

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

Minutes of a Special Meeting of Middlewich Town Council, held in the Town Hall Function Suite at the above address on Monday 29th June 2015, commencing at 6.30pm

Part One

Present

The Town Mayor, Councillor JK Kingston and Councillors CL Bulman, PJ Farrell, MA Hunter, DJ Latham, SN McGrory, SL Moss, B Walmsley, W Walmsley and DA Williams

Council Officers:

JPA Williams, Town Clerk, DJ French, Assistant Town Clerk and NL Antoney, Administrative Assistant

1. To receive and approve apologies for absence

An Apology for Absence was received and approved from Councillor J Eaton; the Town Clerk advised that Councillor A Brooks would be arriving late for the meeting.

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

In relation to item 4, Planning application 15/2355W, the construction and operation of a waste transfer station and other matters, Ideal Standard Site, Cledford Lane, Middlewich the following declarations were made:

- (i) Councillor D Latham declared a disclosable pecuniary interest on the grounds that he owned property opposite the site and advised that he had organised a Facebook Campaign "Action against Ansa";
- (ii) Councillor D Williams declared a personal interest on the grounds that he was one of the organisers of a campaign relating to the application; and had also received a consultee letter as a near neighbour to the site;
- (iii) Councillor MA Hunter declared a personal interest on the grounds that he was one of the organisers of a campaign relating to the application; and had also received a consultee letter as a near neighbour to the site;
- (iv) Councillor CL Bulman declared a personal interest on the grounds that she was one of the organisers of a campaign relating to the application;
- (v) Councillor PJ Farrell declared a personal interest on the grounds that she had supported the campaign against Ansa;
- (vi) Councillor B Walmsley declared that she was a Member of Cheshire East Council and would stay in the meeting but would remain open minded;

(vii) Councillor SN McGrory declared that he was a Member of Cheshire East Council Strategic Planning Board and would remain in the meeting but would not take part.

Finance

3. To approve the end of year accounts and sign off the Annual Return for Middlewich Town Council 2014-15 in preparation for the External Audit

The Town Clerk explained the requirements for completing the Annual Audit return which was due for submission to the external auditors, BDO by 30th June. The Internal Audit process had taken place and the accounts were found to be in good order with all requirements being met.

Resolved 7629

That the Annual Return for Middlewich Town Council for 2014 – 15 be approved and signed off for submission to the external auditors BDO.

Planning and the Environment

4. 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

The Town Council discussed the planning application set out above, which would be determined by Cheshire East Council and upon which the Town Council was a consultee.

During the discussion and debate on the issue Members raised various issues including traffic, infrastructure, environmental concerns, safety issues and the consultation process.

Resolved 7630

That:

(a) Cheshire East Council be advised that Middlewich Town Council objects to the planning application 15/2355W for 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 on the following grounds:

(i) transport and infrastructure – there has not been a proper assessment of the access to the site; Cledford Lane bridge is not wide enough or fit for purpose, and the junction with Booth Lane is too tight meaning that some vehicles will have to swing wide to access or exit Cledford Lane which will stop traffic on Cledford Lane and Booth Lane. The additional traffic generated by the site’s operation will have too great an impact on the existing road network and will be detrimental to local residential properties. The application does not provide for sustainable travel to work options - there are inadequate public transport options and the canal towpath is not suitable due to access and surface issues for pedestrians or cyclists, Cycle Route 71 goes through a very dangerous junction. This means the proposal is not in accordance with National Planning Policy Framework. The site is not sustainable until a bypass is in place;

(ii) location – the site is not a preferred site within the Cheshire Replacement Waste Local Plan. The site does not comply with the “proximity principle” which states that waste should be treated as close to its source as possible in order to minimise the environmental impacts which arise from the transportation of waste. The option of a single depot located in Middlewich to deal with all the waste from Cheshire East would mean waste travelling great distances; if a single site option was seen as the preferred option it would be better located nearer a more densely populated area and a bigger conurbation;

(iii) Environment – the increase in traffic will have a detrimental impact on the local environment generating nuisance through noise, fumes and odour. Additional noise nuisance will be generated by the site’s operation, particularly if the applicant’s request for unlimited operating hours is granted. The Town Council objects to unlimited hours of operation bearing in mind the proximity to a residential area.

Lighting – the application states lighting of the depot will be through 8m tall lamp posts so again hours of operation must be limited to minimise light pollution to local residents. Odour nuisance will also occur as odours from the site are to be vented through a chimney stack without any filtering of smells from the building. The proposed odour abatement equipment requires a vent stack to be included in the building design and this stack would rise to approximately 1.5 m about the roof ridge height of 16.8 m leading to negative visual impact. The proposal will have a wider detrimental impact on air quality by the additional traffic generated around the Town Bridge traffic lights, in an area where air quality is already poor due to traffic issues;

(iv) the site is close to a site of significant biological importance and the application makes no reference to this and there are no stated protection measures;

(v) there is no reference to a sustainable drainage system or flood risk strategy;

(vi) there are no contingency or emergency plans for dealing with a major disaster at the site; the Council notes that fires have occurred at waste transfer centres on average of 1 per day;

(vii) the refusal of the application for the Covanta Energy from Waste site has set a precedent against similar operations in Middlewich; and

(b) the Town Council has concerns about the consultation event carried out in March which was inadequate with very little prior publicity. During the consultation event itself there was minimal information available about the highways issues arising from the proposal. The application details have changed since the consultation with additional elements included such as an MOT facility.

The next ordinary Meeting of the Town Council will be on Monday 20th July.

The meeting concluded at 7.20 pm.

Councillor JK Kingston
Town Mayor

Signed.....2015

