

APPLICATION NO: 16/1024C

PROPOSAL: Demolition of existing pub hotel building and construction of 14no. apartments

ADDRESS: Alsager Arms Hotel, 4, SANDBACH ROAD SOUTH, ALSAGER, ST7 2LU

APPLICANT: Jack Middleton

CONSULTATION RESPONSES

Fire Services: General advice given in relation to access and facilities requirements for the Fire Service, and highlight fitting a sprinkler system within the building would promote life safety for the occupants.

Councillor comments:

A letter has been received from the ward councilor Cllr Martin Deakin. The letter states.

Dear committee members,

Thank you for taking the time to consider my objection to this application and I apologise that I cannot attend in person because of an engagement to which I must attend.

As you will know, this application was originally due to be decided at the delegated level until I successfully campaigned for a call-in so that residents could partake in the decision-making process. The Alsager Arms dates back to the 19th century and is a valued part of the local area, with the application itself sparking a campaign by the town's residents to save the pub and even, at one point, to try and have its heritage officially recognised. This was the principle reason for my requesting the call-in as I believe that residents stand to lose a great piece of local architecture that carries great historical significance.

With the number housing applications being passed in the town, I have to say that I take issue with the idea of replacing what was once a prime example of commercial real estate with purely residential properties. I have argued for months that Alsager is in need of infrastructure and construction projects that are guaranteed to provide employment and economic growth to the local area. The current plans for 14 flats provides no such assurances because of the nature of application and if we are to demolish such a building we should be aiming to compensate by introducing another business in its place.

In addition to the above, I have to say that I share the concerns of local residents about the application's impact on the surrounding landscape. One of the reasons why the call-in was successful was that the flats won't be in keeping with the surrounding street scene - I refer in particular to the houses opposite and those situated beyond the railway line in Audley Road. This was recognised by the Town Council, which agreed that a negative impact on the visual landscape would be a potential impact of the application. I realise that this issue may be crossing over into the boundaries of reserved matters and that this is only the outline stage, however I believe that the

Strategic Planning Board should be aware of such objections and issues at the earliest stage of the application.

Thank you for taking the time to read my objection.

OFFICER APPRAISAL

Procedural matters

It should be made clear that the application has been amended during the assessment process and now proposes 14 flats, not 18 as originally sought.

There are various references to 'dwellings' within the Committee Report, these should read as 'flats'.

There is a reference to 'Middlewich' within the Economic section of the report, this should read as 'Alsager'.

Open Space

Revised Open Space comments have not been received in relation to Open Space since the scheme was amended from 18 flats, down to 14 flats.

The original comments calculated a requirement for 320sqm of new Amenity Green Space (AGS) and a contribution towards its maintenance would be required.

A contribution of £3,076.75 for enhancements to the nearby Milton Park / Edwards Way facility and £10,029.60 for its maintenance with regards to Children and Young Persons Provision (CYPP) was also required.

The specifics of the above would be secured via a S106 Agreement.

Now the number of units sought has been reduced, there will be a revised requirement.

A verbal update will be provided to committee.

CONCLUSION

No Change.

The Heads of Terms within the Officer Report in relation to Open Space provision will be further elaborated upon on receipt of revised comments from the Council's Open Space Officer.