

## CONGLETON NEIGHBOURHOOD PLAN 2016

### MINUTES OF THE SEVENTEENTH MEETING OF THE HOUSING GROUP HELD AT CONGLETON TOWN HALL ON MONDAY, 26<sup>TH</sup> SEPTEMBER 2016 AT 9:30AM

#### 1. **Present:**

Amanda Martin (AM)  
Gillian Kaloyeropoulos (GK)  
Laura Tilston (LT) Chaired meeting.  
Glyn Roberts (GR)  
Jenny Unsworth(JU)  
Gordon Baxendale (GB)  
Tom Loomes(TL)

#### **Guests:**

Andrew Thomson (AT), Dewi Jones (DJ)

#### 2. **Apologies:**

Dave Brown (DB)  
Mike Watson (MW)

#### 3. **Previous minutes:**

Agreed as an accurate record of the last meeting.

#### 4. **Matters arising:**

Item 4. LT had contacted to Housing Officer but had no response and will chase further. GB reported a proposal going forward that all HMO landlords should be licensed. The draft policy was discussed and it was agreed that evidence would be required. There was concern that our proposed policy will be difficult to sustain because it is not aligned exactly with CEC policy on this issue.

**Action:** GR will do FOI to CEC about HMOs in Cheshire East.

#### 5. **Reports from:**

5.1 JU read out latest housing completions data for Congleton.

5.2 AT reported on the local plan hearings and new round of consultations.

5.3 AT and David McGifford to press ahead with NP in consultation with Chairmen of Groups. Reshaping needed and AT to do this.

5.4 GR felt that we should seek a Ministerial Statement re the poor quality of completion rates and the fact that this could potentially could distort the strategic development of the town and the wider area.

**Action:** JU to ask Fiona Bruce for a ministerial statement using content prepared by AT and GR.

5.5 JU expressed concern that S106 money for health was not being received because the clinical commissioning group was not preparing a strategic plan. Members were asked to put pressure on the group to comply.

## **6. Consultation with Estate Agents:**

GR confirmed that the Report was completed and the needs were two/three bed semi-detached with good internal and external space on parity with older stock. Two bed-roomed bungalows (the agents thought this would be good commercial sense) and a need for purpose-built accommodation for the elderly. There are a lot of elderly people still occupying family homes and there is inadequate supply of social-housing. There were split views over use of town centre development where this is for housing. Criticism of high density and shortage of space in new builds. Split of opinion of new-build starter homes because town has good stock of smaller terraced properties. It was noted that shared equity schemes are hampered by delays from CEC. There are too many flats (BTL) and too much negative equity. Some agents were concerned about the volume of land coming forward in the wider area because in the short term it may increase stock but in the longer term this could stall the market.

**Action:** Report be sent to DMcGifford, Adrian Fisher and Fiona Bruce, Ainsley Arnold and Tom Evans.

## **7. Housing Policies**

Now with AT for consideration.

## **8. To identify remaining out-standing evidence**

8.1 JU has made enquiries about land for extra-care scheme but only piece that appears to satisfy criteria would be at Green Island if this became available. This would be acceptable to Town Centre group.

8.2 Estate Agents Survey completed.

8.3 Dementia Statistics now completed and job adverts for carers that indicate constant need.

8.4 GR again suggested a call-for-sites and GK asked for clarification re position of CEC re Mount View.

8.5 LT said that in her professional opinion it was not financially viable to have an “Adlington” scheme in a town the size of Congleton.

**Action:** JU to speak to TL and AT and to ward councillors re call for sites position.

## **9. To formalise the position re Design Criteria and Policy**

It was agreed that we would accept the general design criteria.

## **10. Proposed site criteria**

9.1 TL presented wording for call-to-sites adverts for website and newspapers. GR suggested that a sector specific publication might also be appropriate.

9.2 JU to write article/letter to Chronicle re advert on website.

9.3 GR suggested that there is a potential mis-match between permissions given and LP requirement. LT opined that the delivery may not be same as at outline. GR suggests identifying future sites but not allocating.

9.4 AT suggested liaison with Tom Evans about advertising on NP section of CEC website to advertise call for sites.

## **11. Any other business.**

11.1 GB stated that devolution was proposed for LEP (Cheshire/ Warrington) and that there might be strategic development of 100,000 houses and 50 hectares of industrial land via an urban development corporation.

11.2 Current target date for submission of NP to CEC is December 2016.

**12. Date and Time of Next Meeting**

The next meeting TBA after next Steering Group at Congleton Town Hall. JU to arrange.