

Neighbourhood Plan Steering Group Meeting - 4

Village Hall, Norley Road, Cuddington

Wednesday 6th January 2016 at 7.30pm

Present

Tim Vincent	Juliette McDonald
Hilary Knowles	David Jackson
John Faulkner	Mike Jeal
Alan Latham	Eileen Kerrigan
Kate Johnston	Richard Thresh
John Kerrigan	

From Cheshire West & Chester Council:

Rosie Morgan - Principal Planning Officer, Planning Policy team

Emma Pickett - Planner - Planning Policy, Place Strategy

Apologies: Val Godfrey

Notes of the Meeting:

The Meeting opened at 7.30pm

21 Minutes of Previous Meeting

Alan requested that under Minute 18, since we intended this to be the view of the NP Steering Group regarding the Blakemere Development proposal, we should add a comment regarding clarification of the proposed developers contribution to the Blakemere Village Centre.

The NPSG view to be fed into any consultation process is therefore:

- The development is outside the “village triangle” and could be seen as a precedent for such development in the future.
- The proposed area for housing is in the corner of the site bounded very closely by the A556 and the A49.
- The developers appear to have a very limited view on the traffic impact and hazards associated with having 90 new homes on the site.
- The developers need to make it clear how much money they are putting into the development of the Blakemere Village Centre.
- Equally the developers need to make it clear how much they are prepared to invest in infrastructure improvement in the wider village area.
- The information in their presentation was misleading on a number of points:
 - They refer to the minimum number of homes required for the Local Plan as 200, of which they will provide up to 90. We already have 186 homes towards that target either built or with permission granted.

- They have been free with their interpretation of the outcomes of the Village Plan on the question of provision of accommodation for the elderly.
 - Their calculation that £1.275m pa on retail goods would come into the community from residents on the site would imply spending of about £5000 pa by each new resident.
 - There were no clear answers on what the signature building for the site would be used for.
 - There was no information on how the existing site/ buildings would be improved as a result of this investment.
- There did not seem to be a strategy for developing the Blakemere concept and brand

With this change the minutes were approved.

22 Action Review

The Action List review was held over to the next meeting.

23 Discussion with Rosie and Emma

Emma had provided the team with a note responding to questions raised by the Steering Group prior to the meeting. This is attached.

23.1 Suggested Reading

The list provided by Emma was noted and the team commented that they had been using many of the links already. The suggested examples of NPs to be looked at were welcomed.

There was a lengthy discussion on the precise nature of the term “Key Service Centre”, which is our designation in the Local Plan. It was noted that the Designated Area for the Cuddington NP was in fact made up of the Key Service Centre but also considerable areas categorised in the Local Plan as Rural. Rosie undertook to send the SG a summary of policies that we need to be aware of.

It was noted that the Local Plan refers to the minimum number of houses to be built in the Period, in relation to the **Key Service Centre**.

23.2 Evidence Base

Emma reported that there were a number of pieces of work in progress that will be useful sources of evidence.

The Housing and Economic Land Availability Assessment (HELAA), replacing the Strategic Housing LAA. A Retail Study which should include information about retail in Key Service Centres. A number of Environmental studies, all referenced in her document.

Emma reported that a car parking study in relation to, amongst others, Cuddington Railway Station was in progress.

23.3 Funding

In reply to a question, Rosie directed the SG to the CWaC NP Protocol on the subject of support available to NP groups from the Planning Team.

It was confirmed that grant support was available but that normal cut offs for spending were financial year end or 6 months from grant award whichever was the sooner.

24 Other Business

It was noted that a Housing Needs Survey may well be required early in the project. In view of the limited availability of grant funds to cover consultant support, the likely costs of printing, publicity etc., it was felt that we should not make any commitment on outside support until we have developed the project a bit further.

Juliette reported that she had met with Julie Chrimes, Clerk to the PC, regarding financial protocols for the project. Based on the likely timescale for seeking and gaining a grant and on the discussion we had held during the meeting it was agreed that we were not in a position to formulate a grant application at the moment.

David briefly commented on the work he had been doing with the Clerk on getting online access to maps from the Borough libraries. He will update us further at the next meeting.

John K circulated a copy of a draft project plan for discussion. He explained that the plan was based on the CWaC Neighbourhood Planning Protocol. He asked the team to consider the plan for a fuller discussion at the next meeting. It was noted that the next 6 months would be a critical period in which to make substantial progress. Electronic copies of the plan and the NP Protocol will be forwarded to the team.

The development of a communications strategy had been held over and will be addressed in time for the next significant public interactions that will occur as we go through the spring. The Chairman commented that in all cases the steering group will agree communications and advise the Parish Council.

25 Action Review

The actions discussed in the meeting were added to the current action list.

The meeting closed at 9.30 pm

The next meeting will be on 20th January 2016

The meeting following is booked for Wednesday 3rd February 2016

Summary of Actions

Action	By whom	Due Date
Consider ideas for a logo ahead of the next meeting so that this can be worked on there- Kate to bring lap top to the meeting	All	Ongoing
Forward electronic copies of the draft plan and the NP protocol to the NPSG	John K	ASAP
Consider the key milestones for the NP project as detailed in the Draft project Plan	All	20 th Jan 2016
Sign Off NPSG Constitution	All	20 th Jan 2016
Seek guidance on a specific recommended reading list	John K	Complete
Forward suggested names for possible members of the Economic Development subgroup, drawn from local businesses.	All	Asap
Look for traffic and transport survey data attached to recent planning applications	Tim	20 th January 2016
Report on topographical maps and the needs and likely costs for our project	David	20 th January 2016
Review the notes on the Blakemere discussion and ensure that they are an accurate record and represent the considered view of the NPSG	All	Complete
Draft a note to Rosie Morgan, covering all the points raised which we need to discuss in January This will be circulated to the team prior to sending it out	John K and Eileen	Complete
Clarify Eden Grange in Local Plan Statistics	Eileen	Complete
Create template(s) for Evidence gathering and Drafting for consideration by the team	John K	20 th Jan 2016