ALSAGER TOWN COUNCIL

PLANNING, ENVIRONMENT AND COMMUNITY COMMITTEE

MINUTES OF MEETING HELD IN ALSAGER CIVIC

ON TUESDAY 6 OCTOBER 2026

Present:
Councillor S Butterfield (Chair)
Councillor M Unett (Vice Chair)
Councillor R Fletcher
Councillor D Longhurst
Councillor S Ovenden
Councillor R McCarthy
Councillor S Helliwell
Councillor P Williams

Councillor P Hubbard (Town Mayor, Non-committee member)
Councillor W Whittaker - Large (Non-committee member and left early after item PEC26/95)

J Mason (Town Clerk)

0 Members of the Press
1 Member of the Public

PEC26/89 Apologies for Absence

Apologies for absence were received from Councillor R Kain.

PEC26/90 Non Attendance

There were no members who did not attend and did not give their apologies.

PEC26/91 Declarations of Interest

Councillor R Fletcher declared his interest as a member of Cheshire East Council and the Chair of Audit and Governance Committee.

Councillor D Longhurst declared his interest as the Chair of the Cedar's Patient Participation Group.

Councillor S Helliwell declared her interest as the Chair of Animals in Need.

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PEC26/92 Minutes of the Previous Meeting

The Minutes of the Meeting dated 15 September 2026, were referred to and it was: -

Resolved: That, the Minutes of the Meeting of the Planning, Environment and Community Committee dated 15 September 2026 were confirmed as a correct record and signed by the Chair.

PEC26/93 Matters Arising

a) Further to Min. Ref. PEC26/64(a) dated 25 August 2026, the further response from Wain Homes regarding the Lawton Green Estate was discussed and although disappointing it was noted that little more could be done by the Town Council and it should be revisited in August 2027 when the road has been adopted by Cheshire East Highways.

b) Further to Min. Ref. PEC26/37 dated 14 July and PEC26/64 dated 25 August, regarding scrambling events at Butterton Lane Stables, Councillor R Fletcher reported that he had made enquiries and the planning enforcement officer had responded that they did not work over the weekend and therefore required evidence. The Chair and the Clerk had responded that evidence of 52 days in 2026 had been supplied to Cheshire East and it had made very little difference and asked if Cllr Fletcher could escalate it as the issue had been logged since February 2026.

c) Further to Min. Ref. PEC26/47 dated 14 July, Councillor Fletcher gave an update on Homeshire House that no action will be undertaken by Cheshire East.

d) Further to Min. Ref. PEC26/78 dated 25 August, it was noted that letters have been sent to all schools to request that bikeability courses are available to all pupils and one school had responded.

e) Further to Min. Ref. PEC26/64 dated 25 August 2026, regarding the speed of traffic entering the Town of Alsager from Potters Way Car Home and a meeting held with Church Lawton Parish Council on 9 July 2026. Due to a change in Clerk at Church Lawton the Deputy Town Clerk has a further meeting on 13 October.

f) Further to Min. Ref. PEC26/76 dated 25 August 2026, the Committee noted the response to Councillor Drake's members enquiry regarding St. Gabriels School. The Committee felt the feedback was more positive and requested the Clerk arranged a meeting with the head of St Gabriels's School, Cheshire East Highways, Councillor B Drake, the Chair of Planning and the Town Clerk.

PEC26/94 Public Participation

Councillor W Whittaker - Large spoke on the agenda item referencing the proposal of a Town Centre Manager for the Town Council. She felt she had not been aware of the agenda item until she was contacted by the Alsager Chronicle that day and the more preferred method was for the item to be scrutinised by the Business Working Group beforehand and not a recommendation from the Town Clerk. She had no intention to increase the precept to fund an extra staff position.

It perhaps should be a pilot role and an approach to the Business Working Group of ideas on the funding of the role.

The Chair proposed the item on the agenda for the Town Centre Manager would be discussed as the next item.

Resolved: That, the Town Centre Manager agenda item be discussed next.

PEC26/95 Town Centre Manager

The Committee felt as the Chair of the Business Working Group wished to scrutinise the role further it should be referred back to the group.

Resolved: That, the Business Working Group would make a proposal on the role of the Town Centre Manager and write a report for PEC Committee on 17 November.

PEC26/96 Planning Applications

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

1. Week ending 18/09/26
2. Week ending 25/09/26
3. Week ending 02/10/26

Resolved: a) That, the Planning, Environment and Community Committee's formal comments on all applications registered with Cheshire East Council up to week ending 02/10/26 be forwarded to the Planning Officer, Cheshire East Council. (Appendix A)

b) That, due to the Cheshire East planning portal being unavailable, the Chair and the Town Clerk would have delegated authority to respond to any planning applications received between 28 September and 4 October that hadn't been considered, as per Standing Order 23.2.

PEC26/97 Decisions List

The Chair referred to the circulated decisions list as received from the Planning Authority, Cheshire East Council up to week commencing 28/09/26.

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

PEC26/98 Environment and Open Spaces Working Group (EOSWG)

Resolved: That, the notes from 16 September 2026 were noted.

PEC26/99 SID results

Resolved:

a) That, the SID results from Close Lane from 6 August to 18 August and Church Road from 4 August to 18 August were noted.

b) That, it was noted that the Clerk had sent information to Robin Johnson – Traffic Management at Cheshire Constabulary on 26 August to consider the position of the Tag Master survey on Audley Road as they felt it was incorrect and there had been no response.

c) That, a meeting had been held with the DCI Levins, Councillor Venables and the Clerk in relation to speed checks from the police.

PEC26/100 CCTV Contribution

The Council has received the notification from Cheshire East who are the managing body for our CCTV provision which we have provided in our town through CIL monies and it must be noted we are in the process of allocating two extra cameras on the Shady Grove estate.
The proposed contribution increases from £8,339 to £8,622.02, which is an increase of £283.02 per annum (3.4%). That is broadly in line with current inflation and appears relatively reasonable.
Cheshire East are offering a 3-year fixed agreement at £8,622.02, which provides budget certainty through to 2030. Given the continuing uncertainty around inflationary pressures and pay awards, fixing the cost for three years may represent reasonable value if the Council intends to continue participating in the scheme.
The communication refers to a contribution of £8,622.02 based on the current configuration and does not mention any additional cameras being added during the agreement period. Given we have separately been advised of an additional £800 per annum support and monitoring charge for the new camera at Shady Grove, we would assume that cost is additional to the quoted contribution unless Cheshire East confirm otherwise.
If that assumption is correct, the total annual CCTV cost would become approximately:
Existing service contribution: £8,622
Additional Shady Grove cameras x 2: £1,600
Total: circa £10,222 per annum

Resolved: That, the Committee recommends to Full Council to approve a cost of £10,222 per annum for the next three years at a cost of £30,666 under the financial regulation 5.12 as the infrastructure for CCTV is provided across Cheshire solely by Cheshire East Council.

PEC26/101 Terms of Reference

Resolved: That, the draft Terms of Reference were recommended to Full Council.

PEC26/102 Alsager Town Council Parking Notice

Councillor R McCarthy had drafted another notice to go alongside the one from the Chair. The Committee felt in principal this was a very good idea but needed further scrutiny before they agreed for it to be implemented.

Resolved: That, the Clerk ask for advice from the police before it was issued, advice was taken from the HR specialist if any abuse or conflict came from the residents in relation to the notice what was the procedure as employers, if as a Town Council we were insured and if Job Descriptions for the Town Rangers should be amended.

PEC26/103 Station Road Parking

Further to Min. Ref. TC26/85 dated 15 September 2026, it was noted that letters have been sent to the Leader of Cheshire East and the Cheshire East Head of Highways regarding the dangerous situation due to the displacement of parking on Station Road and the response was noted and direction was given to the Clerk to follow up as it was dated 5 October.

Resolved: That, the Clerk would make enquiries with planning enforcement if we could contribute for extra cover on Station Road for inappropriate parking.

PEC26/104 Defibrillator – Cedars Medical Centre

The Chair thought that one of the existing two defibrillators in the medical centres could be sited outside and funded by one of the medical centre. Councillor D Longhurst did not feel this was possible. The Clerk thought that £1,650 would not cover the cost of a defibrillator and the outside unit plus installation, Councillor D Longhurst felt the additional funding required could be financed by Cedars Medical practice.

Resolved: That, the Committee recommended to Full Council that the Council would purchase a council owned defibrillator on the external wall of Cedars Medical Centre to a maximum cost of £1,650 to the Council, using an unspent £650 budget from General Reserves that was committed to the defibrator at Muller Properties, Crewe Road (Min. Ref. TC25/157 refers), and £1,000 uncommitted grant budget for externally owned defibrators and if there was a the shortfall it was to be funded by the Cedars Medical Practice.

PEC26/105 Highways Issues

Councillor R Fletcher noted that the Ward Councillor allowance had resulted in Chancery Lane being partially resurfaced last week and the footpath resurface was scheduled in soon.

Councillor M Unett referred to the dangers in crossing Lawton Road by St Gabriels Church near the bus stop and requested the SDU was sited there.

He was also concerned about the amount of street lights being out on Longview Avenue and asked for support from the Ward Councillors.

There was also a concern that a resident had tripped on the pavement near Cedars Medical Practice and he would liaise with the Town Clerk to report it after the meeting.

PEC26/106 Waterways Issues

None reported.

PEC26/107 Licensing Issues

None reported.

The meeting commenced at 7:00 p.m. and concluded at 9:00 p.m.

Signed by Councillor S Butterfield
Chair

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Comments from Alsager Town Council on Planning Applications registered with Cheshire East Council up to week ending Friday 02 October 2026.

Application number:	Full development description	Main Location	Applicants Name	Registered Date	Comment
26/3386/HOUS	Single storey extension and alterations to the elevations.	20 Bladon Crescent, Alsager, Stoke On Trent, Cheshire East, ST7 2BG	Mr B Wood	15-09-2026	No comment.
26/3401/TPO	The identified mature Oak (OA1) - crown to be lifted to approximately 6 metres to maintain safe clearance over the public highway and footpath. and also to increase the light levels to the front elevation of the associated property. Deadwood removal, along with a partial crown reduction to bring shape and balance back to the tree and reduce impact upon adjacent properties.	25 Pikemere Road, Alsager, Stoke On Trent, Cheshire East, ST7 2SA	Mrs Chloe Cramer	16-09-2026	Alsager Town Council will rely on the Tree Officer's report.

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Application number:	Full development description	Main Location	Applicants Name	Registered Date	Comment
26/3213/EIA	EIA screening / scoping	Manor View, Land Off Dunnocksfold Road, Alsager, Cheshire East	Maddie Adas (Buro Happold Limited)	02-09-2026	See below

Comments

The Town Council wish TTS2 to be considered from the Neighbourhood Plan as access routes are questionable all access should be off Hassall Road as Hulse Way and William Howell Way are not sustainable for 1,000 houses. These accesses should be for emergency services and footpaths /cycleways

TTS2 Congestion and highway safety
The Plan will only support proposals which demonstrate that the scale of development will not have a severe impact on traffic conditions. Development where there is a contribution towards overcoming deficiencies in the transport network which would be caused by the proposal will be supported.

The application contravenes this policy :-

H4 Size, scale and density of new housing developments
Back land development will be resisted if it would impact upon existing residential amenity through overlooking, loss of amenity or intrusion of privacy.

This policy must be considered.

TTS6 Infrastructure All new development will be required to make adequate provision for any infrastructure requirements which arise directly as a consequence of the development proposed. Such provision may include some or all of the following:
On-site facilities directly related to the proposed development.
Off-site facilities required as a consequence of the proposed development, in order to avoid placing an undue burden on existing infrastructure.
A commuted sum payment to be agreed with Cheshire East Council to enable identified infrastructure requirements to be provided and, where appropriate to be maintained.

It is noted that there are allotments on site and the Town Council would benefit from a Section 106 contribution towards existing allotments as opposed to extra sites as we have 4 sites presently.

The H6 policy should be considered as the need is for smaller more affordable homes for all 4 & 5 bed detached, please refer to the Housing Needs Survey conducted by ATC . The Transport Plan needs to be revisited at the pre planning stage.

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