

**AUDLEM PARISH COUNCIL**  
**MINUTES OF MEETING**  
**MONDAY 2<sup>ND</sup> NOVEMBER 2015 AT 7.30PM**  
**METHODIST MEETING ROOMS, SHROPSHIRE STREET, AUDLEM**

**PRESENT:**

Cllr Siddorns	Cllr Jones (Chair)	Cllr Christie	Cllr Johnson
Cllr G Seddon	Cllr Hill	Cllr P Seddon	Cllr Consterdine
Cllr Thompson			

**In Attendance:** K Dixon (Clerk)

**Present:** Mr John Tilling (AOL), CEC Cllr Rachel Bailey, Ann Burrows (TAVA), 3 members of Cheshire Police, Mr Dan Mitchell (Barton Willmore), Mr Richard Thomas (Plotbuild), 32 residents

PUBLIC FORUM

Ann Burrows from TAVA reported that TAVA have had another fantastic 18-24months with sellout performances of a variety of different theatre productions and thanked Audlem Parish Council for its support that made this possible. She distributed a newsletter to councillors with a summary of the events that have been held.

PC Sarah Marson and PCSO Nick Jarvis spoke about the changes in their work pattern which means that Sarah is back to being primarily a beat officer and therefore more available to the community. Speed Enforcement locally has been a recent focus and also tractor driving (speed and use of mobile phones) - a visit to Reaseheath College had taken place to reinforce this. They were pleased to report that the behaviour of the youth in Audlem has been good recently and there have been no issues around the pubs either. PC Marson reported that although they will be unable to attend the Fireworks Display due to Remembrance Sunday commitments, she has arranged for 2 Specials to attend so that there is a "hi-vis" presence.

Cheshire Police are in the process of setting up a new over-arching scheme 'Ruralwatch' to ensure that there is better communication throughout rural communities rather than treating farms and villages separately. This will have a social media presence and people will be able to sign up for alerts. This is also the case with Cheshire Police Alert – which residents can register with and select to receive relevant email alerts.

15.62 APOLOGIES

Cllrs Higham and Down had sent their apologies.

15.63 DECLARATION OF INTERESTS – Cllrs Jones, G Seddon & P Seddon declared an interest in 15.80.115.64 CONFIRMATION OF MINUTES

The minutes of the meeting held on 5<sup>th</sup> October 2015 were accepted as a true record.



## 15.80 PLANNING & DEVELOPMENT

### **80.1 Land adjoining Moorsfield Avenue & Tollgate Drive**

Dan Mitchell of Barton Willmore and Richard Thomas of Plotbuild were invited to speak. Dan Mitchell of Barton Willmore spoke to the meeting about the land adjoining Moorsfield Avenue and Tollgate Drive. His company, as town planners & surveyors is working for their clients the development company BLOC which is in turn working for the landowner Della Brookshaw. BLOC is a development company (of which Plotbuild is a subsidiary) which works with large landowners including the Canal & River Trust. The 2 companies have been looking at the site for the last 6 months and are in the process of developing ideas and will be submitting a planning application for outline Planning Permission plus access in due course for 65 houses. Before the application is submitted there will be a formal consultation process and letters will be sent to those living nearby. Mr Mitchell explained that they were attending the meeting (which they considered to be the first stage of the consultation process) in order to engage with the local community, to hear its ideas and views. He commented that they were fully aware of the Gladman development and Audlem's Neighbourhood Plan (ANP), and that Barton Willmore had responded to the ANP during the recent public consultation. He spoke about how he was involved with CEC and the evolution of the Local Plan and how he anticipated it taking another 12 to 18 months to be completed.

He spoke about how he understood the infrastructure issues that were of concern to Audlem residents but pointed out that Audlem has been identified as a sustainable service centre.

It was explained that the principal access to the site would be through Tollgate Drive with perhaps a secondary access on Moorsfield Avenue. They brought drawings showing a possible layout of the plots which takes into account the challenging topography of the site and it was agreed that these would be publicised on the village website. The variety of plots and buildings (bungalows, self build, elderly accommodation) being considered was spoken about and the possible links with the canal and the potential for footpath links across the remaining lower lying land for dogwalkers, etc was also mentioned.

Questions from local residents which had been submitted to the Clerk were then asked.

In response to questions about the land being outside the settlement boundary and recorded on CEC's last SHLAA as currently undevelopable and possibly contaminated, Mr Mitchell explained that their site surveys to date had not revealed any contamination and that the challenging topography was the underlying reason for the low number of initially proposed properties for the size of the plot. He then spoke about the housing land supply figures for Cheshire East being far too low, at a CEC meeting the previous week, he claimed that the figures would be revised so that the number of houses built per year in Cheshire East would be 1800 and he claimed that Cheshire East would have to rethink this again and this figure would only rise as developers believe the number should be 2200 p.a. He also commented that he believed there were issues with the ANP because it had no allowance for development outside the settlement boundary and that the figure of 120 new properties was restrictive and unrealistic.

When asked about the impact of a further development to the infrastructure of Audlem, he said that existing services always had to be considered within the planning impact assessment and they will look very carefully at education, transport issues and junction capacity but he denied that developers have any obligation towards health services as doctors' surgeries were entrepreneurial businesses in their own right and could benefit from increased population. They would look towards adoption of new roads by the local authority and a highways engineer is employed to carry out the surveys required by the planning authority.



Mr Mitchell was then asked whether there will be further development later, to which he responded that all the land had been considered. He also confirmed that there would be 30% affordable housing within the scheme in line with current planning authority requirements.

Residents wanted to know where the access was going to be as they considered Tollgate Drive to be totally inadequate for this purpose. Mr Mitchell had already outlined that Tollgate Drive was the proposed access point but he then added that Tollgate Drive was designed for a future expansion and he did not believe that there would be any problem of access during the construction phase. He was not aware of the warm spring that Mr Geoff Farr had raised as a query.

Cllr Siddorns voiced concerns at the apparent level of involvement of development companies in the production of Cheshire East's Local Plan, saying that it would appear that the developers are telling CEC what they want rather than the process being localised. i.e. the tail is wagging the dog.

Cllr Christie raised the issue of the negative impact of more traffic in the village. The development companies' highway engineer is working with the CEC Highways Officer as a Transport Impact Assessment must be carried out as part of the planning application. The local authority officers will instruct them on which junctions must be surveyed as well as traffic flow surveys. Mr Thomas confirmed that some work on this has already been carried out, since mid-September. There was further discussion about the medical practice and Mr Mitchell was firm on his previous assertion that developers could not contribute towards this.

Cllr Christie asked the guest speakers what they were offering in terms of affordable housing but they stated this was still not fixed as they are at the earliest stages of consultation but they were happy to receive suggestions as to the type of housing that might be preferred. Bungalows, retirement homes and self build plots were mentioned as well as modest, smaller homes.

Cllr Johnson stated that it appeared that the wishes of the community were being swept aside. Cllr Siddorns asked them to confirm the schedule and timescale, Mr Mitchell stated that they would be carrying out public consultation in due course, focussing on those residents nearest to the site and the outline planning application would be submitted once the appropriate consultation and assessments were complete. Mr Mitchell and Mr Thomas concluded by stating that they were happy to receive comments and suggestions from residents and that their details were available from the Parish Clerk.

### **80.2 Neighbourhood Plan**

The Neighbourhood Plan is now in the Independent Examination phase. The appointed Independent Examiner has requested legal support and this has been agreed. The Examination completion date will be delayed as a result of this. CEC Cllr Rachel Bailey reported that 4 NPs have now been accepted by Cheshire East, with Brereton having now completed the Independent Examiner phase without trouble which she saw as being a positive.

Cllr Bailey went on to speak on the progress of the Local Plan, stating that the hearing process appears to have been more positive than that held in 2014 and that the 2 weeks of hearings was now complete. She also indicated that the previous speakers had been misleading about their relationship with CEC regarding the Local Plan and the housing figures. She explained that, though there is a requirement to increase the number of houses built each year to link in with economic growth figures of 0.7% per annum (36,000 homes over 15 years), the additional numbers will be primarily in the north of the Cheshire



East area as indicated by the Inspector and commitment has been made for a further 950 in Knutsford, 650 in Poynton and more in Wilmslow and Macclesfield as well, as southern areas, including Crewe and Sandbach have already delivered significant uplift. It is hoped the Inspector will provide a report at the beginning of December. Cllr Bailey confirmed that CEC is required to respond to pre-planning enquiries from any prospective applicants as part of the planning process, this includes informing them of what is required such as what type of ecological survey to carry out. Cllr G Seddon asked whether there had been a response to the Parish Council's letter regarding planning officers' apparent lack of awareness of emerging NPs. There had been none and Cllr Bailey agreed to follow this up.

### **80.3 Planning Applications**

The Parish Council considered and resolved upon responses to the following applications

- (i) 15/4457N** 18, Salford, Audlem - First Floor One-Room Side Extension over Existing Ground Floor Bedroom – No Objection
  - (ii) 15/4567N** Pheasants Rise, Damson Lane, Coxbank - Demolition of Conservatory to Allow New Rear Single Storey Extension with Thermal Improvements to Existing Structure with New External Materials – No Objection
  - (iii) 15/4763N** 25 Stafford Street Audlem - Non Material Amendment to Approval 15/3354N – No objection
  - (iv)** The following decisions have been made by CEC
    - 15/3686N 25 Stafford St, Audlem – withdrawn
    - 15/3768N Willow Farm, Bunsley Bank – approved
    - 15/3354N 25 Stafford St, Audlem – approved with conditions imposed to ensure the privacy of the neighbouring property which were in line with the Parish Council's response to the application.
    - 15/3053N Kinsey House, Kinsey Heath – approved
    - 15/4240N Cobb Cottage, Monks Lane, Audlem – approved
- Decisions on the Bird's Nest application (15/3257N), 15/4202N and 15/3923N have not yet been made.

#### 15.81 **MATTERS ARISING**

Trees on Windmill Drive – The Clerk reported that CEC had completed the work by removing both trees but that another neighbour had raised issues about another tree which is overhanging the highway as well as the neighbouring property. The Clerk has gained commitments from CEC Ansa that they will carry out the required work over the winter period.

Play Area Repair – The Playing Field Complex Working Group has highlighted further issues. The Clerk is trying to secure a site meeting with the appropriate personnel from CEC/Ansa.

Fracking – The Clerk has received a response from Antoinette Sandbach MP confirming that no licences for fracking (exploratory or otherwise) have been issued or even applied for in the Eddisbury constituency.

Buttermarket – The Clerk has found a Shropshire based conservation building specialist company who are willing to produce the correct paperwork for the CEC Conservation Dept and then carry out the work when the weather conditions are suitable; she awaits their



paperwork.

Water Supply Issues – The Clerk is still trying to get any response from United Utilities.

CCTV – The refurbishment will be carried out on 27<sup>th</sup> November and the Clerk will liaise with CEC as the owner of the car park about cordoning off the area.

Gullies – The Clerk reported that CEC’s response regarding the blocked gullies on Whitchurch Road was that they will only deviate their schedule of clearing gullies when the risk of flooding to property is imminent or road conditions are dangerous. They have yet to respond to the issue on Churchfields.

## 15.82 FINANCIAL MATTERS

### 82.1 Finance Report

The Clerk reported that the Toilet Block continues to create expected income with expenditure less than budgeted. The Audit Review Panel will be meeting next week as the Clerk has now completed her half year audit of the accounts. Preparations are being made for the Finance Meeting on 23<sup>rd</sup> November.

### 82.2 Conclusion of Audit

The Clerk reported that the External Audit process by the appointed External Auditors BDO had been concluded and the Annual Return of the Parish Council accounts had no issues raised by them. Thanks were expressed to the Clerk for the successful completion of her first set of accounts.

### 82.3 Receipts & Transactions

The following recent receipts and transactions were noted, the payments to Then Media being for the Council webpages on Audlem Online:

4.15	Then Media (Standing Order Payment)	Web Services	£24.10
5.15	Then Media (Standing Order Payment)	Web Services	£24.10
6.15	Then Media (Standing Order Payment)	Web Services	£24.10
7.15	Then Media (Standing Order Payment)	Web Services	£24.10
8.15	Then Media (Standing Order Payment)	Web Services	£24.10
9.15	Then Media (Standing Order Payment)	Web Services	£24.10
27.10.15	TOILET	HONESTY BOX INCOME	£75.70

### 82.4 Authorisation of cheques

1263	K Dixon	salaries	£400.90
1264	G Davies	street cleaning	£294.00
1265	K Dixon	Office Expenses	£22.32
1266	3 Counties Cleaning	Public Conveniences	£169.00
1267	H Jones	Councillor Retirement gift (Chair’s allowance)	£19.95
1268	Audlem Methodist Church	room hire	£45.00

***Resolved: The above accounts were approved for payment.***

## 15.83 CORRESPONDENCE

**(i)** A pre-budget report from CEC has been received and will be circulated to councillors.

**(ii)** Information about funding for a Public Defibrillator has been received. Cllr Jones commented that it would be beneficial to have a defibrillator accessible 24 hours a day such as those in Adderley and Staithes, located perhaps on the side of the Public Conveniences. This funding opportunity will be explored further including liaison with First Responders and the Ambulance Service.

**(iii)** Woore Parish Clerk had asked for help from Audlem regarding creating a



Neighbourhood Plan and 3 members of the Steering Committee have kindly agreed to meet with members of Woore Parish Council to share their experience of the process.

**(iv)** The Cheshire Fire Authority have a consultation on their Draft Integrated Risk Management Plan – Cllr Siddorns agreed to review this for the Parish Council.

**(v)** Cllr Jones had been contacted by a resident who had been unable to transfer her telephone number when moving within the village but, having researched the matter, Cllr Jones confirmed with the resident that the Parish Council unfortunately had no way of helping in this matter.

**(vi)** FASA have requested to use the Buttermarket for their tombola stall during the Big Switch On to be held on the evening of Friday 27<sup>th</sup> November, the Clerk confirmed that they had provided the necessary information and the Parish Councillors agreed to them using it during this community event.

#### 15.84 PLAYING FIELD COMPLEX

The Working Group had reviewed the site again and notes were circulated. The play area surface continues to be a major issue. CEC Cllr Rachel Bailey commented that she had spoken to Richard Christopherson for an update on progress and he is following up the matter with the Asset Dept.

#### 15.85 PARISH COUNCIL MATTERS

##### **85.1 CCA Pride Awards**

Cllr G Seddon reported that he, Cllr P Seddon and Mr Alvar Jones, a member of the Audlem On-line webteam, attended the CCA Pride Awards in Ellesmere Port last month. Audlem won the Best Kept Village award for its size, a Little Gem award for the Millstone, and also the Best Community Website Award again. Audlem then went on to win the Community Spirit Award and finally the Overall Best Village/Small Town in Cheshire. The last two awards attracted a cheque of £100 apiece and the latter also a painting of Shropshire Street by Gordon Wilkinson. There was a discussion about how best to use this prize money; it was agreed that it should be spent in a specific way within the community rather than put into the general budget and it was agreed that the community be asked for ideas via Audlem Online. It was agreed to approach the Medical Practice about the possibility of hanging the painting there so that it can be seen by residents. Thanks were extended to Cllr G Seddon and Cllr Down for co-ordinating the entries, particularly that for the Community Spirit Award, Cllr G Seddon acknowledged this, commenting that it had been a group effort including several community groups and individuals and it was agreed to write and thank these people. It was also mentioned that Audlem had also recently received 2 awards from Britain in Bloom – a Silver Gilt medal and also the Environmental Quality Award. It was also noted that neighbouring Hankelow also won the CCA Best Kept Village Award for its size and a Little Gem Award. CEC Cllr Rachel Bailey commented that the Mayor is keen to visit Audlem and it was agreed that the Carol Singing on 18<sup>th</sup> December or alternatively the Big Switch On on 27<sup>th</sup> November would be the best events for this.

##### **85.2 Councillor Vacancy**



Election Services have been notified and the process is underway.

### **85.3 Communications Policy**

The Clerk is continuing to develop this policy, with input from the Communications Portfolio holder and Chair.

### **85.4 Coxbank Fingerpost**

The Clerk reported that she had obtained a quote of around £100 for supply and fitting from Tony Seabridge which compared favourably with a quote for £175 + VAT for supply only from a local sign company. It was unanimously resolved that Mr Seabridge should be authorised to go ahead with the work.

## 15.86 **AREAS OF RESPONSIBILITY**

To receive reports on actions required.

**86.1 Highways & Transportation (Cllr Hill)** The A525 improvements were discussed and it was agreed that the notes of the two highways meetings held earlier in the year would be sent to CEC Cllr Rachel Bailey. It was also agreed to raise via ChALC that the Highways LAPS need reinstating.

### **86.2 Community (Cllr G Seddon)**

(i) Community Projects Committee – No meeting

(ii) Public Hall – including APHAX to include Car Park and Teen Shelter impact review – a letter about the car park management during the construction of the proposed APHAX building is to be circulated around councillors before sending. (iii) Audlem Burial Committee It was reported that the committee has decided not to raise a precept next year and that a new mower has been purchased.

### **86.3 Youth & Education (Cllr Higham)**

No report

### **86.4 Law & Order (Cllr Siddorns)**

Cllr Siddorns commented that the aforementioned Ruralwatch (see Public Forum) could be promoted through the next newsletter and on Audlem Online. He also commented that the Cheshire Police Website/ Cheshire Alert system was a useful 2 way tool.

### **86.5 Local Tourism & Business (Cllr Johnson)**

Cllr Johnson reported that the Audlem Fireworks event is on Saturday 7 November and the Big Switch On is being held on a Friday night for the first time, on 27<sup>th</sup> November.

### **86.6 Heritage & Localism (Cllr Higham)**

No report

### **86.7 Wildlife & Ecology (Cllr Down)**

No report

### **86.8 Health (Cllr Jones)**

Cllr Jones had been unable to attend the latest PPG meeting due to unforeseen circumstances.

### **86.9 Communications (Cllr P Seddon)**

Cllr P Seddon reported that Kira Nicholls will not be able to return to editing the Newsletter but Cllr P Seddon is happy to continue editing it. Cllr Jones extended a vote of thanks to Ms Nicholls for her sterling 4 years of editorship.

### **86.10 Access & Inclusion (Cllr Christie)**

Cllr Christie reported a quiet month at ADCA. The Charity Quiz at The Lord Combermere on



15<sup>th</sup> December will be in aid of ADCA with a raffle held at the same time and Councillors were encouraged to attend. There is still a shortage of volunteer drivers.

**86.11 Devolved Services (Cllr Hill)**

(i)Public Conveniences – nothing to report

**86.12 ADAPT**

A councillor representative for ADAPT is required.

**86.13 Commons & Greens Committee (Cllr Down)**

No report

**86.14 Street Lighting**

Cllr Consterdine is compiling a list of street lights that require attention. He is also looking into the lack of a light opposite Bagley Lane at Cox Bank.

15.87 **COUNCILLORS' REPORTS ON ADDITIONAL MEETINGS ATTENDED**

It was reported that Connecting Cheshire had stated that SFBB should be on line by summer 2017 for the outskirts of the village and Buerton

15.88 **ITEMS FOR CONSIDERATION AT THE NEXT MEETING**

Copthorne Bench – December Meeting  
Grant Applications – Finance Meeting  
Pension Meeting Report – Finance Meeting

15.89 **DATE OF NEXT PARISH COUNCIL MEETING – MONDAY 7<sup>th</sup> DECEMBER 2015**

**DATE OF FINANCE MEETING – MONDAY 23<sup>rd</sup> NOVEMBER 2015**

**CHAIRMAN** \_\_\_\_\_

**Date** \_\_\_\_\_

