

CONGLETON NEIGHBOURHOOD PLAN 2016

MINUTES OF THE FIFTHTEENTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL ON WEDNESDAY, 18TH MAY 2016 AT 10:00AM

1. **Present:**

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

Guests:

None

2. **Apologies:**

Tom Loomes (TL)
Dave Brown (DB)

3. **Previous minutes:**

Agreed as an accurate record of the last meeting.

4. **Matters arising:**

It was agreed these would be discussed at the relevant agenda items.

5. **Reports from:**

There were no new reports.

6. **Consultation with Estate Agents:**

Interviews are now finished and GK and GR have written these up and they have been returned to agents for agreement. On receipt of these, GR will compile a summary.

Action: GR to write Report and GK to do interview write-ups.

7. **Housing Policies**

LT and GR had met with Andrew Thompson and discussed the draft policies in relation to recent changes of national guidance. There was concern about low completion levels and there was some discussion about potential to enforce build-out rates. LT felt that CEC might create a mechanism to deal with this when they make their allocations policy. Information from Estate Agents had suggested that some land options were not being taken up and fresh outline

applications might be necessary. It is not possible to control phasing through reserved matters so this needed to be settled earlier. There was discussion of the facts that some applicants were not proceeding to full permission or were using strategies such as putting in access-road to lend longevity to the permission. GR requested that the group considered a phasing policy. There was general concern about whether the housing being provided equalled the demand/need.

Action: GR and LT to meet with AT to discuss legality and utility of a policy aiming to ensure a completions minimum or loss of permission. LT has drafted a policy requiring no net loss of bungalows. LT to circulate Bungalow Policy to group.

8. To make progress with outstanding evidence:

8.1 Estate Agents. GK and GR to continue and complete.

8.2 Dementia Statistics. Still in progress. GK to continue.

8.3 Town Centre Group must be asked for additional information on preferred sites for housing. JU to action.

8.4 Tom Evans to be asked for CE template for NP evidence.

Action: AM will continue to compile completions data and other data requested by GR re housing types and areas. GR to speak to PINS for advice re a policy for specialist accommodation for older residents. JU to contact other parishes to ask whether any are prepared to identify land in their NPs for purpose of a retirement village. JU asked everyone to cite their evidence sources for the evidence library.

9. To discuss Design Criteria and Policy

9.1 AM is preparing the descriptions of the distinct areas. It was agreed to add Timbersbrook and Key Green to the list of sub-areas. AM would have liked to divide the areas using major roads as dividers but it was agreed that this was too small scale.

9.2 Dewi Jones has started the mapping exercise and Tom Evans has supplied relevant information. AM to provide Dewi with relevant information re distinct areas. MW had provided a list of areas and LT was of the opinion that these were broadly in line with local understanding.

9.3 MW had tweaked his proposed Design Criteria and Policy to cover flooding, future-proofing (installations such as car plug-in points.)

9.4 GR felt it was legitimate to have housing design policies and that this should sit side-by-side with other land-use design policies including the Town Centre. It was felt that a unified design policy was desirable and a Local Authority policy would be necessary to enforce matters to do with heritage design.

Action: MW to circulate amended design policy to JU to share with Steering Group and other groups.

10. To Discuss Proposed Site Criteria

After the workshop TL had written up a set of criteria and these had been circulated. TL was not

able to attend this meeting so this would be discussed at the next meeting.

11. Any other business.

GB said that Scarborough had promised information re submission of a planning application for Town Centre renovation and re-development in June. There had been no sign of a pre-application meeting to-date.

12. Date and Time of Next Meeting

The next meeting will be Tuesday, 19th July at 10.00 at Congleton Town Hall.