

Neighbourhood Planning Steering Group Meeting

Wednesday 3rd June 2015

7:30pm at Broad Lane Methodist Chapel

Present

- Steering Group (parish councillors): Martin Malbon, Matthew Theobold
- Steering Group (non-parish councillors): Noel Wagstaff
- Also in attendance: Andrew Thomson (consultant), Richard Chamberlain and Peter Barlow (Wain Homes representatives)

1. Appointment of Note Taker for the Meeting

Martin Malbon.

2. Apologies for Absence

John Davenport, Mary Hennessey-Jones, Jo Hillman, Peter Groves, Sue Pritchard, Val Ingram, Pat Cullen.

3. Conflicts of Interest (non-parish Councillors)

None.

4. Declarations of Interest Parish Councillors

None.

5. Approval of the Minutes of the last Meetings (24th March and 30th April 2015)

The minutes for 24th March and 30th April have already been approved, and were referenced on the agenda by mistake.

We approved 14th May minutes with the following comments:

Andrew Thomson corrected the names of three documents referenced in the minutes -

- AECOM
- Green belt update – critical friend advice
- Safeguarded land – critical friend advice

Also, on the apologies for absence, we should have mentioned Mary Hennessey-Jones

6. Wain Homes Presentation (7:35 – 7:50pm)

Richard Chamberlain and Peter Barlow wanted to inform us about the Wain Homes development behind 144 Audlem Road and how it has been progressing. Their outline planning approval was for up to 40 houses. They have secured reserved matters approval for 33 houses. They received an objection from Brine Leas headmaster for the reserved matters application because of the need for the school to expand. This led to the idea of using the larger field to the south, which can accommodate a larger development (<100 houses?), and transfer of the original field to the

Council/BLH. Apparently landowners are amenable to this but nothing has yet been agreed. The development on the southern field is to use the same highways access as the original planning application. There are a number of ecology issues in the southern field, it has a pond, and a single GCN has been found. Wain Homes see this proposal as being positively received locally, and see it as a key opportunity for the school and the local area. They mentioned the recent increase in CE housing needs (from 29,000 to 36,000). They stated that this land is not green belt or green gap, it is open countryside. They mentioned S.106 payments but stated that they would be generic/borough wide, not for local use. They mentioned an upgrade to the footpath that passes BLH. They are currently doing newt and landscape surveys. They hope to submit a planning application this year. They also mentioned that have been approached regarding other land in the parish, but would not be specific about where it was, and said that there is currently nothing in place.

7. Review draft Neighbourhood Plan Housing Policies

We decided to leave this for another, better-attended meeting due to its importance and the need to get feedback from as many Steering Group members as possible.

Andrew reported to us his experiences at recent Local Plan Strategy meetings and workshops. The feeling amongst developers is that the Council's current estimate of housing need in Cheshire East for the plan period (to 2030) of 36,000 houses is too low, and they are promoting figures greater than 40,000 houses with an increased build rate of over 2,000 per year. Andrew sees various problems with the Council's proposed changes to the draft local plan. For example, the ARUP and AECOM documents (for green belt and safeguarded land) which form part of the plan are due to be inspected as part of a public inquiry in July and not all of the information they contain has been consulted on. Similarly, new proposed housing sites have not been consulted on. He feels that this undermines the validity of the draft plan and is worried that the Inspector may have to throw it out. There is no reference to HS2 in any of the new plan information, which is a concern because if HS2 comes forward it will need to take land from some of the strategic sites. Andrew is to meet Rachel Bailey in the near future and will present some of his fears (on behalf of ChALC I think).

8. Housing Needs Survey scope and quotations

The Parish Council agreed £3,000 for this, which means we'll need three separate quotations. Andrew Thomson will scope this out and get us three quotations, via CCA. These will be made available to the Parish Council prior to its next meeting.

9. Define the Scope of the Wildlife and Habitat Survey

Carol Jones informed Matthew via email that three quotations are not required for this. Andrew will supply us with a description of the scope.

10. Any Other Business

Noel Wagstaff reported failure regarding the survey of open spaces. Taylor Wimpey and Cheshire East Council have not replied to him. Bovis Homes has replied; they have a new MD who has promised to get back to him soon.

11. Date of Next Meeting

Thursday 11 June 2015.

MEETING CLOSE