

## Minutes of a Meeting of the Neighbourhood Planning Steering Group

held on Wednesday, 9 September 2015

at Broad Lane Methodist Chapel, Audlem Road, Nantwich

### PRESENT:

Parish Councillors - Matthew Theobald (Chair), John Davenport, Jo Hillman, Martin Malbon

Non- Parish Councillors – Pat Cullen, Val Ingram, Noel Wagstaff

1. **Appointment of Note Taker for the Meeting**  
Jo Hillman appointed as note taker.
2. **Apologies for Absence**  
Peter Groves and Sue Pritchard
3. **Conflicts of Interest (non-parish Councillors)**  
None
4. **Declarations of Interest**  
None
5. **Approval of the Minutes of the last Meeting (3<sup>rd</sup> September 2015)**  
To approve as a correct record the Minutes of the meeting held on 3<sup>rd</sup> September 2015.  
Approved
6. **Planning application 15/3868N Outline permission for Residential development for up to 104 dwellings (Use Class C3) and land for expansion of Brine Leas School (Use Class D1)**

There is concern that this application is premature given that there is an emerging Neighbourhood Plan for Stapeley. As this application is a totally new application, and considering its location inside the boundary of Stapeley and District parish for which there is a Neighbourhood Plan being produced, and given the size of the application, it must be considered in isolation and with 'fresh eyes' and not in relation to any planning permissions previously granted in this vicinity.

There are concerns that this plot, if developed, will significantly blur the development boundary between Stapeley and Nantwich and extend the defensible boundary in an undesirable way. The increase in traffic from such a development is a concern given the previously highlighted dangers of Audlem Road/Broad Lane and the traffic and safety concerns together with the issue of cycle-ways is addressed in our emerging Neighbourhood Plan which should be taken into consideration.

This development is likely to be directly affected by our Neighbourhood Plan and should be considered in conjunction with the emerging document. The development itself will potentially exacerbate issues that have been highlighted by significant numbers of

parishioners as concerns that need to be addressed and as such are being addressed by the Neighbourhood Plan.

We also feel that the traffic assessment provided does not accurately represent the traffic situation on the roads providing access to the site as it was only carried out at one 'peak time' and did not account for the traffic at the main 'peak time' of between 2.45pm – 5.00pm.

**7. Exclusion of the Press and Public**

**RESOLVED:** That in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during discussion of the following item, owing to the confidential nature of the business to be transacted and the public interest would not be served in disclosing the information.

**8. Housing Needs Assessment**

The Steering Group unanimously concluded that the second quotation is preferred.

**9. Re-admittance of Press and Public**

**RESOLVED:** That the press and public be re-admitted to the meeting.

**10. Consideration of Draft Plan so Far as a Single Document**

The document was reviewed and new sections allocation for creation and insertion by our next meeting.

It was agreed that Sue Sherwood be asked to consult on the Environmental sections of the draft Plan.

**11. Date of Next Meeting**

24<sup>th</sup> September 2015, 7.30pm at Broad Lane Methodist Chapel.