

CONGLETON NEIGHBOURHOOD PLAN 2016

MINUTES OF THE FOURTEENTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL ON WEDNESDAY, 20TH APRIL 2016 AT 09:30AM

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)

3. **Previous minutes:**

Agreed as an accurate record of the last meeting.

4. **Matters arising:**

Cheshire East has now supplied Social Housing List numbers to JU. These are a snapshot but can be saved on the evidence library. CEC operates an open system so applicants can be from any area.

5. **Reports from:**

5.1 At the Steering Group meeting it was agreed that JU and Dewi Jones should put together the Evidence Library for the NP. The Housing Group Library would form the base for this and advice would be sought from Tom Evans. GR requested that a set of maps be created using the interactive mapping process. Action: JU to meet with Dewi to carry this forward.

5.2 GB reported that Scarborough are supposedly moving towards some town centre re-development but no details known.

5.3 There will be a Cabinet Meeting in September to discuss Bosson's Mill. It is understood that this will cost £750,000 to make safe.

6. **Consultation with Estate Agents:**

Interviews are now finished and GK and GR are writing these up. These will then revert to Agents for their agreement that they constitute a fair record. They will then form part of the

evidence library. GR reported that the rental market is booming with immediate take-up. The sales market is not as strong, slow at top end, strong at middle (houses) with a shortage of 3-bedroom-semis. Bungalows are at a premium and there is a particular shortage at the smaller and cheaper end of the market. People are hanging-on rather than going into extra-care. It is not clear whether this partly reflects a shortage of provision. Anecdotal evidence suggest that people are wishing to stay in their existing homes for as long as possible. Agents state that the new housing estates are likely to be taken up by inward migration.

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. They had also drafted some design policies.

In the light of the evidence from the Estate Agents interviews LT suggested that we had a policy to protect existing bungalow stock from demolition or change to houses. GR felt bungalow provision should be required as part of the provision on some strategic sites. MW suggested that all major sites could be required to provide bungalows. It was considered that the absence of support facilities created difficulties in siting older people's accommodation in the arc around the link-road. AT had suggested that questions on this issue could be put to the community at the next consultation.

Action: LT and GR to write up the policy. GK and GR to look at the demographic and places for a percentage of bungalows, the key-word being scaleability.

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.

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

8.5 Landscape and streetscape was discussed and AM asked for advice re sharing photographs. It was suggested that Dewi Jones could be asked to help with this.

Action: AM will continue to compile completions data and other data requested by GR re housing types and areas.

9. To discuss Design Criteria and Policy

8.1 Housing design criteria. MW had drawn up a set of criteria but some members had still not read this. Members were requested to read this and send comments in red to MW. GB and DB had commented. JU and MW to meet and progress this before the next meeting.

10. To Discuss Proposed Site Criteria

After the workshop TL had written up a set of criteria and these had been circulated. As he was

not able to attend today's meeting this would be discussed at the next meeting.

11. Any other business.

11.1 GR had produced a map showing the settlement zone line and the infill policy and he asked for this to be produced electronically in a set of overlay maps. Dewi to be asked to assist with this. There was discussion of the issues of settlement zone line and boundary change but these are outside the remit of the NP.

11.2 It was agreed that the call for sites should be made. TL had proposed an advert and AT had suggested some changes. JU had checked with Tom Evans that CEC were happy for us to do this at the Steering Group Meeting. Action: JU to send to David McGifford for insertion in Chronicle.

11.3 GR suggests that there should be a policy to consolidate various land-ownerships in the town centre to deal with significant ownership issues which are creating legal issues and constraints.

12. Date and Time of Next Meeting

The next meeting will be Wednesday, 18th May at 10.00 at Congleton Town Hall.