

## Economic Development Group Meeting

Monday 15<sup>th</sup> June 2015

### Present

David Watson (Chairman)  
Peter Bowers  
Peter Aston  
Tim McCloud  
Lee Riley  
David McGifford  
Laura Tilston  
Brian Hogan

#### 1. Apologies

Nigel Moorhouse, Anthony Bird and Andy Pear

#### 2. Feedback from the meeting held with Cllr Michael Jones

The meeting was not as productive as it could have been with no commitment given to allocate employment land.

#### 3. Master Planners meeting

The meeting held with the Chamber and ED group was very useful and the planers appeared to take on board some of the points put forward about the allocation of employment land, siting of schools and leisure facilities. Concern was also expressed at having access for employment sites through new housing estates which is causing problems currently.

Nonetheless, there is still concern at how this land will be allocated and if sufficient land will actually be made available solely for employment as it is known developers are already putting in applications to build houses at the back of Radnor Park.

Considerable concern was expressed at the possibility of a large developer making a planning application for housing on land immediately above the Radnor Park Industrial Estate. If such an application was approved this would completely frustrate the plans to develop new employment opportunities and businesses to the area as well as inhibiting existing businesses ability to grow and expand in the Congleton area

It was agreed that there is still a significant amount of work to undertake by the team in influencing the Master Planners and CEC in particular, this should be directed through the Regeneration Team led by David McGifford. There was though considerable concern expressed at the total lack of control that the team has to control what goes on outside the

town boundaries in respect of employment land, noting the fact that we have an influencing role only.

The steering Group will be meeting to produce their own version of the Master Plan for the area beneath the Link Road and it was vital that the EDG buy into this and support its adoption by CEC.

A detailed map should be produced which clearly show the 20 hectares of employment land and its location, the map should be professionally produced. LT to recommend suitable suppliers for this work

Fiona Bruce should also be contacted to persuade the government to address the problems of out of parish house building on nearby settlements such as Congleton, whose effect cannot be reflected in Congleton's Neighbourhood Plan.

#### 4. Employment Sites in Congleton

The team briefly examined the existing employment sites in Congleton and noted that they need to produce policies to determine their future use.

It also became apparent that some exiting businesses located in the Town but, surrounded by nearby residential properties are being subjected to complaints about noise which could eventually drive them out of the Town and perhaps without the appropriate level of employment land being available, completely out of the Congleton area

These issues need to be address as part of the policy considerations.

#### 5. Liaison with other Parishes

The parish liaison meeting which took place with the Master Planners hosted by CEC was very poor, with many of the members of the parishes only concerned at lambasting the plans for new houses, the Link Road and generally anything to do with Congleton.

Nonetheless, establishing a working relationship with parishes and a common understanding on how to deal with e allocation of housing and employment land is vitally important. The expectation is that CEC should be doing more to facilitate a more productive dialogue.

#### 6. Actions

- a. Invite Andrew Thomson as a matter of urgency to future group meetings  
**BH**
- b. Produce detailed Master Plan – **Steering Group/BH**
- c. Contact Fiona Bruce - **DW**
- d. Liaise with Dave Brown re employment sites - **BH**

#### 7. Date of next meeting

TBA -

Brian Hogan  
16.06.15