

The Borough Council has been consulted by Cheshire East Council on an application for planning permission for the erection of up to 14 dwellings on a greenfield site some 300 metres to the south of the centre of Alsager

For the Borough Council's comments to be taken into account by Cheshire East Council in their decision, they must be received by them by 27th April 2016.

RECOMMENDATION

That Cheshire East Council be advised that the Borough Council has **NO OBJECTIONS** to the application.

Reason for Recommendation

Your officers consider that the development of this scale in this location will not have a significant impact on the Borough

KEY ISSUES

The Borough Council has been consulted by Cheshire East Council on this outline proposal,

The site appears to fall outwith the urban boundary of Alsager as defined by the 'settlement zone' on the Congleton Borough Local Plan Proposals Map and is considered open countryside. The site is however not within the Green Belt.

Given the limited scale of the proposed development it is difficult to see how it could affect the strategic interests of the Borough.

It is for a local planning authority to determine whether a development is likely to affect land in an adjoining local planning authority. If the Borough Council is consulted upon any application for Major Development, other than applications for reserved matters approvals for Major development, the Scheme of Delegation indicates that it is the Planning Committee that has to determine the views of the Borough Council. A nil response to a consultation would be taken by the consulting planning authority as the Borough Council having no objections.

Within Cheshire East Alsager is the closest town to the Borough boundary and Cheshire East has for several years, and at the request of your officers, consulted the Borough Council on a number of applications for major residential development in this area. To enable the Borough Council's Planning Committee to focus on strategic matters it is proposed, if members are in agreement, to write to Cheshire East to clarify that insofar as applications in and adjoining Alsager is concerned the Borough Council has no wish at present to be consulted on applications for less than 200 dwellings, unless either such developments form part of a larger development area or are within the North Staffordshire / South Cheshire Green Belt. Your officer's current view is that, upon the basis of its experience at the Stafford Local Plan examination, there is not the evidence available to demonstrate that residential development around Alsager will demonstrably undermine regeneration programmes in north Staffordshire.

If at some future date the Borough Council's planning position with respect to such development was to alter then the Borough Council could recommence asking to be consulted upon such applications.

Date report prepared

14th April 2016