

CONGLETON NEIGHBOURHOOD PLAN 2015

MINUTES OF THE TWELTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL

ON WEDNESDAY, 24TH FEBRUARY 2016 AT 09:30AM

- **Present:**

Jenny Unsworth (JU) – Chairman
Amanda Martin (AM)
Gillian Kaloyeropoulos (GK)
Laura Tilston (LT)
Glyn Roberts (GR)
Gordon Baxendale (GB)

Guests:

Andrew Thomson (AT)

Apologies:

Tom Loomes (TL)

- **Previous minutes:**

Agreed as an accurate record of the last meeting.

- **Matters arising:**

- JU apologised that she could not make progress on Bosson's Mill and a proactive policy. JU would ask council for up-date on Mill. It would be £750,000 to make the Mill safe. It cannot be demolished because of significant historical feature (longest long-drop latrine in Europe). It was suggested that CIL money could be requested from other developments. CIL policy still not in place. Alternatively, S106 could be requested from other sites as an off-set payment to provide some affordable units.

Action. GB to ask at full council what could be done. GR and LT to consult and put together a policy.

- AT suggested that Community Land Trusts can be set up for projects such as Bossons Mill. He would speak to John Heselwood at Cheshire Community Action who has details. It is effectively like a private charity. JU suggested that the neighbouring parishes should be involved and invited to any meeting. AT advised that it would be worth looking at the Malpas and Tattenhall Plans as examples of how communities had dealt with this.

Action. AT to contact John Heselwood.

- GB reported that status of town centre re-development would be made public

during last week of February. This could affect Bossons site.

- There was some discussion of the difficulties currently being experienced by Housing Associations and the effect of this on the provision of affordable homes. JU stated that recent information from CEC showed that very few of the Congleton developments with permission had succeeded in attracting interest from HAs. Plus Dane had stated that they would not be buying homes in Congleton over the next four years. LT stated that she felt that the new Starter Home initiative would be successful and might take up some of the shortfall.

- **Reports from:**

There were no outstanding reports.

- **Consultation with Estate Agents:**

GK and GR agreed that they were now in apposition to take this up again.

Action: GR and GK to continue.

- **Housing Policy Objectives:**

- The draft policies are in place. Tarporley decision should be read and taken into account.

Action: AT to return comments on draft to GR.

- It was proposed that the policies could be forwarded to National Society of Planning Inspectors (NSPIERS) and ask them to review as critical friends. A lengthy debate was held about the five-year supply and AT reminded the group that there needed to be cross-reference with policies of other groups.

Action: JU asked LT and GR to consult and move the policy forward.

- There was debate about the need to include safeguarded land given the number of sites with permission at this stage. It was recognised that the tightness of the boundary, topography, greenbelt and transport issues might preclude this apart from extra land at Tall Ash. LT suggested that the check list supplied by TL could be used against the sites. It was agreed that all sites should be considered against the same set of criteria and the CEC list could be amended to include any extra criteria that we felt were necessary arising from detailed consideration of the sites.

Action: GK to action.

- **To identify outstanding evidence:**

- Estate Agents.
- Dementia Statistics
- Town Centre Group information on preferred sites for housing.
- Site criteria and allocation.

- Design criteria.

Action: AM will continue to compile completions data and other data requested by GR re housing types.

- **To discuss pro forma for NP:**

JU had received pro-forma and needs to circulate.

Action. JU to circulate

- **To discuss Site Criteria.**

This action is still out-standing. Members were asked to study criteria supplied TL and to look at these relative to the SHLAA.

Action: All members of committee to comment at next meeting.

- **Impact of Right-to-Buy on Housing Associations**

This was discussed under matters arising.

- **To discuss the feasibility of a pro-active policy to promote house-building**

This was discussed under matters arising.

- **Identify Criteria for Design Policy**

Escape had done some work for CEC. See page 167 of Local Plan. TL had forwarded relevant policy proposals for CEC to everybody. LT suggested that unique things about design in Congleton should be put forward and GR suggested we identify zones such as boulevard roads.

Action: All Members to look at this document and comment.

- **Any other business.**

None

- **Date and Time of Next Meeting**

The next meeting will be Wednesday, 16th March at 9.30 at Congleton Town Hall.