

AUDLEM PARISH COUNCIL
MINUTES OF MEETING
MONDAY 6TH FEBRUARY 2017 AT 7.30PM
METHODIST MEETING ROOMS, SHROPSHIRE STREET, AUDLEM

PRESENT:

Cllr Siddorns	Cllr Jones (Chair)	Cllr Christie	Cllr Thompson
Cllr Seddon	Cllr Down	Cllr Johnson	Cllr Higham

Attending: P Cawood, M Dewhirst, T Richardson, A Jones, J Latham, R Latham, S Elliott, G Leighton, J Tilling, J A Parton, S Parton, J Parton.

K Dixon (Clerk), CEC Cllr Rachel Bailey (after the Public Forum had been concluded)

PUBLIC FORUM

Before the meeting started, Cllrs Jones and Seddon gave a brief presentation relating to the Planning Application submitted by McCarthy & Stone for a retirement apartment complex on the land west of Audlem Road (planning ref: 17/0339N). They gave details of the application and some of the advantages and disadvantages of the proposed development. Members of the public were then invited to comment and ask questions. Topics raised included the potential loss of affordable family homes in an agricultural area, the negative impact on the street scene due to its blocky design and unsympathetic building materials and how the pre-application consultation was not accessible to working residents. It was commented that though the concept of retirement living apartments in Audlem was a good one, the reality of this specific development was that the location was very poor in terms of accessibility. The speed of traffic on Cheshire Street combined with the lack of continuous footpath to the village centre and it being over half a mile away were the most frequently mentioned drawbacks of the proposal, along with it conflicting with the ANP. The definition of affordable housing was discussed and also the lack of section 106 provisioning. Cllr Jones then asked the members of the public to vote on whether they supported the proposed retirement complex, 10 voted against and 2 abstained.

16.126 APOLOGIES

Cllrs Parsons and Consterdine had sent their apologies due to family commitments.

16.127 DECLARATION OF INTERESTS

Cllr Christie declared an interest in 130.4 - application 17/0419N.

16.128 CONFIRMATION OF MINUTES

The minutes of the meetings held on 9th January 2017 and 2nd February 2017 (once the day of the meeting in the title had been amended) were approved and signed as a correct record.

16.129 MATTERS ARISING

(i) Bus Stops – No report on the viability of a bus shelter on Whitchurch Road has been received. It was agreed to raise this with CEC Cllr Rachel Bailey.

(ii) Pollution Survey – No results have been released yet. Cllr Siddorns commented on the potential pollution from the flight paths that are located over the village and also from the



oil refinery at Ellesmere Port. It was agreed that the Clerk would write to enquire.

(iii) Environmental Survey – Cllr Jones has A4 copies of the maps, AWEG meet tomorrow. and their feedback is awaited.

(iv) Mobile Phone Mast in the village centre – no progress to report. The Clerk will write to the Fire Service formally lodging a request to consider a mast be placed at the Fire Station.

(v) Emberton Place – It was agreed to ask Cllr Bailey to make representations on residents behalf about the poor road conditions and ensure that repairs were undertaken on safety grounds

(vi) Tennis Court Access – the outcome of the Tennis Club’s committee meeting is awaited.

(vii) Bagley Lane – The state of the is a constant problem of mud left on the road adjacent to Kynsal Farm caused by trucks delivering landfill and tanker drivers using the (as yet) unfinished drive. The weight restriction on Bagley Lane is being ignored and many car drivers travel at high speed. The Clerk will write to Muller, with a copy to the Police, notifying them of the weight limit and also write again to Seatons about the mud left on the road. The Highways Group will investigate the original planning permission for the drive to see what Conditions and timeframes are associated with the work. It was also agreed that when the SIDS are purchased they should be used on Bagley Lane to deter speeding.

16.130 PLANNING & DEVELOPMENT

130.1 Local Plan & ANP

Spatial Planning update - Cllr Seddon reported that it is expected that the number of dwellings required from rural sites (including Local Services Centres such as Audlem) will be less than 10% of the total number required in Cheshire East. It is not clear whether the inclusion of 2 development sites as part of the ANP will be considered sufficient to cover this. CEC will be asked to clarify this and there will be a meeting with CEC to discuss this in February.

Developers had mounted a legal challenge to the proposal in the Ministerial Statement given in December to strengthen Neighbourhood Plans.

It was agreed that the recent letter about planning policies sent to Antoinette Sandbach MP, which was circulated to other Cheshire Parish Councils via ChALC, should be sent to AOL for publication along with an update on planning issues. There had been responses to the letter supporting Audlem Parish Council’s stance. A White Paper on National Planning is to be published tomorrow. Cllr Bailey commented that the Inspector’s Response to the latest phase of the CELP was the briefest so far.

130.2 Agricultural buildings planning guidelines

Councillors voiced concerns about the farm buildings being erected on Sandy Lane and whether they had appropriate permission. The Clerk outlined how the regulations differ for agricultural buildings. After some discussion, it was agreed that the Clerk should contact the CE Planning Enforcement Team and ask them to look at the issue. Additionally Councillors discussed the apparent construction of a driveway across from Sandy Lane Farm to Paddock Lane. The Clerk was also asked to raise this with the CE Planning Enforcement Team.

130.3 Conservation Area

Councillors discussed the use of coloured lights in the conservation area of the Village Centre and whether it impacts on the integrity of the conservation area, Opinions on this differed. However, it was agreed that the Clerk should ask the Conservation Officer at CEC to clarify the use of illuminated signs with coloured lights and also the definition of light



wash.

130.4 Planning Applications

(i) Little Heath Planning Applications (including McCarthy & Stone)

Clr Seddon spoke about application **16/6152D** – discharge of conditions – it had been observed that worked had commenced on the Little Heath site despite that the application for discharge of conditions has not yet been approved. Clr Seddon has spoken to a Senior Enforcement Officer and CE Planning Enforcement investigated this illegal working and as result has given permission for tree protection work and site entrance preparation only. Clr Seddon is awaiting further feedback from the Enforcement Officer. Clr Seddon then led discussions on the following applications

16/6077D – resolved no objection

16/6085N – It was resolved to object to this application to vary the layout of the site as, should the McCarthy & Stone application be successful this variation would see the removal of 3 affordable homes from the site and mean that the required level of affordable homes would be compromised for the site. Clr Siddorns asked whether there were any other impacts to the development’s layout and Clr Seddon confirmed that this would be checked. Clr Johnson asked whether the current sewerage layout would be suitable for the McCarthy & Stone layout as well as the original housing.

16/6074N – It was resolved to raise no objection to this.

Councillors then discussed the McCarthy & Stone application **17/0339N** including the outcomes of the two public discussions. Clr Jones reported that discussions with the attendees of ADCA’s Lunch Club were critical of the location. The apartments might not necessarily be an affordable option for local retirees and there was no “affordable homes” provision. They did approve of an independent living solution for Audlem rather than more assisted living scenarios but sited nearer the village centre. The WI had also discussed the application and although some said that it would be a good solution for elderly parents, most were concerned about the remote location on the edge of the village. It was unanimously resolved that the Parish Council would represent the feelings of the community gained from the public involvement exercises by objecting to the application. The Working Group will compile a response in time for the deadline of 22nd February.

The other decisions are listed below.

17/0558N	28, Stafford Street, Audlem, Cheshire, CW3 0AP	Listed building consent for proposed internal alterations to form dressing room and en-suite to first floor.	03/03/2017	Delegated to Planning Group
17/0433N	8 Telford Close, Audlem.	Replacement of uPVC window with uPVC bow window to front elevation	No objection	Decision Date 23/3/2017
17/0419N	Laurel Bank, Woore Road, Audlem.	Telecommunications upgrade and associated works	No objection	Decision Date 22/3/2017
17/0339N	Land north of Little Heath Barns, Audlem Road, Audlem.	Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking	Objection, document to be submitted	Decision Date 24/4/17
16/5994N	Mild Mays, School Lane, Audlem	Single storey extension to rear of dwelling resubmission of application number 16/2443N	No objection	Decision Date 15/2/2017
16/6152D	Land off Audlem Road, Audlem.	Discharge of Conditions 5, 6, 8, 9, 10, 11 & 12 on approved application 13/2224N	PC not consulted	Decision Date 17/2/17
16/6074N	Land off Audlem Road, Audlem.	Advertisement Consent for V Board Signage	No objection	Decision Date 15/2/2017



16/6085N	Land off Audlem Road, Audlem.	variation of condition for appearance, landscaping, layout & scale of outline permission.	OBJECTION LODGED	Decision Date 15/2/2017
16/6077D	Land off Audlem Road, Audlem.	Approval of conditions 2, 3, 4, 5, 6, 7 & 8 on approval 16/1131N - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE	No objection	Decision Date 15/2/2017
16/6170N	Green Lane House, Green Lane, Audlem, Crewe, Cheshire, CW3 0ES	Reserved Matters following Outline Approval	No Objection	Decision Date 15/2/2017
16/5782N	Newholme, Kettle Lane, AUDLEM, CW3 0DR	Proposed Demolition of the existing conservatory, and new two storey side extension.	No Objection	Decision Date 24/01/2017
16/4982N	Brookside, School Lane, Audlem, Crewe, Cheshire, CW3 0BA	Detached Garage	No objection	Approved with Conditions
16/4754N	6, MATTHEWS WAY, AUDLEM, CHESHIRE, CW3 0LT	Insert a roof light into the pitch of the kitchen roof, add a fixed gable end window.	No objection	Approved with Conditions
16/4198N	The Mount, MILL LANE, AUDLEM, CW3 0AY	Erection of single story timber garage and carport. Demolish existing garage and landscape to garden	No Objection	Awaiting Decision (21/10/16)
16/0725N	Land At, MOORSFIELD AVENUE, AUDLEM	Outline application for development for up to 87 dwellings, incorporating self-build plots, open space provision, landscaping and access	OBJECTION - document submitted	APPLICATION WITHDRAWN
16/3040N	Birds Nest, AUDLEM ROAD, AUDLEM, CW3 0HF	Proposed Housing Development on Land adjacent Birds Nest for 20 dwellings	Objection - document submitted	REFUSED - PLANNING APPEAL SUBMITTED

16.131 FINANCIAL MATTERS

131.1 Finance Report

Monthly financial information on expenditure had been circulated by the Clerk. It was agreed that the Clerk could contact Kevin Mellors about the role of internal auditor.

131.2 Authorisation of cheques

Resolved: the following accounts were approved for payment

1613	K Dixon	Salaries	£	569.00
1614	G Davies	street cleaning	£	293.09
1615	K Dixon	Office Expenses	£	21.68
1616	Audlem Methodist Church	Room Hire (x2)	£	70.00
1617	3 Counties Cleaning	Public Conveniences	£	169.00
1618	K Dixon	Public Conveniences	£	50.34
1619	Delmar Press	Newsletter	£	284.00
1620	Tony Seabridge	Grounds Maintenance	£	169.00
1621	Tony Seabridge	Grounds Maintenance	£	210.00

131.3 Payment of Previously Authorised Accounts

The payment of the following was noted:

1611	Cheshire Wildlife Trust	Environmental Assessment	£	840.00
1612	TAVA	GRANT	£	500.00

16.132 PLAYING FIELD COMPLEX

The formal approval of the Portfolio Holder at CEC is awaited (this can be an 8 week process).

16.133 POST OFFICE

The Clerk has spoken with Michael Hogg of Royal Mail and it was agreed to arrange a meeting with him to discuss undelivered parcel collection being available from Nantwich



rather than Crewe.

Cllr Seddon reported that Denise Nutbrown, Post Office Ltd's Field Manager, has been looking for an outreach solution for Audlem and as there is a possibility of a local Postmaster providing a full post office service for 2 three hour sessions per week. She is to meet with potential venues and representatives from the Parish Council on 16th February.

16.134 PARISH COUNCIL MATTERS

134.1 Councillor Vacancies

The Clerk reported that she had received confirmation that the Parish Council is now in a position to co-opt 2 new councillors. It was agreed to ask interested parties to apply by the end of February so that applications could be considered at the March meeting.

134.2 Planning Training

Councillors were reminded that they need to provide their availability for training sessions as requested by the Clerk.

134.3 Village Meeting

The Rural theme was confirmed and it was suggested that the Police as well as ADAPT and AWEG be invited.

134.4 New Year Fireworks

The current cost of the New Year Fireworks is £1050 +VAT. Since ADAS and ASET have withdrawn funding for the fireworks, Councillors agreed that for New Year 2018 the fireworks would not be funded by the Parish Council and so would not go ahead. This decision would be reviewed for the following new year in January 2018.

134.6 NW Air Ambulance Charity

The appeal for funds was discussed and it was resolved that it should be discussed with the next round of grant applications.

134.7 Audlem Flag

The idea of a village flag had been raised by a member of CEC's communities dept. Councillors discussed it but it was deemed unnecessary.

16.135 CORRESPONDENCE

(i) Carnival and Musical Festival Committees had sent letters of thanks for their recent grant awards.

(ii) HS2 fund: It was agreed not to contribute to the HS2 fund.

(iii) Neighbourhood Plan: Letters supporting the Parish Council's letter to our MP were read out.

(iv) CPRE: The Clerk reported on a communication from Andrew Needham of CPRE about site allocations and LSCs.

16.136 AREAS OF RESPONSIBILITY - To receive reports on actions required.

136.1 Highways & Transportation

(i) Road cleaning – Cllr Thompson reported that a private road cleaning service would charge £30 per hour and covers approx. 2 miles per hour so one day to cover the whole parish would cost in the region of £400.

Comments were made about the poor surface of Cheshire Street and the ongoing lack of road markings on the Whitchurch Road down to the River Bridge. Cllr Bailey was asked to follow these matters up with CEC Highways along with the anticipated A529 review.

136.2 Community

(i) APHax – no report



136.3 Youth & Education – no report**136.4 Law & Order**

Cllr Siddorns reported that there was nothing significant to report from the Cluster meeting other than the Police are also concerned with the accident rate on Hatherton Bends. Cllr Bailey said that she would contact CEC Cllr Clowes for an update on progress with Hatherton Bends.

136.5 Local Tourism & Business

Cllr Johnson reported that traders have been most understanding and co-operative about ensuring that street level signage is out of drivers' lines of sight.

(i) Tourism Group – no report

136.6 Heritage & Localism – no report**136.7 Wildlife & Ecology**

The next meeting is tomorrow.

136.8 Health

Hip and knee replacements are to be severely curtailed in line with other health authorities across England. The effect of a potential influx of additional elderly residents on the Medical Practice was a source of significant concern.

136.9 Communications

The new editor of the newsletter is Jennifer Cope.

136.10 Access & Inclusion

The next ADCA meeting is later in the week.

136.11 Devolved Services

See 16.132

136.12 ADAPT

20mph limit proposal: Despite follow up requests, the Clerk is yet to receive traffic survey costings from CE Highways regarding the Village Centre Review.

136.13 Commons & Greens - no report**136.14 Street Lighting**

The Clerk reported that she had several faulty street lights to report, but that the floodlight on the car park had now been repaired. A daylight burner was reported in Vicarage Lane.

16.137 COUNCILLORS' REPORTS ON ADDITIONAL MEETINGS ATTENDED

Cllr Jones will be attending a meeting with the Canal & River Trust tomorrow.

16.138 ITEMS FOR CONSIDERATION AT THE NEXT MEETING

Tender for Longhill Moss

Policies & Standing Orders

Councillor Vacancies

Office Equipment

16.139 DATE OF NEXT MEETING – MONDAY 6th MARCH 2017

CHAIRMAN _____

Date _____

