

AUDLEM PARISH COUNCIL

Minutes of Meeting held on Monday, 2nd September 2013 at the Methodist Meeting Rooms, Shropshire Street, Audlem at 7.30pm

PRESENT:

Cllr FM Christie	Cllr M Hill	Cllr P Johnson
Cllr C Loweth	Cllr J Langston	Cllr D Siddorns
Cllr H Jones	Cllr G Seddon	Cllr P Seddon

In Attendance: Mr J Kemble, RFO, Mrs K Dixon, Clerk

Also Present: Mr N Powell (Wulvern Housing), Ms Adele Sumnell (Wulvern Housing), Mr J Tilling, Mr M Mason, Mr P Popovic, Mr R Wilson, Mr C Moore, Ms S Warburton, Mr S Amies

PUBLIC FORUM

Mr Steve Amies reported that an ad hoc residents association has been set up to ensure that they have the opportunity to speak at any meeting regarding the planning application for a development of houses in the land adjoining Mill Lane and Heathfield Road. There has been an 80-85% uptake of residents in Heathfield Road, Mill Lane, Salford, School Lane and Hillary Drive. He also reported that they intend to carry out a traffic survey within school term-time and that a Bat survey is to be undertaken and an investigation done into whether newts are present. Cllrs Siddorns and G Seddon offered other information/advice. Mr Robin Wilson asked whether the Planning Inspectors report on the rejection of a similar application 10 years ago was being used, Cllr Jones confirmed that it had been passed to the planning consultant. Cllr Siddorns asked whether it known why both recent planning applications for housing developments in Audlem have been referred to the Strategic Planning Board, Cllrs Jones and Johnson confirmed that this was not known.

13.61 APOLOGIES were received from Cllr Furber and Cllr Down

13.62 DECLARATION OF interests – Cllr Christie declared an interest in item 13.65.3 application 13/3092N.

13.63 CONFIRMATION OF MINUTES

6. 31 To approve and sign as a correct record the minutes of the meeting held on 15th July 2013 including an addendum submitted by the Clerk.

Cllr Siddorns proposed that the following note be added to the minutes: Cllr H Jones did not consider the Local Neighbourhood Plan to be a useful process for villages to pursue.

3 votes for, one vote against and 5 abstentions CARRIED

The minutes were then accepted as a correct record.

63.2 To approve and sign as a correct record the minutes of the extraordinary meeting held on 22nd August 2013. - The minutes were accepted as a correct record with one abstention.

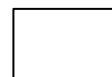
Cllr Langston asked that it be minuted that the poster distributed concerning the planning application 13/3210N should not have stated that the Parish Council was objecting to the planning application as this had not be approved by the full council. Cllr Langston stated that an assumption of objection was undemocratic.

13.64 MATTERS ARISING - none

13.65 PLANNING & DEVELOPMENT

65.1 Report from Mr Nick Powell of Wulvern Housing

Mr Powell spoke about the planning application that Wulvern Housing have submitted to redevelop Thornton House which was no longer fit for purpose. He anticipates that work would commence in January 2014 if the plans are approved. He confirmed that the local residents in Emberton Place are broadly supportive of the additional parking and the look of the scheme and that Wulvern Housing had



taken on board their comments as part of the development process. He explained that Wulvern Housing is unable to provide a community building as they are unable to secure funding for this and as ADCA had indicated that alternative sites would be more financially viable for a new community resource, the space originally earmarked for this would now be used for two more bungalows taking the total on the plans to 10. He indicated that the weekly rent for the properties would be £127 for a one bed unit and £134 for a two bed unit, however he did not have the exact figures of the current rents. He added that the rents set had to rise as they had to adhere to affordable rent guidelines set by the government. Cllr Siddorns was disappointed that there would be a lack of opportunity for infirm residents to socialize near to their homes with the demise of the community rooms. When asked about the maintenance of the individual gardens, Mr Powell confirmed that this would be the responsibility of the residents but that help could be built into their individual care package should it be needed. The minimization of communal areas reduces service charges payable by residents.

65.2 Report from Planning Committee

The committee has had many hours of meeting to analyse the information on the planning application for Heathfield Road. At the extraordinary meeting, strong public feeling against this application was made clear as was the residents' expectation that the Parish Council would again use a planning consultant to formulate a response. The new Residents Association and the Planning Committee have been in communication to share information.

It was resolved, by a majority vote, to employ the services of a planning consultant to advise on the response to the Heathfield Road/Mill Road 13/3210N planning application reflecting the public's strong objection to it and to give parity with the Audlem Road application. It was noted that the fee was reduced to reflect the duplication of aspects of the recent objection response to application 13/2224N.

65.3 To consider recent planning applications submitted to Cheshire East Council

13/3210N Outline Application for the erection of up to 36 dwellings, access works and open space.

@ Land East of 22, Heathfield Road, Audlem. – Unanimous objection

13/3092N Erection of two semi-detached dwellings @ Paddock Lane, Audlem. – unanimous support

13/3258N Construction of 10 bungalows with associated landscaping and car parking @ Thornton House, Emberton Place, Audlem. – the application was discussed, including the recent change in funding availability for housing associations. Majority vote was carried for the following statement: Audlem Parish Council supports the planning application in principle for 10 bungalows with the recommendation that green energy is utilised throughout and agree that consideration should be made for a financial contribution by the developer of a community facility elsewhere in the village.

65.4 To note the comments made by the planning committee on recent planning applications submitted to Cheshire East Council. The following applications were noted

13/2758N Extension to time limit on Application 10/1912N @ Audlem Country Home, School Lane, Audlem. – no objections raised.

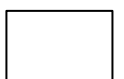
13/2757N Extension to time limit on Application 10/1551N @ Audlem Country Home, School Lane, Audlem. – no objections raised.

- 13.66 PLAYING FIELD – The ownership of the land is uncertain other than the land behind the Public Hall which is owned by Cheshire East Council. Cllr G Seddon suggested that Cheshire East should be asked to provide information on the last 3 years of expenditure for the area, Cllr Hill agreed to pursue this as well as continuing to investigate the history of the land's ownership.

13.67 REPORTS OF WORKING GROUPS & COMMITTEES

67.1 Highways & Transportation (Cllr Hill) – The next LAP meeting is on 4.9.13, information from a resident on Hatherton Bends will be presented to the meeting.

(i) Wall on Whitchurch Road – Cllr Jones reported that the clerk had, on the council's behalf, visited the householder and was able to confirm that the wall is well supported on the garden side and is subject to regular inspection and maintenance.



67.2 Community (Cllr G Seddon) – Nothing to report.

(i) **Community Projects Committee** – Cllr Hill reported that the committee is focussing on the proposal of an extension to the Public Hall.

67.3 Youth & Education (Cllr Loweth) – Cllr Loweth reported that she had visited the school and had been shown round by the head teacher, including the area which they hope to improve with a new canopy for outdoor learning and environmental studies which also utilises the periphery of the school grounds.

67.4 Law & Order (Cllr Furber) – Cllr Siddons expressed concern that nothing had come back from the Police concerning the vandalism of the Public Toilets. He also re-emphasised the importance of reporting suspicious behaviour and that speed and vehicle checks are continuing in the area.

67.5 Local Tourism & Business (Cllr Langston) – Cllr Langston reported that the new café had opened successfully and that the beer festival had been very well attended.

67.6 Planning (Cllr Johnson) – see 13.65

67.7 Wildlife & Ecology (Cllr Down) – No report.

67.8 Health (Cllr Jones) – Cllr Jones reported that the dog signs are now up on the playing fields and reiterated that a dog enforcement order was currently unenforceable.

Cllr Jones also reported that chemotherapy services for breast cancer are to be brought to Leighton Hospital from The Christy Hospital in Manchester.

Cllr Jones would apply to join the Patient Participation Group as a Parish Council representative and the other councillors expressed their support for this proposal.

67.9 Communications (Cllr P Seddon) – Cllr P Seddon reminded the meeting that the deadline for the next newsletter is 10.10.2013. Cllr P Seddon thanked the Residents Association for their help in distributing leaflets.

67.10 Access & Inclusion (Cllr Christie) – Cllr Christie reported that ADCA's new arrangements at Hankelow Methodist Hall were working well but more volunteers particularly as drivers would be appreciated. They need 2 drivers every Tuesday and there is a rota for volunteers.

67.11 Devolved Services (Cllr Siddons) – Nothing to report.

67.12 Allotments Committee (Cllr Johnson) – Nothing to report.

67.13 Commons & Greens Committee (Cllr Furber) – The clerk reported that she had met with Mr Keyshole to inspect the issue at Sparrowy Spout. The Clerk asked for agreement to obtain quotations for repairing the wall which has partially collapsed into the brook, which was given.

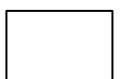
67.14 Street Lighting (Cllr Langston) – Street lighting issues had been reported in Telford Way and on Shropshire Street, Cllr Langston is in communication with Cheshire East about there. It was agreed that Cllr Langston's and Cheshire East's contact details for street lighting issues be displayed on the noticeboard.

13.68 FINANCIAL MATTERS

68.1 To receive RFO's report: The RFO presented the completed Audit of the Annual Return. As a result of changes in the requirements of the external auditor, the RFO is to lead an amendment of the register of assets so that it is in line with the new code of practice. Cllr Hill confirmed that the toilet repairs had been donated by Des Guerin.

68.2 Authorisation of cheques

K Dixon - monthly salary	£303.26
G Davies – monthly salary	£284.75
J Kemble – monthly salary	£50.60
G Davies – tax rebate	£235.80
K Dixon - Office Expenses	£15.60
Audlem Angels – Public Conveniences (July/August)	£246.00
Audlem Printers – posters (extraordinary Mtg)	£24.00



Sign Studio – Playing field signage	£342.00
M Hill – spare keys	£29.82
Shropshire Union Canal Society – subscription	£25.00
BDO LLP – Audit of annual return	£240.00
Audlem Printers – leaflets & posters (Heathfield Rd)	£56.00

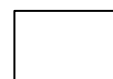
Resolved: the above accounts were approved for payment.

68.3 Authorisation of cheques paid during August 2013

K Dixon – monthly Salary	£303.26
G Davies – monthly salary	£262.70
J Kemble – monthly salary	£50.80
Audlem Printers – leaflets & posters (Audlem Rd)	£56.00
Sign Studio – Sign for Public Conveniences	£240.00
Delmar Press – Summer Newsletter	£294.00
Architectural Design – planning consultants (Min 46.1)	£1,320.00

Resolved: the above accounts were approved retrospectively.

- 13.69 POST 16 BUS FARES - The costs of bus travel for post-GCSE pupils was discussed and it was agreed that a letter should be sent to Cheshire East Council, Cllr Rachel Bailey, Cllr M Jones and Rt Hon. Stephen O'Brien MP stating how this policy penalises rural communities and rural children are being discriminated against.
- 13.70 SUPERFAST BROADBAND – It was reported that James Saunby of Grey Sky Consulting expects progress this week.
- 13.71 PUBLIC CONVENIENCES - Nothing to report.
- 13.72 AUDLEM PUBLIC HALL – Nothing to report.
- 13.73 AUDLEM BURIAL COMMITTEE - The July meeting included a site walk, nothing further to report.
- 13.74 COUNCILLORS' REPORTS ON ADDITIONAL MEETINGS ATTENDED
- 13.75 CORRESPONDENCE RECEIVED
 Cllr Jones received confirmation that the Canal & River Trust have public liability insurance covering volunteer work and canal bank sponsorship initiatives. As the land by Lock 8 has been strimmed and the BWB sign removed, she intends to further enquire as to whether the ownership has been established.
 Letters were received regarding the planning application 13/3210 which were copies of resident letters lodged with Cheshire East Council as part of the consultation process, all objected to the proposal. Letters were received from Punch Taverns and the Licencing Enforcement Officer (Cheshire East Council) regarding the change in management at The Shroppe Fly.
 A Letter was received from Mr P Keyshole and the information he supplied concerning the roadside bank on Longhill Lane will be passed to the Highway LAP meeting by Cllr Hill.
- 13.76 ITEMS FOR CONSIDERATION AT THE NEXT MEETING
 The Asset Register
 Heathfield Road – new determination date of 9th October.



13.77 DATE OF NEXT MEETING – MONDAY 7th OCTOBER

CHAIRMAN _____

Date _____

UNCONFIRMED

