



AUDLEM PARISH COUNCIL

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MINUTES OF SPECIAL MEETING HELD ON 11/04/2013 AT THE PUBLIC HALL AUDLEM TO DISCUSS THE PROPOSED BY GLADMAN AT LITTLE HEATH , AUDLEM

Present Cllr K Down (Chair), Cllr D Siddorns, Cllr H Jones, Cllr P Johnson, Cllr F Christie

Cllr M Hill, Cllr R Furber, Cllr J Langston, Cllr P Seddon, Cllr G Seddon, Cllr R Bailey (CEC)

Members of the public approx. 90

In attendance J Kemble RFO

12.175 Apologies None

12.176 Declaration of interests Cllrs Furber and Bailey declared an interest.

12.177 INTRODUCTION - Cllr Mrs Down welcomed all attendees and said that the purpose of the meeting was to present the knowledge that the Parish Council has about the proposed Gladman development at Little Heath and to answer questions and receive comments from Parishioners. She stated that the proposed development came as a complete surprise to the Parish Council which had no knowledge of it until the 28th March 2013. Subsequently Cllrs Down and Johnson attended a meeting arranged by Cllr Bailey with Gladman representatives and as a result any information passed to this meeting is from Gladman and in no way reflects the views of the Parish Council.

12.178 STATEMENT ON BACKGROUND TO PROPOSED DEVELOPMENT – Cllr Johnson outlined some of the ideas that are (maybe) behind such a development as this:-

- CEC has a requirement to build homes over the next 5 years. 1200 of which will be in villages such as Audlem which are deemed “sustainable” – Up to 200 units in Audlem .
- CEC do not have an adopted housing and development strategy in place.
- Developers are acting on the perceived housing needs.
- Gladman is working to get outline planning approval.
- Actual developer would be able to present alternative plans.
- Site decisions will dictate the actual numbers of units built.
- Site is outside the settlement boundary but could be approved on appeal if all else fails.
- Criteria for approval include sustainability, and provision of some starter homes. It should also demonstrate possible tangible benefit for the Village.(Sect 106 Town & Country Planning Act 1990)

12.179 POSSIBLE APPROACHES – Cllr Johnson suggested four possible approaches that might be taken to this development:-

1. No
2. Accept with reservations
3. Accept with reservations and work with the planners and developers to manage the outcome to the best advantage
4. Audlem to set up a group to manage the development.

12.180 POSSIBLE PROS AND CONS – Cllr Mrs Down outlined some points to be considered.

- Development is outside the settlement boundary.
- Too many houses in one development.
- Strain on the infrastructure of the village.
- Audlem's sewers are currently inadequate.

- Could the medical practice cope?
- Another 100 plus vehicles on the village roads.
- The School is under subscribed and future funding depends on numbers.
- Affordable housing is needed in the Village

12.181 OPEN FORUM

Questions and ideas raised by Councillors and Parishoners are summarised below broadly in topics:-

1. CEC has confirmed that Audlem is sustainable and is eligible for development **but** currently there are no specific plans or timescale. Any future development plans/schemes would be considered. **NB** Willaston and perhaps Mill Lane Audlem.
2. The recent Housing Needs Survey in Audlem indicates a requirement for 120 properties approx.
3. Glad man Development is not compatible with the Village Design Statement . The VDS favours in fill buildings rather than large scale developments. The VDS has been submitted to CEC but has not been adopted.
4. A great deal of concern was expressed re the condition of both the sewers and the roads. A figure of £1million was mentioned as the order of cost for an upgrade of the Victorian Drains.
5. Concern was raised re the Demography of the Village in relation to ad hoc developments.
6. It was explained that the Settlement Boundaries are based on the former municipal/ county boundaries. Developers are using the period leading up to the re definition to speculate. The current SHLA is on the CEC website and was adopted in February 2013.
7. During discussions re the way forward the following comments/suggestions were made and they are representative of the mood of the meeting:-
 - Gather information re the Village infrastructure and services and review them in line with the VDS.
 - Set up a Development Group within the Village to formulate a strategy for future development of the Village.
 - Should the Village approach a developer for joint working on any future proposals?
 - Say NO (this was proposed to a round of applause!)
- 8 **The Chairman confirmed that the comments, concerns and suggestions would be agenda items for the Parish Council Meeting on Monday, April 15th 2013 at Thornton House.**