

AUDLEM PARISH COUNCIL
Minutes of the Extraordinary Meeting
held on 22 August 2013 at Audlem Public Hall at 7.30pm
to Discuss the Planning Application for Heathfield Road/Mill Lane

Present: Cllr P Johnson Cllr FM Christie Cllr R Furber
 Cllr J Langston Cllr D Siddorns Cllr M Hill
 Cllr H Jones Cllr G Seddon Cllr P Seddon

Also Present: Approx 100 residents

Letters were handed in from Roy Plume and Mrs Bourde (with the Chair)

13.56 Apologies received and accepted from : Cllr K Down, Cllr D Higham, Cllr C Loweth

13.57 Introduction from the Chair to state that the meeting was being held to gauge public opinion re planning proposal 13/3201N and to urge people to make their views known to CEC as well as to the Parish Council

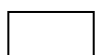
13.58 Main Issues

Cllr G Seddon had reviewed the **Transport** element of the application and reported:

- The bus service information was incorrect, giving the impression there was a much more frequent service than is the case.
- The point made about anticipated vehicle trips at peak hours was based on incorrect data and was therefore invalid.
- The proposal does not state how vehicles from the site are to get to the A525 or A529. The impression given is that they will use Hillary Drive. In reality they are likely to use Heathfield Road, past the school, to get to the A529 and Heathfield Road to get to the A525. Heathfield Road is narrow and has no footpath and the exit at the New Bridge is dangerous.

Cllr Jones reported on the **Flood Risk Assessment**:

- the National Planning Policy Framework guidance states the importance of ensuring that new development does not result in an increased flood risk either to the site itself or to the wider catchment area.
- Planning applications should aim to reduce rather than add to surface water run off i.e. existing run off rates must not be exceeded
- Developer plans to use infiltration techniques (soakaways) and discharge surface run-off from the development (building roof areas, drives and roads) directly to ground rather than to sewers or watercourses. This will exacerbate run-off
- The eastern edge of the site is in a high risk Flood zone, although the majority of the site is in a low risk flood zone.
- The report states 'Audlem Brook.... is largely culverted so the actual flood risk posed may be less than implied by the indicative flood zones.... . This is not the case.
- Environment Agency (EA) is unable to provide detailed modelled flood levels for Audlem Brook because of concerns regarding the accordance and validity of data. Does this imply that data used may be faulty?
- EA Guidance Note 1 states account should also be taken of local knowledge of flooding in the community. 'Our records are not exhaustive and the absence of information does not mean the site will not flood'. Residents urged to provide facts to confirm flooding takes place
- Consultants' results show there would be an increase in upstream water levels. However, downstream and adjacent areas may well also be impacted. The report states there may be some overtopping of the road deck adjacent to Salford bridge (especially if the bridge is blocked by debris).
- The downstream boundary for the consultants' report should be lower than that chosen (Salford Bridge) to reflect potential impact on properties lying below the site/flood plain.



13.59 Issues Raised from the Floor:

- Sewers in the School Lane area are inadequate and experience blow-back into shower trays and toilets. Despite fitting valves to prevent this there was little improvement and manhole covers blow off in times of heavy rain.
- This proposal has more direct impact on the residents of Audlem in terms of flooding, access and traffic than the Gladman proposal.
- Since the 1940s there have been two floods p.a. in the winter in Audlem Brook, but last year there were 5 floods in the summer. Also, there is a significant increase in silt swept downstream which is believed to be due to erosion higher upstream.
- Several residents urged the Parish Council to produce a similar document to that used to object to the Gladman proposal.
- The width of Heathfield Rd to the north of the proposed access was 2.9m, and to the south 2.8m. The proposal speaks of @4m width - clearly wrong.
- Residents of Salford believe that transport issues do not just affect Heathfield Road. Extra pressure will be put on Salford and people will use the eastern exit to the A525 as it is safer than the other exit – but the roads are inappropriate (poor surface and too narrow) and use of this route have a significant impact to those living on the eastern end of Salford.
- A query was raised whether Mill Lane was supposed to be used by vehicles and if not then who would check/prevent such use of this bridleway?
- A further query was raised re how the proposal fitted with the village plan. Cllr G Seddon stated that small, infill development and starter homes were incorporated into the plan and explained that CEC's Local Plan was to be debated at end Sept with a 6 week consultation period to follow.
- It was felt that the 4-5 bedroom houses did not fit the local demographic and that the development was not sustainable, especially since heating would have to be oil-fired.
- The information from the Inspector's report of 2003 about the houses in Mill Lane showed they would be isolated from the village and outside the boundary of the village.
- Concern was expressed about the danger to 20 species of wildlife, birds, bats and small mammals – and there is a need to preserve the ecosystem.
- Mill Lane was felt to be far too narrow and suffers from regular flooding.
- The field adjacent to 22 Heathfield Road contains a corner which is always wet.
- The PC was advised to contact the bat preservation societies to get more information on their protection.
- Dr Verso reiterated that the medical practice numbers had increased to 4500 patients. They were now at full capacity so this development, coupled with the Gladman proposal, would result in the surgery closing its books to new patients
- A resident enquired if any input had been received from the school. Nothing had been heard as yet.

A petition of over 100 signatures had been given to the Chair

A show of hands indicated an almost unanimous desire to oppose the application. Nobody wished to support it.

Cllr Johnson thanked residents for attending and urged them to make individual responses by mail or using the CEC website. He promised to reissue the leaflet giving details of how to do this.

The meeting closed at 9.25 pm

DATE: _____ CHAIR: _____

