

Notes of Community Steering Group - 22nd September 2014

Present – Phil, Mary, Richard, Robina, Terry, Robin, James, and Peter[Cass].

Apologies – Trish, Dave.

1] Declarations of Interest – none

2] Matters of last meeting – agreed

3] Matters arising

a] University – Phil still pursuing

b] Ness Gardens – Peter has met with them

c] High School – Phil reported on presentation he and James attended

4] Draft Plan

It was agreed that this should be considered issue by issue.

Housing

Peter explained that the Inspector has suggested some modification to the local plan. The inspector accepted the overall housing supply numbers in the plan, but has suggested a modification to allow the release of exception sites, in the green belt, for affordable housing. These modifications are out to consultation and CWaC will have to decide whether they accept them.

James explained that the Town Council would be considering the proposed modifications on 9th October and asked if the CSG had a view they wanted reported.

After considerable debate it was agreed that the Town Council should be asked to object to this modification. In the event that CWaC were minded to accept the modification that they be asked to define the extent of a “small” site and that the threshold for the size of such sites should be related to the size of the existing settlement that they abut.

Considerable debate then took place about the position that should be taken if the modification is accepted by CWaC. Terry spoke to a suggested policy entitled “Neston and the North Cheshire Green Belt”. Considerable discussion took place on this. Peter recommended against this being included as part of the policy on exception sites but suggested that it could form part of the policy on housing generally or the green belt [within the neighbourhood plan]

It was further agreed that some other neighbourhood plan policies particularly those relating to the High School redevelopment and the proposal for a development site at Brook Street should be amended to make specific reference to the contribution these sites could make to the supply of affordable housing.

It was agreed that a list of potential sites [outside the green belt] suitable for affordable housing , including the High School and Brook Street should be included within the plan, possibly as an appendix.

At 9.00pm the Chair advised that in light of the time it would not be possible to discuss the matter further. He asked that member of CSG make any comments on language , spelling or punctuation be made direct to Peter, but that comments on policy matters be submitted through him and copied to everyone.

James advised that the Town Council would be considering the draft plan on the 9th of October and suggested that the Chair attend this meeting.