

**MINUTES OF THE NINTH MEETING OF THE NEIGHBOURHOOD PLAN
STEERING GROUP HELD ON WEDNESDAY 27TH JULY 2016 AT 7.00PM
AT WISTASTON MEMORIAL HALL, CHURCH LANE, WISTASTON.**

Present: Cllr.J.Moore (Chair)

Cllr.Mrs.J.Bond, Cllr.D.Millington, Cllr.G.Roberts, Cllr.R.Westwood,
Mr.J.Bennett, Mr.D.Clews (arrived 7.40pm), Mr.W.Heath, Mr.D.Lucas & Mr.R.McIntosh.

In Attendance: Mrs.A.Cross, Mr. A. Thomson & Mr.C.Todd.

105 APOLOGIES

No apologies were received.

106 DECLARATION OF INTEREST

No declarations of interest were made in respect of any items on the Agenda.

107 MINUTES

The minutes of the meeting held on 9th June 2016, were approved.

108 MR. ANDREW THOMSON, PLANNING CONSULTANT - Reports

The following documents were discussed:-

a) Environment - draft 11.06.16

After discussion, it was agreed to replace the word “town” with “community”, in the last paragraph of Policy GS 1.

b) Community Facilities - draft 11.06.16

Mr.Thomson said he intended to add Community Responses; the initials CIL stood for Community Infrastructure Levy, he would clarify this in the final draft.

c) Glossary - draft 11.06.16

No matters were raised on this report.

d) Section 106 Agreements

Mrs.Cross said she understood that Cheshire East had appointed a new officer for Land and Development.

Mr.Todd said it was necessary to keep an eye on how and where the money received from the agreements was spent, e.g. the matter of the Peacock Roundabout.

e) Transport and Infrastructure

Mr.Thomson said that although there were currently no Air Quality Management Areas in Wistaston, he would leave the AQMA policy in.

Cllr.Moore said there was a need to stress the requirement for safer routes to schools, e.g footpaths, cycleways or a combination of both; Mr.Thomson said he would include a delivery plan to implement them.

Mr.Thomson said that unfortunately, there was currently no joined up thinking in Cheshire East Council to link Planning, Transportation and other matters.

f) Housing - draft 11.06.16

Cllr.Moore stressed the need to consider low cost market housing; Mr.Thomson said

the current Government definition was “home ownership for all”.

Cllr.Westwood queried the current low cost limit of £250,000, which seemed much too high; Mr.Thomson said when referring to Rightmove, a figure of £150,000 seemed more appropriate.

Cllr.Westwood expressed concern about land banking; Mr.Thomson agreed, and said in Cheshire East only 4000 houses had been built, whereas planning permission had been granted for 20,000. Mr.Thomson would like the council to be able to charge council tax on vacant land, if it had not been built on two years after the granting of planning permission; the matter was still under review, but it may be possible to include it in justification of evidence, following local concern.

Mr.Thomson confirmed that Green Gaps would be included in the Neighbourhood Plan.

g) Design of Buildings - draft 11.06.16

Mr.Lucas suggested that charging points for electrical vehicles be included in the document.

After discussions on the above documents, the following points were noted:-

Mr.Thomson said that he would combine the amended drafts into a single document, with an index, to form a draft Neighbourhood Plan, and submit it for comment at the September meeting; then a simple leaflet could be prepared to be issued for public consultation; then, the Steering Group could meet with Cheshire East to discuss the draft Neighbourhood Plan.

Mr.Thomson said he was chasing Rachel Giles for the Environmental Report.

Mr.Thomson said Congleton’s plan was 80 pages long, which seemed a bit lengthy.

Mr.Thomson said Rhiannon Monaghan had completed her report, and made five recommendations.

Mr.Thomson said Cheshire East Council were arranging the next phase of meetings concerning their Local Plan - there will be a Procedural Meeting on 23rd August, followed by a Hearing Session on 13th September, to discuss the proposed changes; housing requirement numbers had increased from 36,000 to 40,000, so there was no indication of a decline in population.

Mr.Todd said Cheshire East Council’s Highways Policy was weak and needed strengthening; Mr.Thomson said the matter could be included in the Neighbourhood Plan.

109 TREASURER’S REPORT

The Treasurer’s Report was accepted by the meeting.

110 UPDATE ON VILLAGE FETE

Mrs.Cross said that Mr.Bancroft, the Head of Church Lane School, and an English Heritage Planner both wished to be involved with the Neighbourhood Plan.

Cllr.Roberts suggested sending both parties a copy of the draft Neighbourhood Plan, and invite them to the October meeting.

Mr.McIntosh confirmed taking photographs of the fete, and they had been placed on the web-site.

111 UPDATE ON NEIGHBOURHOOD PLAN ZONE SIGNS

The meeting thanked Mr.Clews for erecting the signs.

Mr.Moore said he had received one complaint about the signs.

112 MEET THE DEVELOPERS AND LANDOWNERS

Cllr.Bond said she had met Archway Homes, who were interested in building sites containing five to fifteen houses.

Mr.Thomson suggested inviting Muller, Gladman, Harlequin and Archway to future meetings, with only one developer per meeting, and allow them ten minutes to speak at the beginning of the meeting.

Cllr.Roberts said he had received a map showing land ownership by the Beam Heath Trust; he agreed to attach a copy to the minutes. He had also met the owner of Church House Farm.

It was agreed that Cllr.Roberts would send a list of major land owners to Mrs.Cross, so she could invite them to future meetings.

113 PUBLIC ENGAGEMENT EVENT

Cllr.Moore said he would contact David Jkinson of U3A to arrange a presentation to a Mingles group in September.

114 STALL AT DUCK RACE - VOLUNTEERS AND LEAFLETS

Mr.Clews said he was prepared to provide a paste table for the Duck Race on Saturday 3rd September.

Mr.Lucas said he had a sufficient quantity of leaflets.

Cllr.Bond, Mr.Green and Mr.Lucas volunteered to attend the stall; and possibly Cllr.Moore may attend.

115 WEBSITE - Update from Mr.McIntosh

Mr.McIntosh reported that the website was up to date, including the Zone Signs and Village Fete; he proposed to create a new gallery, but needed photographs of traffic congestion.

Cllr.Moore said he was encouraging Jonathan White to provide photographs of traffic congestion, including aerial views taken at school times and parking on footpaths.

Mr.Bennett said there were photographs of traffic congestion on Facebook.

116 NEXT STEPS - Future Actions

Mr.Thomson said he would prepare a Delivery Strategy for the next meeting.

117 NEXT MEETING

The next meeting will be held on Wednesday 7th September 2016 at 7pm; Mrs.Cross said she will issue the Agenda on Monday 5th September; Cllr.Roberts said he would be unable to attend, and offered his apologies. The subsequent meeting is proposed for Wednesday 12th October 2016. (There will be no meeting during Council Recess in August 2016.)

The meeting closed at 8.30pm.