

MEETING OF STAPELEY AND DISTRICT NEIGHBOURHOOD PLAN STEERING GROUP

25 JUNE 2015 HELD AT BRINE LEAS SCHOOL

PRESENT:

Parish Councillors:

Jo Hillman (Chair), Peter Groves

Volunteers:

Pat Cullen, Noel Wagstaff

Consultant:

Andrew Thomson

- 1) Pat Cullen appointed as note taker
- 2) Apologies for absence: Matthew Theobald, John Davenport, Martin Malbon, Val Ingram, Mary Hennessy-Jones
- 3) Conflict of interest (non-Parish Councillors) – None
- 4) Declarations of interest – None
- 5) Approval of minutes of previous meeting held on 11th June 2015
- 6) Presentations from developers:

7:40 – 7:55pm; Michael Rutherford from Arcadian Estates

The Group received a presentation from Michael Rutherford who outlined the developments promoted by his company.

Arcadian Estates specialise in small, affordable housing developments, usually located on the edge of villages and often promoted by housing associations. Mr Rutherford outlined possible scenarios for development including land sold at below market value so the development could provide funds that could be used to enhance the Parish. Mr Rutherford answered some questions from the Steering Group and the Group felt that he made a number of interesting points.

The Group thanked Mr Rutherford for his presentation and he left the meeting at 7.55pm.

- 7) Wildlife and habitat survey

There was discussion on the merits of engaging CWT to carry out a wildlife and habitat survey although reservations were expressed about possible conflict of interest as the commercial arm, CES, had provided a wildlife survey for Muller Property in the Stapeley area. Andrew Thomson gave details of the package that CWT can provide for NP groups which includes a discussion on the report.

Resolved: Andrew Thomson to provide the Group with a list of companies that could carry out a wildlife and habitat survey. The Steering Group to review the companies for suitability.

Resolved: Rachel Giles from CWT be invited to attend the next meeting of the Steering Group on 8 July 2015.

8) Neighbourhood Plan Policies

The draft Housing Policies were discussed, with emphasis on the revisions made by Andrew Thomson. Some information on housing density was included with appropriate discussion around the topic. A number of amendments were suggested and incorporated.

There was discussion about housing numbers in the Nantwich area and Andrew Thomson will email Tom Evans (CEC) to ask for information on housing permissions granted since 2010 and housing completions to date. This discussion was linked to details of how the 5 year land supply is calculated.

The Housing Needs Assessment was discussed. Andrew Thomson could supply the names of suitable consultants who would be invited to address the Steering Group with a view to providing a Housing Needs Assessment.

The Group discussed Parking Policy including the width of garages and reviewed a range of policies extracted from other Neighbourhood Plans.

Resolved: Andrew Thomson to email Tom Evans (CEC) to ask for information on housing permissions granted since 2010 and housing completions to date.

Resolved: Jo Hillman to compare the list of suitable consultants previously supplied by Andrew Thomson with the list provided to the Group, identifying consultants who have worked with builders which have an interest in this area. Consultants would then be invited to address the Steering Group.

9) Any Other Business

Jo Hillman reported that owing to minor confusion regarding items for inclusion, the results of the consultation survey had not been published.

Resolved: Jo Hillman and Matthew Theobald to review the results of the consultation survey and publish the results via normal channels such as Nantwich News and The Chronicle.

10) Dates of next meetings

8 July 2015, 21 July 2015 and 28 July 2015

A meeting is required during week commencing Monday 10th August 2015 – the Group is asked to provide their availability during that week.