

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

SPECIAL MEETING

13th July 2023

Commenced: 8.00 pm Terminated: 9.00 pm

**Present: Councillor Bettley-Smith (Chair)
Councillors Bullock, Daly, Drakakis-Smith, Head, Owen, Speed and
Watkin**

**Mr G Griffiths – Retiring Clerk
Mrs M Clough - Clerk**

Also in attendance were 3 members of the public

203/23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Berrisford, Ecclestone, Hales and Karling

204/23 DECLARATIONS OF INTEREST

There were no prejudicial interests declared, but all Members present declared personal interests in the subject matter under discussion at this Special Meeting, as they were residents of the Parish.

**205/23 NEWCASTLE-UNDER-LYME FIRST DRAFT LOCAL PLAN 2020-2040 AND ITS
IMPLICATIONS FOR BETLEY, BALTERLEY AND WRINEHILL**

The Chair presented a strategic overview on the Newcastle-Under-Lyme First Draft Local Plan 2020-2040 on which consultations were being held around the Borough on this matter.

Discussions ensued, and focussed on:-

- (i) the designation of the Rural Centre and concerns relating to its implication that such sites are capable of taking development;
- (ii) the need to ensure that Greenbelt and Conservation areas throughout the Parish were protected against future erosion due to development;
- (iii) the requirement of 200 new houses for Madeley and Betley (at Borough Council level, these villages were considered as one ward). A site identified in Madeley would provide for 150 while the balance was likely to be met by sites already under development from 2020;
- (iv) the local infrastructure such as shops, medical centres and schools;
- (v) traffic implications, particularly relating to added pressure on the A525/A531 and B5500 network.

The Members of the Public participated in the discussions and Mrs Clare Withington, Clerk to Audley Parish Council stressed the need to consider a perceived increase in traffic affecting both Parishes due to short cuts being taken through Keele, Betley and Audley, in an attempt to avoid slow traffic on the A500/M6 junction.

The Members also referred to the possibility of future changes to the new Plan which could be detrimental to the Parish, particularly relating to the redesignation and consequently, the possible development of certain categories of land, particularly within the existing Greenbelt.




The Chair suggested that if, after the close of this Special Meeting, any Members had additional contributions to share on this matter, then they should submit them for consideration at the Ordinary Meeting of the Parish Council on Tuesday, 18th July 2023.

RESOLVED

That the following comments of the Parish Council be submitted to Newcastle-Under-Lyme, as part of its consultation relating to the First Draft Local Plan 2020-2040:-

- 1. Whilst the Parish Council notes that Betley and Wrinehill are defined in the Local Plan as a Rural Centre, this designation would raise concerns if the designation resulted in significant development in the Parish, as some of the facilities within the Parish, notably the school, are at, or close to capacity, and there is no scope to expand them;**
- 2. That the water supply capacity is limited as highlighted by the fire at Betley Court, where the fire service was unable to secure increased water pressure owing to the deficiencies of the water supply infrastructure, with periods during the fire when the supply could not be used on the fire in order to allow the system to recover, to avoid supply failure;**
- 3. That the maintenance of Green Belt status across the Parish be strongly supported by the Parish Council;**
- 4. That the proposed boundary of the village envelope (redefined by the term Rural Centre) be supported, in principle;**
- 5. That the proposed boundary of the Conservation Area be supported by the Parish Council;**
- 6. That the employment allocation at Junction 16, is not supported by the Parish Council. The Borough Council should be working toward a higher skilled, higher paid employment environment, not a logistics-based low skilled, low paid economy. Additionally, Junction 16, despite the recent redesign, suffers from significant congestion which would be exacerbated by development of this nature, particularly in the form of a national or regional distribution centre. Pressures on Junction 16 could lead to increased traffic through the village (and Newcastle) along the A525/A531 as Junction 16 is avoided. Finally, the proposed location is distant from population centre, has no existing public transport facility (and would be difficult to serve by public transport), and would not therefore be considered to be sustainable development.**
- 7. That extensive further development in the Keele area gives the Parish Council serious concerns. Further land allocations would result in added pressure on the A525/A531 system which is already heavily used. The traffic issues on this system were recognised by the construction of the Keele by-pass. Although this afforded relief to Keele there remain issues with the A525/A531 running through historic villages such as Madeley Heath, Madeley and Betley and the avoidance of further traffic growth at these locations should be a priority.**


18/7/2023