

AUDLEY RURAL PARISH COUNCIL

MINUTES OF THE **COUNCIL MEETING** held in Wood Lane Community Centre on 24th September 2012 at 7.00pm

Present: Chairman Mr H Proctor.
Councillors Mr D Cornes, Mrs C D Cornes, Mr C C Cooper, Mr P Breuer,
Mrs.B.Kinnersley
Clerk – Mrs C Withington

No.	Item	Action
1.	<p>To receive apologies Apologies were received from Cllr A Beech and Mrs Pearson.</p>	
2.	<p>Declaration of interest in any item None</p>	
3.	<p>To agree a response for the Newcastle Under Lyme Borough Council's Site Allocation Policies and Local Plan consultation</p> <p>RESOLVED that the following comments be sent to the Borough Council as the agreed response from Audley Parish Council:</p> <p><u>Issue 1 – Strategic Housing Sites</u> Q2 - ARPC 3 – Land alongside Red Hall Lane, used to be industrial therefore considered acceptable.</p> <p><u>Issue 2 – Non Strategic Sites</u> Q3 - 116a, b, c, d, e, f plus site 415 - should not be included for the following reasons:</p> <p>These sites are not considered to be developable as they are valuable green spaces within communities; These sites are considered to be of the same significance as the 7 sites which were considered undevelopable and thus removed from the SHLAA process following Cabinet decision on 18th July 2012 and therefore the same considerations should be applied; Newcastle Borough Council should be satisfied that there are no alternative brownfield sites capable of being brought forward for development that should be prioritised above Greenfield sites listed above.</p> <p>Any Borough Council owned sites should be considered fully in line with the Council's Asset Management Strategy annual planned disposals programme, as appropriate, supported by the three important qualifications set out in the Report, prior to consideration for disposal for development.</p> <p>225 - Wedgwood Avenue - not acceptable due to Highway access issues, only one vehicle width and site located at rear of properties</p> <p>344 - Apedale Road, Wood Lane - would be loss of an important view of the valley adjacent. Part of site is greenbelt.</p> <p>414 - not acceptable as Parish Council ownership and car park is valuable space for terrace properties with no off road parking and includes play area/open space.</p> <p>The following sites are considered appropriate for the following reasons shown: 333 - Heathcote Boars Head - acceptable</p> <p>7617 - 51 Ravens Lane - acceptable 7580 –New Road - acceptable for development of 2 larger family detached executive homes which fall in line with existing buildings on the Boyles Hall Road 78 - Westfield Avenue (not Road) - acceptable</p>	

<p>Q4 - Land ownership and boundaries must be confirmed. Permission has not been sought. Map references as per attached: ARPC 1 - Land off Leycett Lane – suggested as previously brownfield (old railway line) – only the brownfield part of the greenbelt to be developable. ARPC 2 – Halmer end Club, Heathcote Road – within Village envelope ARPC 4 – Land by Bignall End Working mens club (if it closes) – brownfield ARPC 5 – Land by Bignall End Cricket Club – part of the site is brownfield in greenbelt (previous mining colliery site) ARPC 6 – Wood Lane Chapel and carpark – within village envelope (chapel is likely to close, would support demolition and rebuild on whole site) ARPC 7 – High Street Wood Lane – village envelope would complete building line ARPC 8 – triangle of land by Chapel Street/New Road Bignall End – village envelope – would require existing property to be demolished ARPC 9 – New Road Former furniture shop ARPC 10 – Corner of New Road/Old Road (Field House) – former property now demolished ARPC 11 – Former Brownfield site located next to Bignall End Road play area <u>Issue 3 – Development of Greenfields Sites</u> Q5 - Option E – All brownfield sites and areas of land reclamation to be exhausted before areas of greenfield. <u>Issue 4 – Density of Housing</u> Q6 - 14 houses per acre, affordable family and executive homes. <u>Issue 5 – How to manage the under supply of land</u> Q7 - Option C – there is no undersupply of land <u>Issue 6 – Rural Exception Sites</u> Q8 - Option B – Due to transport links and older population <u>Issue 7 – Gypsies, Travellers and Travelling Showpeople</u> Q9 - Option A <u>Issue 8 – Open Space Allocations</u> Q11 - Option C <u>Issue 9 – General Employment Land</u> Q12 - All within recognised industrial areas <u>Issue 10 – Town Centre Office Development</u> Q14 - Option A <u>Issue 11 – Newcastle Town Centre</u> Q16 - Comments – Priority to be given within ring road <u>Issue 12 – Town Centre Sites</u> Q18 - Option A <u>Issue 13 – Town Centre Boundary</u> Q19 - Option B i – vi. Ticked Q20 - Agreed, more diversity <u>Issue 14 – Primary Frontage</u> Q21 – Option B <u>Issue 15 – Live-work Office Quarter</u> Q22 – Option C – Does it currently work? <u>Issue 16 – Kidsgrove Town Centre</u> Q23 - Option A – Agree <u>Issue 17 – Threshold to determine local impact tests</u> Option A <u>Issue 18 – Infrastructure Requirements</u> Q25 – Carparking, SUDS improved drainage and sewers, youth activities and adult exercise <u>Issue 19 – Prioritising Infrastructure requirements</u> Q26 – G(1), C (2), I(3) Q27 – Brownfield sites first.</p>	
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