

Frodsham Neighbourhood Plan Steering Group Meeting

Wednesday 29th June 2016 at 5.30pm Castle Park House

Attendees

Mark Warren Interim Chair, Resident

Caroline Ashton, FTC

Liam Jones FTC

Alex Villiers Resident

Gill Hesketh, Support and Admin, Resident

Richard Thresh, Planning Specialist, Cheshire Community Action

Apologies from Peter Vickery, Rob Mackenzie, Nick Smith

Minutes

The minutes of the last meeting were agreed, and actions from the last minutes discussed.

RT suggested the grant application runs for 6 months and should be a realistic reflection of what would be achieved in that timescale.

A scoping meeting is yet to be arranged with a website developer – a local person was suggested (Jack Watson) to get a quote for a website for the Plan. The meeting agreed it was important that the website held documents, meeting minutes and schedules and any updates to increase transparency about the activities of the steering group. In addition, the recent update sent out to members of the public should be posted on the FTC site.

Based on feedback received, the meeting agreed to set a schedule of regular meetings to ensure sufficient notice is given to attendees. The meetings will be held on the second and fourth Wednesdays of each month, at Castle Park House from 5pm to 7pm.

The dates until the end of 2016 are:

13th & 27th July 2016

10th & 24th August 2016

14th & 28th September 2016

12th & 26th October 2016

9th & 23rd November 2016

14th December 2016.

A discussion about developing draft policies followed.

RT made the following points about Neighbourhood Plans in general:

- Neighbourhood Plans *focus on future land use* and should provide guidance to facilitate the right developments in the right places; it should positively encourage the development(s) the community wants, it should not be a preventative tool.
- All the policies in the plan should be *supported by factual evidence*; anecdotal evidence can be included in the text to support the identified issues.
- The Neighbourhood Plan is about *local issues specific to Frodsham*.
- The language of the policies should be specific and unambiguous.
- It should be clear how each policy supports the Vision and aims.
- Issues such as fracking are subject to national legislation and should not be included in the plan
- Policies on parking can be included in the plan but only when it is a land use planning issue.

The meeting sought RT's expertise and advice on including a policy on green belt in Frodsham's Neighbourhood Plan, RT explained:

Rural exception sites on green belt can be included the plan, and particular sites can be identified. However, very specific, clear criteria and conditions should be identified that encourage the right development in each specific place.

RT suggested the group could identify which green spaces (as opposed to green belt) the community most valued and wanted to be protected from development; and which could be used for development subject to specific criteria.

The draft housing policy was then discussed, RT suggested that there could be a housing policy that identified the housing issues for Frodsham (supported by evidence) and identified the criteria that development(s) would be subject to.

Specific sites can be identified as suitable for houses and hierarchy of could be established to provide additional guidance, for example: sites that have been built on previously, sites that are of lower value to the community, sites that have low landscape value, readily accessible sites etc.

A separate backland policy could be considered; a suggested criterion could focus on the curtilage of developments for example “the proposed development should meet a minimum 6:1 ratio for the footprint”. RT also identified that the plan could not set any conditions over and above current building regulations, but could state that building developments that aspire to exceed building regulation in terms of sustainability would be viewed favourably.

Suggested policy headings were:

Housing

Retail

Economic Development (may include Visitor Economy)

And possibly

Environment

Accessibility

RT will email a suggested list of policy headings relevant to Frodsham

MW suggested that at the next meeting each person should take responsibility for a specific policy and write a draft for discussion with the SG.

Action from this meeting:

ACTION	OUTCOME
GH to contact Jack Watson re potential website	Meeting on 30/6/16, requirements discussed. Jack is going to send a proposal &

	quote in time for the next meeting
GH to redraft grant application for 6 month period	
RT to email list of policy headings	

The meeting closed at 7.30pm.

Next meeting: 13th July 5.00pm Castle Park House

Following meeting dates are:

27th July 2016

10th & 24th August 2016

14th & 28th September 2016

12th & 26th October 2016

9th & 23rd November 2016

14th December 2016.