

Frodsham Neighbourhood Plan Steering Group Meeting

Monday 14th November 2017 at 1.30pm Castle Park House

Attendees:

Peter Vickery, Resident

Martin Maris, Resident

Steve & Lynn Carmody, Residents

Caroline Ashton, Resident, FTC (from 2pm)

Gill Hesketh, Support and Admin, Resident

Gill Smith, Planning Policy Manager CWaC

Apologies: Liam Jones, Mark Warren

The minutes of the last meeting were accepted. Actions 1, 2 & 4 were complete, actions 3 & 5 are ongoing.

Gill Smith was welcomed to the meeting.

Planning:

Gill Smith gave advice about what to include in planning policies, and answered our questions.

GS advised the group to:

- Differentiate between an aspiration, an objective and a policy
- Justify, with evidence, why Frodsham may wish to do something different from standard planning policy
- Ensure all policies have robust evidence of *local* need
- Include photographs of vistas that the community wants to maintain e.g. views of the hill
- Consider identifying specific sites for specific developments, such as affordable housing, light industrial use, self-build, sport and recreation.

GS identified that any site would have to be assessed against three major criteria namely: is the site **suitable**, **available** and **achievable**.

Discussion took place about ensuring any site assessment would be objective and how it was possible to access grant funding to pay for an external body to undertake assessments.

GS gave the current numbers of houses identified by CWaC for Frodsham which are:

As at 1st April 2017 there have been 138 completions (net) between 2010 and 2017 leaving a requirement of 112 units. Sites with planning permission total 102 units.

There was some discussion about how realistic it was to expect some of the planning permissions to come to fruition, particularly those north of Main St behind the Old Hall, due to access problems. However the planning permission is still in place.

GS will forward relevant information to the group on the brownfield site register being developed, guidance on greenspace and the “local connection test” – a means of ensuring local people can access any affordable housing.

Registering Assets of Community Value

GH had sent an email to community groups, two had responded, the Guide HQ in Ship St, and Castle Park Arts Centre. The email is to be forwarded to Andrew Dawson to encourage the registering of the whole of Castle Park, and PV will encourage allotment groups to register their assets. MM will add a piece to the front page of the website encouraging community groups to register their asset.

AOB:

MM has circulated a list of community groups for all to add to or amend based on their knowledge.

MM noted it was “Small Business Saturday” on 2nd of December and that Frodsham shops will be taking part, he suggested it was a business forum we should contact to seek their views.

The meeting closed at 3.30pm

Next meeting; MONDAY, 27th NOVEMBER 1.30pm at **CASTLE PARK HOUSE.**

Subsequent meeting; Monday, 11th December, 1.30pm **Castle Park House**

Action from this meeting:

ACTION	OUTCOME
1. GH to enlarge maps	
2. All to review the list of community groups and amend as necessary	
3. Golf Club, Warburtons, Woodhouse Plumbers & Helter Skelter employer surveys to be chased	ongoing
4. GH to send AoCV email to Andrew Dawson and draft piece for the website, MM to upload	sent