

CONGLETON NEIGHBOURHOOD PLAN 2017

MINUTES OF THE EIGHTEENTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL ON THURSDAY, 16TH MARCH 2017 AT 10:00AM

1. **Present:**

Amanda Martin (AM)
Gillian Kaloyeropoulos (GK)
Laura Tilston (LT)
Glyn Roberts (GR)
Jenny Unsworth (JU)

Guests:

David McGifford (DM) present for part of meeting.

2. **Apologies:**

Gordon Baxendale (GB)
Mike Watson (MW)

3. **Previous minutes:**

Agreed as an accurate record of the last meeting.

4. **Matters arising:**

4.1 LT had approached housing officer re licensing of HMO landlords and the CEC policy but had not as yet received any response.

4.2 As yet, there was no response from CEC re future plans for Mount View.

4.3 GR reminded to send FOI request re Bail Hostels and HMOs.

4.4 JU had written to Gavin Barwell and Fiona Bruce about the distortion of the strategic development plan created by poor completion rates but had not as yet received any response.

4.5 AM was not happy that there had only been meetings of the Chairs and not of the Steering Group and had taken this up with DM who had agreed that the Steering Group should be called. This would alter the timetable for the NP, but it was agreed that this was unrealistic anyway given the situation with the Part 2 of the LP and the lack of clarity about sites.

5. **Reports from:**

5.1 JU explained briefly that the Chairmen of Groups had met on two occasions with Andrew Thompson, the purpose being to draw together the policies for the plan and to create a draft which could then be put to public consultation. There had not been a call for sites and CEC was now undertaking a new call for sites. Tom Evans (CEC) had suggested that we could wait on the results of this, but this would take several months and would be out-of-line with our proposed timetable. JU explained that justification for policies had now been put into a general section in the plan.

Action: The meeting acknowledged that if CEC brought forward any sites which were not included in our NP these would be accepted under the ruling that the latest plan takes precedence. It was agreed that DM should consult with Andrew re issuing our own call-for-sites as we were being asked to propose site allocation but shortage of available or suitable sites made this difficult.

5.2 The Estate Agents Report had been completed and had been distributed as suggested by AT.

6. **To receive and consider the proposed policy document from AT**

It was agreed that the remainder of the meeting would be dedicated to discussing the policy document and amendments were suggested as follows:

Policy H1. Delete first sentence as necessity for this was not understood.

Policy H2. Amend second and third sentence to read “The Neighbourhood Plan proposes a Settlement Boundary for Congleton and Timbersbrook as shown on the plans in Appendix ?”.

Action GR and **AM** to create map.

Policy H2. Amend a) - delete “Directing” and replace with “to direct”. Amend b)- delete “containing” and replace with “to contain”. Amend c) by adding the words “to ensure that” at the start of the sentence.

Policy H3. It was noted that this could not be progressed until the issues outlined at 5.1 above had been successfully solved.

Action: Given the shortage of suitable land for the Extra care scheme and the number of “extra” permissions, **JU** to write to DCLG and Planning Inspectorate to seek a ruling on the issue of whether sites with existing permissions could be accepted as part of the allocations.

Policy H4. It was noted that the open countryside policies had not as yet been presented to the group.

Action. JU to ask **AT** for these.

Policy H5. It was noted that evidence existed but a footnote should be included to point the examiner to this. It was agreed that the sustainability policies in the LP could be used as evidence.

Action: JU to ask **AT** to replace bullet points with proper numbering to ensure ease of interpretation. **GR** to check amended wording.

Policy H6. “20%” and “350” were questioned. It was noted that evidence had been gathered and did exist.

Action: JU and **GK** to assemble all evidence into a Report format.

Action: LT to look at CEC housing mix policy to ensure compliance.

Policy H6. Add “if a suitable site became available it would be supported” to the final sentence.

Policy H7. It was agreed that to ensure site viability the provision for a requirement of 15% starter homes should be “within the 30% affordable homes” and these words should be added to the policy. A footnote to define “starter homes” should be added here. The wording should now read “When considering the mix of any new housing proposed on sites within Congleton Town there shall be a minimum of 15% of starter homes within the 30% of affordable housing within each scheme. In addition, the Local Authority and Congleton Town Council will encourage land-owners and developers to bring forward a mix of housing suitable for rental and first time buyers such as affordable market housing and intermediate tenure housing (eg. shared equity).”

Policy H8.

Action: GR to look at this before the next meeting.

Policy H9.

Action: GR to seek further advice.

Policy H10. Words “green infrastructure” to be added to final bullet point.

Action: JU to ask **AT** to replace bullet points with numbers.

Policy H11.

Action: LT to look at CEC policy to ensure compliance.

Policy H12. Agreed that this be moved to Environment and Sustainability section, provided this did not fall through any gaps.

Policy H13 will now become Policy H12. Agreed as it stands.

7. Date and Time of Next Meeting

The next meeting will be at 10am on Thursday, 30th March 2017 at Congleton Town Hall.