)	Full Year Forecast (Net of EM Rsvs Tfrs)
Income	ZERO	£1,000	£1,000
Expenditure	(£7,544)	(£37,929)	(£36,024)
Net	(£7,544)	(£36,929)	(£35,024)
Staff Costs % Total Costs	Zero	31 %	32 %

Budget Virements

In accordance with Financial Regulation 4.2 and Function 2.1 of the Terms of Reference of the Finance, Policy & Governance Committee, the following budget virements are requested to be recommended to Council for approval:

NONE AT THIS TIME

Full Year Forecast

Full year budget for FY2019/20 is net expenditure of £36,929. The budget assumed that £1,905 of that expenditure would be covered by earmarked reserves.

Net expenditure of £58,479 is forecast for the year with £22,455 forecast to be covered by earmarked reserves.

Underlying forecast expenditure is in line with the underlying budget.

Expenditure Against Earmarked Reserves

Some expenditure is anticipated during the year against the following earmarked reserves:

- Public realm - £14,350 forecast to be spent on a design for a public realm in line with that approved by Council on 25/06/19, to be financed by the earmarked reserve in place for that purpose.
- Neighbourhood Plan – net expenditure (offset for grant income received) forecast at £6,200 in the year. £14,073 remained in the earmarked reserve at the end of

FY2018/19. The Council have approved any balance remaining in the earmarked reserve upon completion of the plan to be utilised as funding for Town Centre Manager (PEC18/144).

- Youth Council – expenditure of £1,000 forecast which will be financed by the Youth Council EM reserve.
- Wayside Linley Play Area – expenditure of £905 forecast which will be financed by the relevant EM reserve.

Creation of earmarked reserves

In accordance with Financial Regulation 4.2, the creation of the following earmarked reserve from the surplus anticipated to be generated in FY2019/20 is requested to be recommended to Council for approval:

NONE AT THIS TIME

Cost Centre 230 – Planning & Development Control

- Public Realm – the Council approved the creation of an earmarked reserve of £15k to provide funding of up to that value to produce a design for the public realm. The Council accepted a tender of £14,350 on 25/06/19 and work has commenced. Costs have been forecast to be incurred in FY2019/20.
- Neighbourhood Plan Costs – .costs in the year are forecast at £6,200 on the assumption that there will be no major revisions or amendments to the plan as submitted to CEC.

Cost Centre 240 – Community Safety

- CCTV Service – full year budget has been set at £5,814 for FY2019/20 and costs have been forecast in line with the budget.

Young People

- Youth Council – full year budget has been set at £1,000 for FY2019/20 and it will be financed by the earmarked reserve. Costs to create and service a youth council.
- Wayside Linley Play Area -full year budget set at £905 for FY2019/20, to be financed by the earmarked reserve.

Cost Centre 260 – Economic Wellbeing & Tourism

Expenditure

- Salaries - £9,000 budget set for FY2019/20 for a Town Centre Manager and costs have been forecast in line with the budget.

- Employer's Ni - -£759 budget set for FY2019/20 for a Town Centre Manager and costs have been forecast in line with the budget.
- Employer's Pension - £1,859 budget set for FY2019/20 for a Town Centre Manager and costs have been forecast in line with the budget.
- Town Centre Manager Activities - £5,000 budget set for FY2019/20 to support a Town Centre Manager and costs have been forecast in line with the budget.
- Recruitment costs - £6,450 cost budgeted in FY2019/20 to recruit a Town Centre Manager and costs have been forecast in line with the budget.
- Christmas Tree – full year budget has been set at £1,300 for FY2019/20 and costs have been forecast in line with the budget.
- Christmas Lights – full year budget has been set at £3,750 for FY2019/20 and costs have been paid to Alsager Round Table in line with the budget as a grant payment towards the cost of the regulatory compliance costs associated with the town Christmas lights for Christmas 2019.
- Alsager Carnival – full year budget has been set at £1,273 for FY2019/20 and a grant payment of £1,250 has been paid to Alsager Round Table in line with the budget towards the carnival running costs in 2019.
The grant which the Council made towards the Alsager Carnival increased in 2017 as the Round Table started to incur additional costs relating to professional traffic management of the road closure.
- Alsager Music Festival - full year budget has been set at £819 for FY2019/20 and a grant of £750 has been paid to Alsager Round Table towards the music festival running costs in 2019.

Income

- Grant / Sponsorship Income –a budget of £1,000 was set for sponsorship / grant income relating to the Alsager Christmas Tree in FY2019/20. Income has been forecast in line with the budget but the sponsor has not yet been confirmed for 2019.

RESOLUTION REQUIRED

- a) That the budget monitoring statements for P4 FY2018/19 (July 2019) be received.

Finance Manager

August 2019

Month No : 4

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
<u>Planning,Environment&Community</u>							
<u>230 Planning & Development Control</u>							
4503 Neighbourhood Plan Costs	50	1,725	0	-1,725		-1,725	0.0 %
Planning & Development Control :- Expenditure	50	1,725	0	-1,725	0	-1,725	
Net Expenditure over Income	50	1,725	0	-1,725			
<u>240 Community Safety</u>							
4317 CCTV Service	0	0	5,814	5,814		5,814	0.0 %
Community Safety :- Expenditure	0	0	5,814	5,814	0	5,814	
Net Expenditure over Income	0	0	5,814	5,814			
<u>250 Young People</u>							
4306 Youth Council	0	0	1,000	1,000		1,000	0.0 %
4307 Wayside Linley Play Area	0	0	905	905		905	0.0 %
Young People :- Expenditure	0	0	1,905	1,905	0	1,905	
Net Expenditure over Income	0	0	1,905	1,905			
<u>260 Economic Wellbeing & Tourism</u>							
4000 Salaries	0	0	9,000	9,000		9,000	0.0 %
4005 Employer's NI	0	0	759	759		759	0.0 %
4010 Employer's Pensions	0	0	1,859	1,859		1,859	0.0 %
4040 Town Centre Manager Activities	0	0	5,000	5,000		5,000	0.0 %
4155 Recruitment Costs	0	0	6,450	6,450		6,450	0.0 %
4222 Christmas Tree	0	0	1,300	1,300		1,300	0.0 %
4250 Christmas Lights	0	3,750	3,750	0		0	100.0 %
4304 Alsager Carnival	0	1,250	1,273	23		23	98.2 %
4305 Alsager Music Festival	69	819	819	0		0	100.0 %
Economic Wellbeing & Tourism :- Expenditure	69	5,819	30,210	24,391	0	24,391	19.3 %
1300 Sponsorship Income	0	0	1,000	-1,000			0.0 %
Economic Wellbeing & Tourism :- Income	0	0	1,000	-1,000			0.0 %
Net Expenditure over Income	69	5,819	29,210	23,391			
Planning,Environment&Community :- Expenditure	119	7,544	37,929	30,385	0	30,385	19.9 %
Income	0	0	1,000	-1,000			0.0 %
Net Expenditure over Income	119	7,544	36,929	29,385			

PLANNING, ENVIRONMENT AND COMMUNITY COMMITTEE

REPORT TO THE PLANNING, ENVIRONMENT AND COMMUNITY COMMITTEE MEETING HELD ON 17th SEPTEMBER 2019

DRAFT COMMENTS FROM ALSAGER TOWN COUNCIL TO BE SUBMITTED TO THE CEC CONSULTATION ON SADPD

Purpose of the Report

To consider a submission to Full Council on the CEC consultation on the SADPD.

Background Information

Further to resolution PEC 19/57, 6th August 2019 a working group was set up to bring a report to Planning, Environment and Community Committee for consideration.

The Working Group (Cllrs D Hough, J Buckley, S Helliwell, M Unett and P Williams) met on 15th, 22nd August 2019

The draft submission was taken to the Planning, Environment and Community Committee meeting on 27th August where the following resolution below was made (PEC19/68)

To seek clarity on the Cheshire East Council criteria on why certain buildings/sites are excluded from designation in the town centre and that the Working Group to meet prior to the next Planning, Environment and Community Committee meeting to prepare a draft submission to recommend approval to Full Council on 24th September 2019.

The Working Group met again on 2nd September 2019. The draft submission to be approved to put forward to the Full Council meeting on 24th September is below:

DRAFT SUBMISSION BY ALSAGER TOWN COUNCIL

Alsager Town Council wish to make the following comments on the SADPD consultation.

Alsager Town Council agrees that Alsager does not require further allocations of housing or employment land.

It should be noted that it appears that CEC have used the 2012 NPPF for their evidence rather than the most recent 2019 edition. This has been highlighted in the draft submission.

PG9 The Town Council agrees with the revised Alsager boundary for planning purposes although it contains part of the Civic towns and villages of Haslington and Barthomley. This follows the designation of Alsager as a Key Service Centre.

HOU 5 Gypsy, Traveller and Travelling Persons provision. The Town Council supports the principle of the policy i.e. that Cheshire East Council should provide a transit site.

INF1 Concerns about the safety of some roads for cyclists, walkers and the horse-riding community on the border with Alsager, especially the B5078 north of the Wilbraham Arms going into Church Lawton.

RET 9 and PUB 22

Alsager Town Council requests that the Town Centre Boundary should not be changed.

The Town Council believes that it serves both as a retail venue with A1, A3 and A4 classified establishments. The Town Council is of the opinion that the social context can be extended with planning permission being encouraged for community activity.

Evidence for the Town Council submission is backed up from a report by the House of Commons Housing, Communities and Local Government Committee “High Streets and Town Centres 2030” published on 21st February 2019, page 6, which concluded that:

“We firmly believe that our high streets and town centres can have a better and more balanced future ahead of them if our recommendations are followed. This will require a shift from the retail focused activities of high streets and town centres today to new uses and purposes which foster greater social interaction, community spirit and local identity and characteristics. With a properly planned strategic intervention led by the local authority, with the backing of local stakeholders and the wider community, we can redefine our high streets and town centres to ensure their long-term sustainability for future generations to come.”

This evidence is also backed up by the NPPF, Chapter 7, Section 85 which highlights the need for town centres:

- NPPF, 7, Section 85a) *“...by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries allows a suitable mix of uses (including housing) and reflects their distinctive characters”*
- 85f) *“recognise that residential development often plays an important role in ensuring the vitality of centres...”*

The report referenced above also includes work by Professor Cathy Parker who did extensive work in her paper “High Street 2020” which included a study of Alsager compared to other towns. A further conclusion supports this evidence:

“We are convinced that high streets and Town Centres will survive and thrive in 2030 if they adapt, become activity-based community gathering spaces where retail is a smaller part of a wider range of uses and activities.”

The Alsager Town Centre boundary is currently defined by the old Congleton Borough Council map. This map has been used by our Neighbourhood plan Group; it has been used to commission a Public Realm strategy review commissioned by Alsager Town Council and has been used as the Town Centre to bid for Government money to regenerate Town Centres.

Changes suggested by CEC in their Alsager Settlement Report have not considered the more up to date comments from the government.

Specifically,

AREA 2 this area includes

a) **Wesley Place Church.** The church not only involved in religious activities but is a venue for activities of many other groups. It adds to the social side of Alsager life. In a modern Town Centre, expanding from the retail base, **this area should not be excluded.**

AREA 3. This area includes

a) **Milton Park** - The park fulfils the role set out in RET9. It is an attractive, vibrant area which is well used socially, daily, by a large section of Alsager people. Events are held during the year which attracts large numbers of people to Alsager.

b) **United Reform Church** is more than just a church but a meeting place for several other organisations.

c) **Alsager Fire Station** provides a meeting room for groups as well as holding their own events and being the home of the Fire station Cadet.

d) **Public toilets** – a free to use community asset for visitors and residents.

e) **Northolme Gardens** – a Cheshire East Council owned garden offering seating and views to the Mere.

The surrounding streets contribute to the overall townscape characteristics if Alsager. 63 to 91 Station Road and the Avenue are in conservation areas. Cross Street contains some original terraces.

This area should not be removed from the Town centre as it fulfils an important role in a modern Town Centre.

Alsager Town Council accept the need to review Town Centre Boundaries. We believe that this consultation has reviewed the boundary in an inclusive and thorough manner.

To conclude the Alsager Town Council ask for the retention of Areas 2, 3 and 4 in the Town Centre we end up with retaining our original boundary. The literature talks of the need to review the boundary not to change it.

Resolution Requested

1. To receive the report
2. To approve the submission and recommend approval at the Full Council meeting on 24th September 2019.

REPORT BY TOWN CLERK ON BEHALF OF THE SADPD WORKING GROUP

2nd September 2019

References:

House of Commons, Housing, Communities and Local Government Committee. High Streets and town centre 2030. Available from:

<https://publications.parliament.uk/pa/cm201719/cmselect/cmcomloc/1010/1010.pdf>

SADPD and PUB 22. Available from: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

2019 NPPF. Available from:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810507/NPPF_Feb_2019_print_revised.pdf

Improving the vitality and viability of the UK High Street by 2020: Identifying priorities and a framework for action: Available from:

<https://www.emerald.com/insight/content/doi/10.1108/JPMD-03-2017-0032/full/html>

PLANNING, ENVIRONMENT AND COMMUNITY COMMITTEE

**REPORT TO THE PLANNING, ENVIRONMENT AND COMMUNITY
COMMITTEE MEETING HELD ON 17th SEPTEMBER 2019**

PUBLIC REALM WORKING GROUP

Purpose of the Report

To receive a report on progress with the Public Realm project.

Background Information

Further to Min Refs TC18/120, 12th March 2019 and TC19/28, 25th June 2019, the Town Council appointed Camlin Lonsdale (Xanthe Quayle) to run the project.

A pre-start meeting was held with the Town Clerk, Xanthe Quayle and Sarah Anderson on 26th July 2019 to outline the scope of the work and agree meeting dates and timescales.

The first project meeting was held on 4th September 2019 with representatives from Xanthe Quayle, Cheshire East Council, Chairman of Alsager Partnership, Alsager Neighbourhood Plan Steering Group and the appointed Town Councillors.

The meeting focused on information gathering, scope and priorities of the project and concluded with a walk around the town centre. Meeting notes will be available for the Town Council when received.

The next scheduled meeting is in early October 2019.

Resolution Requested

To receive the report.

TOWN CLERK

7th September 2019

Background documents (Available from the Town Council office)

“Reclaiming the Road”

Public Realm Monitoring Group Terms of Reference

Alsager Neighbourhood Plan Reg 15 copy

Alsager Town Council

Notes of the meeting of the Corporate Strategy Working Group, held in the offices of the Town Council, on Thursday 7th June 2019

Present: Councillor R Fletcher (Chairman)
Councillor D I Hough
Councillor R Tyson
Councillor P M Hubbard

Nicola Clarke (Town Clerk)

CSWG19/01 Apologies for Absence

None

CSWG19/02 Cllr D Hough declared his interest as president of AGA
Cllr P M Hubbard declared her interest as Vice-Chairman and Secretary of AGA

CSWG19/03 Notes of Meeting held on 5th July 2018

The notes were received.

CSWG19/04 Corporate Priorities for 2019-20

The Town Clerk referred initiatives for consideration brought to the attention of the Council:

i) Working with CEC

The consensus is that ATC is not receiving a fair share of funding from CEC. A requirement to establish a line of communication between ATC and CEC is needed.

- Play Areas - take to PEC for further discussion
- Car parks e.g. Cedar Avenue – Cllr P M Hubbard presented a paper to take to PEC on considerations on moving forward with Cedar Avenue.
- Public Footpaths – an aspiration to establish a continuous footpath linking the Salt Line with Wood Park with the potential to create a nature reserve. Could work with Church Lawton to move the scheme forward. Take to PEC for further discussion.

ii) Alsager Neighbourhood Plan

- Implementation of the Plan – hopefully will go to Referendum later in the year.
- Public Realm – tenders are being recommended for approval on 13th June 2019 with a decision taken to Full Council on 30th July 2019.
- Town Centre Manager – a recommendation to take to Personnel Committee. Potential for staff structure review which could include TCM.
- Relationships with other organisations e.g. Alsager Partnership, In Bloom etc. - check the level of scrutiny for each organisation. Take to FP&G for consideration.

iii) Support young people's activities

- Identify a non-church venue to provide a meeting place – take to PEC to move forward with the Cadet hut.

iv) Communications

- Publicise the council more – improve town signage, website and other methods. Take to PEC as it enhances the environment, meets with public realm proposals.

v) Cemetery provision

- Delegate to Cemetery Working Group to consider further.

vi) Voluntary accreditation of landlords

- To lobby CEC to expand and publicise the scheme at TC level. To PEC committee

vii) Highways

- CEC Maintenance programme – timescales etc. To PEC to ask what the priorities should be.

viii) 3 Lawton Road

- Does the TC wish to take over the building? – to FP&G to consider cost benefit analysis.
- £14k of earmarked reserves – to FP&G
- Green space outside – to FP&G to consider management of land

ix) Future provision of allotments, public toilets and outdoor market

- Allotments – to Civic & Services to consider development needs, expansion, signage, demand, policies for climate change, signage etc.
- Public toilets – maintain the status quo. CCTV quotes will be obtained
- Outdoor market – strategy needs looking at. Set up a working group – take to Civic & Services.

CSWG19/05 3-year or 5-year Financial Strategy

The Town Clerk reiterated the need to create a financial plan to plan for both good governance and to show the auditor consideration has been given to reserves.

Agreed that the actions from this meeting will go to each committee for consideration and they will feed information back to enable a draft plan to be taken to FP&G committee in September 2019. Cllr D Hough to lead this with the assistance of the Town Clerk and Finance Manager.

The meeting commenced at 10.00 a.m. and concluded at 12.20 p.m.

Councillor R Fletcher
(Chairman)