

**Middlewich Town Council
Victoria Building
Lewin Street
Middlewich
CW10 9AT**

Minutes of a Meeting of Middlewich Town Council, held in the Council Chamber, Town Hall, Victoria Buildings, Middlewich on Thursday 3rd September 2015, commencing at 6.00pm

Part One

Present

The Town Mayor, Councillor JK Kingston and Councillors A Brooks (from 6.10pm), CL Bulman, DJ Latham, SN McGrory, SL Moss, B Walmsley and W Walmsley

Council Officer:
JPA Williams, Town Clerk

1. To receive and approve apologies for absence

Apologies for absence were received and approved from Councillors MA Hunter and DA Williams.

2. To note any declarations of Members' Interests on any agenda item

The following declarations were made in relation to item 3 - Application 15/2355W, planning application for the construction and operation of a waste transfer station and other matters for Ansa, land at Cledford Lane:

Councillor D Latham declared a disclosable pecuniary interest on the grounds that he owned property opposite the site and left the meeting; Councillor McGrory declared an interest as a Member of Cheshire East Council and Member of the Strategic Planning Board; and Councillor B Walmsley declared an interest on the grounds that she was a Member of Cheshire East Council and a Member of the Southern Planning Committee; Councillors McGrory and B Walmsley confirming that they would take no part in this item.

Planning and the Environment

3. Application 15/2355W - The construction and operation of a waste transfer station and refuse derived fuel processing facility, the refurbishment of existing site buildings to provide offices, a vehicle maintenance workshop, an MOT Test Centre, environmental services accommodation and ancillary development including car parking. Ideal Standard, Cledford Lane, Middlewich, Cheshire – to consider further information sent by Cheshire East Council dated 26th August 2015

Resolved 7651

That the following comments be sent to Cheshire East Council in response to the additional information sent by Emma Williams via letter dated 26th August 2015:

- 1 Weighbridge drawing – dated 11th August 2015 – this is a portacabin. No comment.
- 2 Transport technical notes- response to consultation comments, 11th August 2015 – the junction capacity assessment suggests that this proposal will generate less traffic on Cledford Lane as previously. How do the assessors judge previous and future use? Where did the figures come from and is the assessment all desktop based?
- 3 Response to the Environmental Health Officer dated 11th August 2015 – the report quotes that the proposals will not have a material impact on the local transport network. However, there will be an obvious and severe detrimental effect upon the quality of life for residents of Cledford Lane. The report proposes the fitting of double glazing to neighbouring properties. There is a garden adjacent to the site entrance and the houses do have external amenities. The Town Council suggests that there is a need for double doors to the Waste Plant to limit emissions and to restrict the quantity of waste on site. Why have the plans for the receptor been revised?
- 4 Planning response – Emma Williams dated 11th August 2015 – a review of preferred sites discounted a number of other sites from consideration, why were the other sites revisited, given that a one site strategy was adopted.
- 5 Planning issues 6, 7, 8, 9, 10, non-data figures, dated 11th August 2015 – the timescale for storage of RDF is subject to contract. A review of transport costs and gate fees means at this stage accurate information cannot be provided at this time, we need to know where the RDF sites are situated to address cost implications and environmental footprint ie carbon emissions. External lighting – the hours stated for the external lighting are 6.00am – 6.30am and 21.00-22.00pm, summer and 6.00 – 8.30 am and 16.30 – 22.00pm, winter and it is stated that this may be subject to change, however, this is a 24 hour operation so what about illumination of the plant between 22.00pm and 6.00am and the noise of vehicle movements through the night. The Town Council will seek advice from Environmental health on this matter.

11 Highways signal diagram dated 11th August 2015 – the plan aims to set back where vehicles leaving the site will stop in the morning. Will these vehicles not just stream out, turning left towards Sandbach. People attempting to turn right out of Cross Lane will suffer as well residents of Cledford Lane due to noise and pollution early each morning.

12 Botanical survey. Dated 11th August 2015– re the botanical study no comment. Dust assessment for British Salt. There are 4 stages: demolition, earth works, track out and construction. Are these assessments conducted via desktop surveys. How can it be known how much dust will be created by demolition. Why is it that in the table the figure for demolition dust is described as N/A?

13 Tech note, Cledford Lane crossroads position statement, dated 25th August 2015. There are already problems for vehicles turning at this junction. The report notes a slight decrease in the number of HGVs travelling to the site. How can numbers decrease or become easier if the problem is already there? It is stated that the cost of providing the footbridge is prohibitive – what are the figures? Will the no waiting yellow lines in this area be extended? It is stated that priority will be given to Cledford Lane and Cross Lane if the demand is greater than on Booth Lane, this will mean maximum queue length on Booth Lane of 19 vehicles this represents a lot of delay on a major road. The Town Council requests that site visits are made to address this matter, one at peak time, and one off peak.

14 TA PG5 local conditions dated 25th August 2015 – no comment.

15 Noise assessment dated 25th August 2015 – “significant observed adverse effect”. People will have their quality of life diminished if they reside on the properties on Cledford Lane adjacent to the site. Night time operations will have high decibel levels. Will jack hammers be used to remove HGV wheel nuts? These are not mentioned in the report. There is also an issue regarding noise of emission testing and MOTs. Further regarding noise a rise of 3 decibels is predicted and up to 5 decibels on a Saturday. What will be done to safeguard workers on site from excessive noise?

16 Revised air quality dated 25th August 2015 – no comment.

17 Diagram of biomass burner location dated 25th August 2015 – this is based at the side of the workshop. No comment.

18 Biomass burner information dated 25th August 2015 – the information states that the stacks will be 7.5m high and therefore another source of pollutant to the local area.

19 Road Safety Audit 2 dated 28th August 2015 – the report suggests that waiting buses could restrict visibility and suggests relocating the bus stop to a point yet to be agreed. Where? Will it have a shelter?

20 Road Safety Audit 1 dated 28th August 2015 – there is potential for conflict re on street parking on the south side of Cledford Lane. It is proposed to extend double yellow lines to prohibit parking near to the stop lines. This will provide further inconvenience of residents of Cledford Lane.

The next ordinary Meeting of the Town Council will be on Monday 21st September.

The meeting concluded at 7.30 pm.

Councillor JK Kingston
Town Mayor

Signed.....2015