

AUDLEY RURAL PARISH COUNCIL

MINUTES OF THE **FULL COUNCIL MEETING** of the Parish Council held at Audley Pensioners Hall, on Thursday 19th February 2026 at 7pm

Present:

Chairman: Mr N Hayes (NH)

Councillors: Mr P Cole (PC), Mr A Howell (AH), Mr I Rowley (IR), Mr T Cork (TC), Mrs S Williams (SW), Mr S Johnson (SJ)

Parish Clerk

Cllr D Grocott NBC

Paul Sargant from AMGT – no members of public present

Parish Council Meeting

1.	To receive apologies – Cllr Machin, Cllr Griffiths, Cllr Jervis, Cllr Ginnis, Cllr Maddock, Cllr Toft, Cllr Garlick, Mr P Warriner STBH, Cllr Chell (KC)	
2.	To consider approving and signing the Full Council meeting minutes on 15 Jan 2026 RESOLVED to sign the minutes as a true and accurate record.	
3.	Declaration of Disclosable Pecuniary interest in any item on the agenda <i>(Note member should notify Monitoring officer within 28 days if not already. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships)</i> To note dispensation granted for Parish Councillor Ian Rowley, Chris Cooper, Michelle Toft and Stephen Johnson (Audley Allotment Tenants) To approve a request from Sarah Williams Audley Allotment Tenant/Chair RESOLVED to approve the dispensation request for Cllr Williams. TC, AH, NH - Bignall End Cricket Club grant app – personal only.	
4.	Public Participation: None	
5.	Audley Mill Green Trust – request for financial help towards tree works (quote and information to follow) £5k budgeted (£3980 remaining) –Appendix D RESOLVED to bring this item forward on the agenda. Paul Sargant (PS) attended the meeting to speak on behalf of the Trust about the request for financial assistance. Noted that the VAT could not be reclaimed as the MGT were placing the order and responsible for the works. The required RAMS, PL cover and competencies will be in place, confirmed by PS. Work to take place before bird nesting. Noted that all the usual checks TPOs etc should be confirmed and notification to the public in advance. The tree survey was carried out to cover the management of the trees ongoing and short term issues in relation to Ash dieback etc. A qualified and insured tree surgeon is looking to start the work identified on 9 th March and has also identified some concerns around the trees. Trees included are around the football club end and some on the top part of the site. Trees to be left as stands for wood carvings and also feeding points for owls etc. PS will be ensuring the RAMS are strengthened regarding public access and blocking off paths to the work etc. Wildlife assessment site visit to be done in advance of the work and PS will be on site managing the work during the week. Excess to be funded by the MGT for the remaining quote obtained which includes the VAT totalling £5100. RESOLVED to approve the grant for £3980, subject to the usual conditions and also the completion of the work. PS provided an update on the wider work proposed by the Trust which includes improved pathways, clearing and making site improvements. There is a programme for 10 weeks which for a forest school – which will be refreshed and regenerated. Trees to	Clerk

	<p>be reused as lengths for pathway edgings. Funding will be sought and PAPG are also assisting to volunteer with fundraising etc.</p> <p>PS has ensured there is compliance with the legal structure. There is an open day on April 25th with interactive items, stalls and community centre with children's activities. This is to raise awareness with people in the Parish of the asset.</p> <p>Some areas left for wildlife with a butterfly survey carried out which confirmed some varieties are present not usually seen. Hedges to be installed to assist with the birds nesting. Hoping to find some local people with knowledge of biodiversity and trees.</p> <p>There was also a query re Civic Pride grant awarded for a community orchard which PS will look into. PS was thanked for attending.</p>	
6.	<p>Police, Borough, County Council and MP update (if available)</p> <ul style="list-style-type: none"> • Police update – circulated as attached and noted. • County Councillor Machin Update – was circulated and noted. The report is appended to the agenda due to length. Other issues to be raised included the amount of litter on the A500 from the Audley to the Talke slip road – this will be raised with National Highways regarding a litter pick. • Borough Councillor Update – Cllr Grocott provided an update on behalf of the Borough Council to state that the last full council meeting has been held before the Elections to set the budget – 1.99% increase. There was also a query regarding litter bins following some bins being removed without consultation of the ward members or the Parish Council, which historically used to happen. Also that some village bins in Church Street are potentially going to be removed by Newcastle Borough Council despite them including them on the emptying schedule for many years and being close to Church Street so key to keeping the village centre free of litter – noted these have been put on Parish land but could be relocated off the land. The Borough officers have asked the Parish Council to fund the continued emptying of the bins (£780 per annum approx). DG to look into this. • MP Update – NH updated the meeting to state he has received a letter to follow up from the meeting held with the Chairs of the Parish Councils regarding the National Planning Policy Framework when concerns were raised. These will be taken back to government. Noted that all Parishes seem to have the same issues with regards to the PIP applications and the Grey Belt definition which weakens the Green Belt land. The Borough Council Planning Committee are not willing to refuse these applications due to the threat of an appeal by a developer. 	<p>Clerk</p> <p>DG</p>
7.	<p>Staffordshire Local Government Reorganisation - consultation ends 26 March 2026 – see link https://staffordshiresstokelgr.org.uk/</p> <p>To consider a formulating a response (see questions - Appendix A)</p> <p>There are 5 options to consider. It was suggested that we consider holding a special meeting on this and the NPPF response. It was noted that it was unclear what the impact will be on the council tax overall to fund the SEND and Social Care, given that a large amount of the Newcastle cases are picked up by Stoke on Trent currently.</p> <p>The proposals are as follows:</p> <p>A proposal for two unitary councils: north and south using existing district and borough boundaries (SOT CC)</p> <p>a new northern council serve Newcastle-under-Lyme, Stoke-on-Trent and Staffordshire Moorlands. This is 494,803 people.</p> <p>a new southern council would serve Stafford, East Staffordshire, Cannock Chase, Lichfield, Tamworth and South Staffordshire. This is 682,775 people.</p>	

	<p>A proposal for two unitary councils: north and south with new boundaries (Staffs Moorlands DC)</p> <ul style="list-style-type: none"> • a new northern council serve Newcastle-under-Lyme, Stoke-on-Trent and Staffordshire Moorlands. This is 494,803 people. • a new southern council would serve Stafford, East Staffordshire, Cannock Chase, Lichfield, Tamworth and South Staffordshire. This is 682,775 people. <p>A proposal for two unitary councils: east and west (Staffs CC)</p> <ul style="list-style-type: none"> • a new eastern council serving Stoke-on-Trent, Staffordshire Moorlands, East Staffordshire, Lichfield and Tamworth. This is 689,784 people. • a new western council serving Newcastle-under-Lyme, Stafford, Cannock Chase and South Staffordshire. This is 487,794 people. <p>A proposal for three unitary councils (Lichfield DC):</p> <ul style="list-style-type: none"> • a new northern council serving Newcastle-under-Lyme, Stoke-on-Trent and Staffordshire Moorlands. This is 494,803 people. • a new south-eastern council serving East Staffordshire, Lichfield and Tamworth. This is 322,708 people. • a new south-western council serving Stafford, Cannock Chase and South Staffordshire. This is 360,067 people. <p>A proposal for four unitary councils (Newcastle BC) –</p> <ul style="list-style-type: none"> • a new unitary council serving Newcastle-under-Lyme. This is 127,727 people. • a new unitary council serving Stoke-on-Trent and Staffordshire Moorlands. This is 367,076 people. • a new unitary council serving Stafford, Cannock Chase and South Staffordshire. This is 360,067 people. • a new unitary council serving East Staffordshire, Lichfield and Tamworth. This is 322,708 people. <p>RESOLVED to hold an informal meeting to look at the options. RESOLVED to bring the item back to the next meeting.</p>	Clerk Next meeting
8.	<p>To receive a report back from Sir Thomas Boughy Academy students (Standing item) No update available for this meeting due to half term. To update on the bus shelter painting project The bus shelter back board materials will be dropped off to the school after half term at a cost of £340 inc installation and 2mm polycarbonate. It was agreed to install side panels but to face the artwork outwards onto the roadside onto the poly carbonate panels and painted on the inside to match the shelter. It was noted that the price is expected to be a similar price but with thicker poly carb for sides. RESOLVED to go ahead with the project as planned.</p>	Clerk
9.	<p>Bus Subsidy Update To note the outcome of arrangements for the of bus subsidy from April 2026 (2% increase agreed) – RESOLVED to note the outcome.</p>	
10.	<p>Local Plan update – INFO only 1. NBC Local Plan – latest update is here https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-examination/2 RESOLVED to note.</p>	
11.	<p>Planning – To consider any planning applications received including:- -To agree delegated authority to Chair/Vice Chair and Clerk for comments on planning applications where the deadline falls before the next meeting – RESOLVED to approve. 1. Proposed single storey extension to side and rear 25 Holding Crescent Halmer End Stoke-On-Trent Staffordshire ST7 8AS Ref. No: 26/00071/FUL RESOLVED to support. 2. Application for a Lawful Development Certificate for a Proposed demolition of existing rear / side single storey elements and erection of single storey extension</p>	

to rear of existing attached garage The Haven Wereton Road Audley Stoke-On-Trent Staffordshire ST7 8HE Ref. No: 26/00061/PLD (village env/delegated)

RESOLVED to support.

3. **Permission in principle for conversion of existing barn to residential** Oakdene Cottage Great Oak Road Bignall End Newcastle Under Lyme Staffordshire ST7 8NF Ref. No: 26/00055/PIP (ANP1, ANP9, Green Belt, Delegated)

RESOLVED to support as it is a conversion of existing building rather than new build.

4. **Change of use to land labelled D for equine use for up to 2 horses alongside widening of existing field access gate, siting of storage container and installing permeable hardstanding for private driveway. (Part-Retrospective)** 40 Boon Hill Road Bignall End Stoke-On-Trent Staffordshire ST7 8LF Ref. No: 26/00041/FUL (Green Belt, Delegated)

RESOLVED to support.

5. **Permission in Principle for 3 - 6 dwellings** Land At Vernon Avenue Audley Stoke-On-Trent Staffordshire Ref. No: 26/00026/PIP - **To note and approve comments submitted via Delegated authority**

RESOLVED to approve the comments.

The Parish Council is concerned with the erosion of the Green Belt not only in the Audley Rural Parish but the Borough as a whole, through the increasing number of piecemeal applications which consider Green Belt sites to be Grey Belt. The cumulative impact of these applications should be assessed.

Whilst it is noted that this is adjacent to a proposed site in the emerging Local Plan, the application site is not within the emerging Local Plan.

The same principles apply to this application that are referred to by the Parish Council in the 2 recent Planning Applications decisions ref 25/00851/PIP and 25/00883/PIP in that:

- Officers are requested to consider Paragraph 12 of the National Planning Policy Framework, which makes clear that the presumption in favour of sustainable development does not change the statutory status of the development plan and that planning applications that conflict with an up-to-date development plan (including a neighbourhood plan), should not usually be granted planning permission.
- This is the situation with the current application and the Audley Rural Neighbourhood Plan. It should be noted that the Audley Rural Neighbourhood Plan helps achieve sustainable development and evidenced growth, and this was tested through the Independent Examination. Case law has established the status of Neighbourhood Plans, where this is the case.
- The development proposal is inappropriate development in the Green Belt by virtue that it is predominately undeveloped land and does not meet the very special circumstances. Approval of inappropriate in the Green Belt would be contrary to national policy, and would set a dangerous precedent.
- The proposed development is outside of the settlement boundary and does not meet the requirements set out in policy ANP1 'Residential Development' of the Audley Rural Neighbourhood Plan.
- The Audley Rural Neighbourhood Plan (ARNP) positively meets the housing needs for the Neighbourhood Area and the growth strategy as set out on page 18 of the Plan. The Neighbourhood Plan was tested at Examination and met the Basic Conditions, including having regard to national policy and guidance and helping to achieve sustainable development (growth). The Neighbourhood Plan positively meets and exceeds the growth requirement for the parish.
- The Neighbourhood Plan seeks to ensure that any new housing is provided in sustainable locations and to prevent harm to the landscape character of the area and separation of settlements. The application is contrary to Policy ANP1

	<p>'Residential Development' and Policy ANP9 'Natural Environment and Landscape'.</p> <p>In addition, consideration should be given to the impact on the adjacent Local Green Space ref 91 within ANP11. Consideration should also be given to the impact on the adjacent impact on Wall Farm farmstead which is referenced in the Staffordshire Farmsteads Assessment Framework, February 2015, English Heritage and Staffordshire County Council.</p> <p>6. <u>Proposed single storey rear extension</u> The Cottage Mill End Lane Audley Newcastle Under Lyme Staffordshire ST7 8JH Ref. No: 26/00030/FUL RESOLVED to support.</p> <p>7. <u>Proposed conversion of existing garage / hobby room to form ancillary accommodation.</u> The Cottage Mill End Lane Audley Newcastle Under Lyme Staffordshire ST7 8JH Ref. No: 26/00029/FUL (Green Belt/Delegated) RESOLVED to support.</p> <p>8. <u>Full planning application for 1no. new self-build dwelling which is a redesign of the plot 1 dwelling as approved under previous application ref: 20/00160/FUL.</u> 57 High Street Alsagers Bank Stoke-On-Trent Staffordshire ST7 8BQ Ref. No: 26/00013/FUL (Green Belt, ANP1, ANP9, Delegated) RESOLVED to support as planning already in place.</p> <p>9. <u>SINGLE STOREY EXTENSION TO SEMI DETACHED DWELLING FORMING FAMILY ROOM AND GARAGE</u> 5 High Street Wood Lane Stoke-On-Trent Staffordshire ST7 8PB Ref. No: 26/00086/FUL (Village env/Delegated) RESOLVED to support.</p> <p>10. <u>Installation of a drop kerb to enable a car to gain access to the property.</u> 1 Station Road Halmerend Stoke-On-Trent Staffordshire ST7 8AR Ref. No: 26/00036/FUL (Village Env/Del) RESOLVED to support.</p> <p>11. To ratify the decision to obtain advice regarding weight of the Audley Rural Neighbourhood Plan opinion required for Planning Cttee 3rd Feb (Del Auth NH DJ) The advice and representations were approved as submitted to the Planning Committee as at attached.</p> <p>12. To consider responding to the NPPF consultation with specific comments on the Grey Belt definition and the impact it is having on Rural areas such as Audley Parish - https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system <u>Deadline 10th March 2026</u> RESOLVED to be discussed at a separate meeting in order to formulate a response.</p> <p><u>FYI ONLY Development of up to 220,000m2 GIA of storage and distribution units (B8), general industrial units (B2) and industrial units (E(q)(iii)); training and education (F1(a)) and occupier support services accommodation; service yards and parking areas; new main vehicular access off the A500 and emergency access off Barthomley Road; lorry parking and ancillary driver amenity facilities; with associated landscaping, earthworks, drainage and attenuation features and other associated works (outline, all matters reserved except for the principal means of vehicular access to the Site)</u> Land South East Adjacent Junction 16 M6 At Cheshire Boundary Newcastle Under Lyme Staffordshire Ref. No: 25/00346/OUT – Ongoing</p>	
12.	<p>To consider Grant applications (£700 remaining (T2)/£300 per application, constituted parish groups) (note £600 unclaimed for 2 x defib apps plus uncommitted £1400 spend from T1)</p>	

	<p>TC, AH, NH noted a personal interest.</p> <p>1. Bignall End Cricket Club - ladies team equipment - £300 –Appendix B RESOLVED to support the request.</p> <p>2. Audley Allotments – mower - £319 - Appendix B1</p> <p>SW, IR, SJ – due to a personal interest they did not vote on this item. It was noted that this is to replace the stolen mower last year. RESOLVED to approve the additional request as the Parish Council have the responsibility of mowing the hauling ways as part of the lease requirements with the Allotment Association, which they will include at no cost.</p> <p>3. Audley Pensioners Hall – Tool shed/Churchyard group - No application received for this meeting.</p> <p>Remaining spend to be updated for the next agenda once the position is clear on the defibs x 2.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
13.	<p>Footpaths (Budget £1,133.00/£533 remaining)</p> <p>To note the working party date proposed 6th or Weds 18th March volunteers to work with SCC and NS Ramblers (note tools available) and suggest footpaths SCC has confirmed that they would usually expect around 4 volunteers unless there is work to clear footpaths. The work is to be agreed such as previously reported jobs and stiles. IR and AH would be interested in assisting. TC to liaise with the volunteer. RESOLVED to arrange a work party for Weds 18th March.</p>	<p>IR AH TC</p>
14.	<p>Playing Fields/Wildlife Areas/Car park/Assets inc :</p> <p>1. Flagpole monthly inspection (TC) – standing item and update St Georges and Union spare flag has been purchased. The inspection has been completed, and all is in order.</p> <p>2. To note Play Area and Car Park Monthly Inspection for February (Appendix C) and approval of any action required or taken under Delegated Authority – medium risk actions from the annual ROSPA play inspection are in progress inc MUGA clean up, specialist HAGS paint for Halmer End swing (£116), tool for repairs M8 and M10 Wicksteeds (£35), removal of wreaths, flytipping Halmer End play area and graffiti. RESOLVED to agree the action taken.</p> <p>3. To note the annual ROSPA inspection of the Play equipment and consider a quote for low risk items if available – Appendix C1 – circulated 12.02</p> <p>These were noted, and it was also noted that as the play areas continue to age or are damaged due to vandalism or even just wear and tear, the maintenance liability will increase. Clerk to work through each play area with the contractor. Noted that future budgets will need to be allocated for wholesale replacement of popular items. In the future it may be that maintenance work is more expensive if larger contractors are needed to carry out the work, as local contractors are hard to find that are competent. Replacement parts are becoming very expensive, for example the rotating net at Halmer End to replace would cost £5k supply only.</p> <p>4. To approve the purchase of zip wire trolley Halmer End £378 plus £150 install and to note Halmer End low risk jobs in progress £750 as per delegated authority (from Feb 25 report) plus materials - RESOLVED to approve.</p> <p>5. Leddys Field Support Group update – IR The group's AGM was held on 9th February. A meeting was held with Olivia Wood from Newt Partnership on 6th Feb, the work has been completed and the pond is to be monitored to see if the Great Crested newts return in March. The pond weed is being removed which took over during the dry spell. Tawny owls are now present and owl boxes are to be fitted with moorhens and mallards present on the pond. The vandalised waste bin has been replaced at New Road. Grass cutting of Leddys Field to be funded through the group as a donation to the Parish Council – the group have sought other quotes and due to the limitations with the equipment, it was agreed to include the work to the grass cutting contractor and approve a quote of £130 net per cut along with the other play areas on a monthly basis. RESOLVED to approve.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>6. To consider applying for £1.5k funding for a 10 year Woodland Management Plan (plus £500) and signing up to Countryside Stewardship Rural Payments scheme – for Leddys Field –Appendix C2 RESOLVED to approve the quote for the Thompsons to carry out the Woodland Management Plan once funding has been secured..</p> <p>7. Trees at Miles Green Play area (BT lines) – to approve a quote at a cost of £750 (Appendix C3 below)</p> <p>Update from approval on 20 November 2025 - Openreach will not carry out the pruning work. The tree can be monitored and can be pruned with the removal of some other large bushes/small trees. RESOLVED to continue with the work at the appropriate time of year. STS were appointed to carry out the recommended work.</p> <p>A site visit had been held with NBC Tree officer’s assistant at the Audley Allotments site, following the decision taken in November 2025. NBC will not agree to the work to remove the branches as suggested in the quote (which is in line with the British Standard). NBC have agreed the removal of the self set tree in the corner of the site. RESOLVED to approve the revised quote (T1, Sycamore, section fell to just above ground level £350.00 net). However the Allotment Association will be closely monitoring the trees at the back of the site, which have been confirmed to belong to NBC – to report any H&S issues as agreed with the officer.</p> <p>8. To note the completed play area surface work at Halmer End Harrison Close – awaiting grass to re-establish expected to be operational during April pending weather and reinstall equipment</p> <p>The Clerk is meeting with the contractor on site next Wednesday to inspect the mats and any issues, but it will be some time before it can be re-opened due to the grass growing.</p>	<p>Clerk</p> <p>Clerk</p>
15.	<p>To start to consider the nominations for the Parish Awards (Community, Environment and Young Persons (u18)) – decision to be made at March meeting</p> <p>A number of nominations were discussed and an initial list. It was agreed that the High School will also be asked as in previous years. To be considered at the next meeting.</p>	Next meeting
16.	<p>Halmer End Allotments – request for approval for poly tunnel 2 x 4 m from plot holder</p> <p>RESOLVED to approve.</p>	Clerk
17.	<p>To consider moving the monthly Parish Council meetings to Audley (Pensioners Hall) – rooms to be booked 6pm to 10pm every month (3rd Thurs)</p> <p>RESOLVED to approve. It was also asked if the car park subject to nominated key holder. It was confirmed that this has been asked in the past and also recently and due to insurance issues it wasn’t possible previously. Clerk to ask again.</p>	Clerk
18.	<p>Parish Seats and Bus shelters (£5.1k budget/£500 remaining)</p> <p>1. To note installation of bus shelter at Ravens Lane is now in progress – awaiting installation date.</p> <p>2. To clean the seat and bin by Hougherwall Road at a cost of £65 (3 hours)</p> <p>RESOLVED to approve in principle subject to the volunteer day.</p>	Clerk
19.	<p>To extend the contract to empty the litter bins from April to March 2027 – on the same terms and conditions as current</p> <p>RESOLVED to approve at a cost of £1632 which includes 5 bins emptied every other week, except summer holidays when Leddys and Queen Street are emptied every week.</p>	Clerk
20.	<p>Car parks :</p> <p>1. Car Park Audley Methodist Church (budget £85k/£25k committed/£60k remaining for works) – update</p> <ul style="list-style-type: none"> • To note the Legal costs £4250 for the lease completion – Noted and agreed, the Land registry fee and time to register the lease has not yet been added to the costs. 	

	<ul style="list-style-type: none"> • To approve the additional costs agreed for the tidy up work (as per payment schedule) – This was agreed. • Party wall surveyor to be appointed £1800, if landlord consider it necessary from Tesco. Design to be supplied to them. Possibility this may increase to £2400 if building notices etc are required and a drawn up agreement and site visits – the surveyor would also act on behalf of both parties. RESOLVED to approve as it was a necessity, however it may be a Party Wall agreement is not required, pending the depths and technical information. • To further consider the draft design –Appendix E • RESOLVED to approve the design and to progress this design to a planning application without any further approval required. It was noted that the design ensured there was adequate space available for cars to turn at the top of the site and also to park at the bottom, as it is very tight and impossible for two vehicles to park opposite at the bottom. Barriers are also included and the ability to install an EV charger if funding becomes available through the Staffordshire County Council project. • Planning application in progress once spec approved and design – RESOLVED to approve. • Procurement via NBC to follow after planning permission in place – RESOLVED to note and agree to use NBC to tender the scheme. • Tree survey 2nd March – This was noted. • Signage and bin for the site to be purchased - A sign will be installed once the scheme is underway. A bin may also be purchased once the work has been completed. Noted the comments from NBC officers regarding the emptying of the bins at the site at a cost or removal. <p>2. Bignall End Road lease progression (£50k budget 26/27 financial year) –pending the above</p> <p>3. Following on from the earlier resolution made to trial a car park bumper, it was agreed in order to stop any further damage to the Butchers Arms Car park fence to purchase a further 9 bumpers at a cost of £322 plus installation.</p>	<p>Clerk</p> <p>Clerk</p>
21.	<p>Highways issues (Budget £1400/£0 remaining):</p> <ol style="list-style-type: none"> 1. To consider a quote to weed and sweep the pavements along Church Street by roundabout - £100. RESOLVED to approve subject to volunteers day. 2. Miles Green (Heathcote Road/Station Road junction) – standing item – County Cllr update on DHP 3. Bignall Hill and nearby drains – flooding (Standing item) – to monitor future downpours 4. A500 from National Highways – to note 2 accidents since temp signs were installed (Nov and December) plus reported near misses, no further update 	
22.	<p>Standing item – CCTV /Police</p> <ol style="list-style-type: none"> 1. To note any requests for footage from Police– February – None to date. 2. To receive an update on the CCTV camera Church Street – Note that Eon will be replacing the post due to damage caused by a vehicle. There could be a potential that it could result in an insurance claim. 3. To note next service due to take place – This is due to take place soon. 	
23.	<p>UK GDPR (standing item)</p> <ul style="list-style-type: none"> • Data breaches/Subject Access requests/Information Security – reminder of responsibilities • See email for training opportunities • Approval of Policies – Social Media and Recording of Meetings – see Appendix F x 2- RESOLVED to adopt the policies as drafted. 	Clerk
24.	<p>Communications and PR messages (Standing Item)</p> <p>To agree PR messages for the next month</p> <ul style="list-style-type: none"> • Volunteer days 	

	<ul style="list-style-type: none"> Parish awards Beaver meeting Local Gov reorganisation 															
25.	<p>Correspondence and circulars -To review other items received not listed for next agenda</p> <p>Civic Pride Day 26 August 2026 – Borough Council Event for Audley – suggestions for community groups, volunteers etc wanted to be involved on the day for a Parish Clean-up day working with partner agencies and the Borough Council – projects also required</p> <p>Civic Pride 2025 – Newcastle-under-Lyme Borough Council Lead councillor required for this event</p> <p>RESOLVED to think about it over the next few months.</p>	May agenda														
26.	<p>Clerks Update – Appendix G – actions were noted.</p>															
27.	<p>Councillor Reports (for information only/further actions and decisions must be included on next agenda – (note Highways/ROW issues to be reported outside of the meeting))</p> <p>It was discussed that following a lot of interest, we could hold volunteer days one per ward led by the relevant ward councillors to deal with weeding, cleaning up the area, public assets etc. These could be held in the week and weekend. Ward Cllrs to come up with – projects to be brought to the next meeting.</p>	Next agenda														
28.	<p>Finance:</p> <ol style="list-style-type: none"> To approve payments/orders, receipts and transfers including noting payments made by delegated authority – Appendix H RESOLVED to approve as attached. To note the budget update and bank reconciliation statement – Appendix H1 PC approved the bank reconciliation statement as attached. Budget update as circulated and summarised as follows: <table> <tr> <td>Budget</td> <td>£282k</td> </tr> <tr> <td>Receipts</td> <td>£244k</td> </tr> <tr> <td>Actual spend</td> <td>£172k</td> </tr> <tr> <td>Forecast spend remaining</td> <td>£118k which includes £20k church car park expected to year end and £50k car park B/End plus bus subsidy £32k</td> </tr> <tr> <td>Total est spend for year</td> <td>£290k total including all spend forecast above</td> </tr> <tr> <td>Adjusted Forecast spend</td> <td>£66k based on predicated spend for rest of year</td> </tr> <tr> <td>Total for year expected</td> <td>£238k (not £290k)</td> </tr> </table> <p>Reserves- Currently in bank - £239k less £66k forecast spend leaves £173k to be c/f (which includes ring fenced for 2 x car parks plus £13k for 1 x bi election if called)</p> <ol style="list-style-type: none"> To renew the following subscriptions - Scribe (accounting system) £948 net, National Allot Leisure Gardeners subs £70 net, Parish Online £150 net, SWT renewal £42 RESOLVED to approve. To note the Accounts for year ending March 2026 interim audit prior to year end – currently with the Internal Auditor RESOLVED to note. 	Budget	£282k	Receipts	£244k	Actual spend	£172k	Forecast spend remaining	£118k which includes £20k church car park expected to year end and £50k car park B/End plus bus subsidy £32k	Total est spend for year	£290k total including all spend forecast above	Adjusted Forecast spend	£66k based on predicated spend for rest of year	Total for year expected	£238k (not £290k)	Clerk
Budget	£282k															
Receipts	£244k															
Actual spend	£172k															
Forecast spend remaining	£118k which includes £20k church car park expected to year end and £50k car park B/End plus bus subsidy £32k															
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Adjusted Forecast spend	£66k based on predicated spend for rest of year															
Total for year expected	£238k (not £290k)															
29.	<p>TO RESOLVE UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS ACT) TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE MEETING TO BE DISCUSSED</p> <ol style="list-style-type: none"> To approve a response to a complaint –Appendix J1 Noted that an investigation was under way with a third party in order to inform the response which will be circulated to all. It was approved that the policy will be utilised if necessary and to refer to this in accordance with the procedure. To further consider legal advice, SLA and update on other options – Appendix J2 Awaiting further input but it was agreed to progress this in order to obtain the options and initial advice. To extend the Annual Maintenance Contracts x 2 April 2027 – next agenda 	Next meeting Next meeting														

Meeting closed at 21.15pm

Advice regarding weight of the Audley Rural Neighbourhood Plan opinion required for Planning Cttee 3rd Feb



uvecic.co.uk
01538 386221
info@uvecic.co.uk

Urban Vision Enterprise
Suite 15 Oriel Chambers
14 Water Street
Liverpool
L2 8TD

Town and Parish Council Planning Service

2nd February 2026

F.A.O. Charles Winnett
Newcastle-Under-Lyme Borough Council
Planning Policy Team
2nd Floor Castle House
Barracks Road
Newcastle-Under-Lyme
ST5 1BL

Dear Charles Winnett

**Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Land rear of 57 High Street, Alsagers Bank, Application Reference 25/00851/PIP**

Urban Vision Enterprise has been commissioned by Audley Parish Council to make additional representations on the above application, which was recently deferred by your Planning Committee.

Paragraph 12 of the National Planning Policy Framework

We are concerned that the previous officer's report did not consider Paragraph 12 of the National Planning Policy Framework, which makes clear that the presumption in favour of sustainable development does not change the statutory status of the development plan and that planning applications that conflict with an up-to-date development plan (including a neighbourhood plan), should not usually be granted planning permission.

Urban Vision Enterprise comprises UVE Planning Limited (Company Number 15166024) and Urban Vision Enterprise CIC (Company No. 7690116). Registered address: Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD. Directors: Hannah Barter, Dave Chetwyn.

This is the situation with the current application and the Audley Rural Neighbourhood Plan. It should be noted that the Audley Rural Neighbourhood Plan helps achieve sustainable development and evidenced growth, and this was tested through the Independent Examination. Case law has established the status of Neighbourhood Plans, where this is the case.

Grounds for Refusal

In view of the conflicts with national policy and the statutory development plan, we recommend that the application be refused on the following grounds:

- The development proposal is inappropriate development in the Green Belt by virtue that it is previously undeveloped land and does not meet the very special circumstances. Approval of inappropriate in the Green Belt would be contrary to national policy, and would set a dangerous precedent.
- The proposed development is outside of the settlement boundary and does not meet the requirements set out in policy ANP1 'Residential Development' of the Audley Rural Neighbourhood Plan.
- The scheme harms the character of Alsagers Bank, resulting in the loss of green landscape separation and is contrary to Policy ANP9 'Natural Environment and Landscape' of the Audley Rural Neighbourhood Plan.
- There are serious doubts that safe and suitable access to the site can be achieved for all users, in relation to all modes of transport, including addressing the needs of people with disabilities and reduced mobility. The site unsustainable, increasing reliance on private car journeys.
- The site is prone to surface water flooding as identified by the Environment Agency 'Risk of Flooding from Surface Water (RoFSW)' map. The development could exacerbate surface water flooding issues both on the site and elsewhere. The scheme is contrary to national policy on flood risk.

Section 38 of the Planning and Compulsory Purchase Act and Paragraph 12 of the National Planning Policy Framework provide a clear framework for the decision. The proposed development is contrary to national policy and to the policies in the statutory development plan (including the recently 'made' Audley Rural Neighbourhood Plan). It should be noted that the Neighbourhood Plan, as the most recent plan, carries more weight, as set out in national policy and guidance.

Audley Rural Neighbourhood Plan

The previous officer report suggested there were no current up-to-date plans and policies. This was clearly an error.

The Audley Rural Neighbourhood Plan (ARNP) positively meets the housing needs for the Neighbourhood Area and the growth strategy as set out on page 18 of the Plan. The Neighbourhood Plan was tested at Examination and met the Basic Conditions, including having regard to national policy and guidance and helping to achieve sustainable development (growth). The Neighbourhood Plan positively meets and exceeds the growth requirement for the parish.

The Neighbourhood Plan seeks to ensure that any new housing is provided in sustainable locations and to prevent harm to the landscape character of the area and separation of settlements. The application is contrary to Policy ANP1 'Residential Development' and Policy ANP9 'Natural Environment and Landscape'.

The applicant has failed to demonstrate any material reasons for departure from the policies of the Statutory development Plan or national policy.

Green Belt

Case law (including Redhill Aerodrome Ltd v Secretary of State [2014] EWCA Civ 1386 and Gallagher Homes v Solihull MBC [2014] EWHC (admin) confirms that housing land supply shortfall is not, in itself, a very special circumstance. It does not override the strong protection afforded to Green Belt land.

The benefit of providing only 5-9 dwellings is significantly and demonstrably outweighed by the harm it would cause, as inappropriate development in the Green Belt, taking account of national policy on flood risk, and being development in the open countryside, contrary to the policies of the statutory development plan.

Highways

Staffordshire County Council Highways has referred to the lack of any highway information, making it difficult to fully assess the acceptability of this proposal in terms of highway impact. This is an important factor, which has not been properly considered.

Conclusion

The proposal fails to meet the requirements of national policy and the policies of the statutory development plan. Consideration of Section 38 and Paragraph 12 clearly indicates refusal. In our opinion, based on our experience, approval of the scheme on the basis of the previous report would be likely to be unlawful and could be open to challenge.

Yours sincerely



Dave Chetwyn, MA, MRTPI, IHBC, FIoL, FRSA
Managing Director

County Councillor Report – Feb 26 – see separate attachment.**AUDLEY RURAL PARISH COUNCIL – POLICE REPORT****19/02/2026 – 1900Hrs Audley Pensioners Hall**

Data 15/01/2026 to 19/02/2026 (Since last meeting)

Total incidents reported on the Audley area – 136 (Previous month was 140) although 103 of the 136 were M6 motorway of A500 traffic related. So, only 33 incidents reported to

Police on streets of Audley which is decrease from the 42 reported last month.

ASB Community – 1

Off Road E Bikes in Apedale Country Park

ASB Personal – 0

ASB Environmental – 0

Burglary Dwelling – 1

Burglary Business / Commercial Property – 0

Last month there were 0 recorded Commercial Burglaries.

Street Robbery – 0

Vehicle Crime – 0

Criminal Damage – 1

Community Issues identified since last meeting – E bikes seem to be declining now, with only 1 complaint in the last month. Police continue to seize illegal ones.

Tickets continue to be sent out in relation to parking on zig zag lines on Church Street. This carries a penalty of 3 points and £100 fine.

Incidents of Note –

Rogue Traders – No further report since last meeting

Suspicious incident – No further reports of Hare Coursing. Nothing else reported in Parish.
Traffic Matters – Pleased to say that there seems to be a decline in incidents at the A500 /Alsager Road junction. Police will continue to monitor and liaise with Highways.1 RTC reported since new year at this location – Highways are aware and planning works to reduce number of incidents.

Approved Payments Schedule – Feb 26

Voucher	Name	Description	Amount
460	Start Traffic Ltd	Grit bins x 4 Chester Rd, Heathcote Rd, Cross Lane, Grassy green lane	698.14
461	Buxus Green	Grass cut contract final payment	202.13
462	STS Contractors UK Limited	Tree work Rileys field gate	420.00
463	Scribe Starboard Systems Limited	Scribe Subscription	1,137.60
464	Audley OAP Association	Grant - Kitchen asbesto removal	400.00
465	Audley OAP Association	Audley Pensioners Hall Room Hire	72.00
466	S Keeling and Co Ltd	Wood for MGarden and Meadowside Ave	458.40
467	Lloyds Bank	Bank Charges	4.25
468	Wicksteeds	Hurricane rotary swing parts Halmer End	428.25
469	Potteries Building Supplies Ltd	Plainings Car park Church Street	24.00
470	WM Riley & Sons c/o Brookside Pet Foods	Zip ties and safety tape	13.59
471	Parish Clerk (RFO)	First aid kit for events	17.46
472	WM Riley & Sons c/o Brookside Pet Foods	Compost Sakura trees	17.46
473	WM Riley & Sons c/o Brookside Pet Foods	Postcrete car park church	27.80
474	Parish Clerk (RFO)	Post charge for Car park lease to SCC	3.60
475	Parish Clerk (RFO)	Brooms Car park	20.50
476	Amazon EU S.a.r.L. via Parish Clerk reimburse	Reflective tape for Column	16.99
477	Lloyds Bank	Bank interest Feb	4.25
478	Potteries Building Supplies Ltd	Grit for refill	40.00
484	Ionos via Parish Clerk	NPlan website Monthly sub	12.00
485	EE	EE Mobile costs Office Phone	32.40
486	EE	EE mobile costs SIM cards Village CCTV	84.00
487	O2	Mobile phone CCTV Halmer End	24.60
488	Eurooffice	Stationery wallets folders paper env	58.82
489	C2C Consulting Ltd	Drainage survey Church car park	540.00
490	Eon Energy Supplies	Lighting column realign - insurance claim	672.00
491	ROSPA play safety	Play inspection February 2026	986.04
492	Urban Vision Enterprise CIC	Reps for PCttee	350.40
493	Horticon Limited	Surface Halmer End play area	6,187.92
494	Mazars	External Audit fees March 25	756.00
495	GeoXphere Limited	Parish Online mapping subs 26_27	180.00
496	WM Riley & Sons c/o Brookside Pet Foods	Cable ties small	2.75
497	WM Riley & Sons c/o Brookside Pet Foods	Rock salt small bin	15.98
498	Stuarts Gardening Services	ON 365 weeding near to Ravensmead school and Church street	185.00
499	Stuarts Gardening Services	ON 366 Metal post to Eon for install	25.00
500	Stuarts Gardening Services	ON 367 Grit bin installations x 4 and grit refill	80.00
501	Stuarts Gardening Services	ON 372 Church car park clean up	30.00
502	Stuarts Gardening Services	AM Hedge lay Miles Green play area/car park	100.00
503	Stuarts Gardening Services	AM contract- clean all nboards, weeding pit tub, hougherwall, strimming Nbrd Miles Green	145.00
504	Stuarts Gardening Services	AM Car park inspection	130.00
505	Stuarts Gardening Services	AM land by doctors	105.00
506	Staffordshire Wildlife Trust	SWT Subs	42.00
507	Steve Hough	AM contract work	490.00

Signed	Dated	
508	Steve Hough	Leddys Field notices and maintenance	50.00
509	Steve Hough	Xmas lights take down x 4 and Bowling Club	100.00
510	Steve Hough	Xmas lights 4 x bins and box to Bowling Club	25.00
511	Steve Hough	Xmas tree church festival collection	25.00
512	Steve Hough	Car parks banner install Church and Bumper install BArms	62.50
513	Steve Hough	ON 364 Car park Church car park potholes and clean up	300.00
514	Steve Hough	ON 356 Leddys Bin install	125.00
515	Steve Hough	ON 295/ON320 Alsager Road play area low risk items	565.00
516	WM Riley & Sons c/o Brookside Pet Foods	Post crete Church car park and Leddys bin	27.80
517	Amazon EU S.a.r.L. via Parish Clerk reimburse	Key tags for contractor keys	4.99
518	AMGT	Grant Tree work remaining amount	3,980.00
519	Pet Waste Solutions Ltd	Litter bin contract - fortnightly until school holidays 25_26	72.00
520	Pet Waste Solutions Ltd	Litter bin contract - fortnightly until school holidays 25_26	72.00
521	NASLG	Allotment subs	84.00
522	Talbots Law Ltd	Land reg fee disbursement	45.00
523	Potteries Waste	Rock salt grit bins	90.00
524	Wicksteeds	Key M10 and M8 for play equipment repairs	43.15
525	Audley OAP Association	Extra room hire for beaver presentation set up	15.00
526	Start Traffic Ltd	Bumpers x 9 for car park Butchers Arms	387.08
527	Lloyds Bank	Bank Charges	4.25
528	A I Paints Ltd	Paint for HAGS parent toddler swing Halmer End	139.20

	Bank Reconciliation at 03/02/2026		
	Cash in Hand 01/04/2025		160,939.08
	ADD		
	Receipts 01/04/2025 - 03/02/2026		244,453.78
			405,392.86
	SUBTRACT		
	Payments 01/04/2025 - 03/02/2026		165,604.38
A	Cash in Hand 03/02/2026 (per Cash Book)		239,788.48
	Cash in hand per Bank Statements		
	Petty Cash 23/12/2025	0.00	
	Lloyds Savings 03/02/2026	155,040.60	
	Lloyds Current 03/02/2026	5,954.73	
	Natwest reserves account 30/01/2026	81,438.19	
			242,433.52
	Less unrepresented payments		2,725.04
			239,708.48
	Plus unrepresented receipts		80.00
B	Adjusted Bank Balance		239,788.48
	A = B Checks out OK		