



Goostrey Parish Council

**The Village Hall
Goostrey
Cheshire
CW4 8PE**

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MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL

HELD ON THURSDAY, 20th NOVEMBER 2014 at 8.00pm IN THE VILLAGE HALL

Present: Cllrs. Godfrey (Chairman) (PG), Collins (SC), Caulkin (CC), Craggs (DC), Leake (ML), Lenihan (GL), M^cCubbin (CMcC), Rathbone (TR) and Salmon (GS)

In attendance: Cheshire East Cllr. Les Gilbert (LG)
Sharon Jones, Clerk to the Council
74 Members of the Public

11.14.1. Declaration of Interests

There were no declarations of interest made.

11.14.2. To Accept Apologies for Absence

Apologies were received from Cllr Fagan.

11.14.3. Discuss the Parish Council's Response to the Proposed Gladman Development and to agree an action plan

The Chair reviewed the history. The Local Plan said that Goostrey would be a Local Service Centre (LSC), and we would be required to deliver around 50 homes at that time. On the basis of that the PC produced a housing policy to direct those 50 homes in the village. There was a lot of objection to the classification of Goostrey as a LSC. The Chair said he felt that the Village is currently attracting more developers than would be required for a LSC but they are not coming because of that classification.

In April this year, following CEC's review of housing numbers, we were told that the number of homes required in Goostrey would be zero, and we amended our housing policy accordingly. Since then applications have been submitted by Bloor Homes for a development on New Platt Lane, which was approved by CW&C but CEC refused to grant permission for the access to the site and a second application was also refused. Bloor Homes has appealed this decision and it is currently under consideration by the Planning Inspectorate. We have once again objected to the access to the development.

The Hermitage Lane application was refused, and an application for Dromedary Lodge is to be discussed in December. There has been no application as yet for the 50 houses on the Grange site.

This shows the scale of the number of applications at the moment.

The two most recent events had been;

- Gladman starting a consultation for a development of 132 houses in the village which is expected to be followed by a Planning Application very soon
- The Planning Inspector asking a lot of questions about the submitted Local Plan and requesting that a number of points including the 5 year supply of housing land be reviewed by CEC.

We urgently need clarification on a 5 year housing supply however this is now unlikely to happen within the next 6 months.

The absence of a Local Plan brings about planning anarchy, where the assumption is always in favour of development, unless there is a plan to plan against, there is no rationale, it is first come first served, and even if sufficient houses are approved it does not mean that more will not be approved.

The PC needs to try to act swiftly but must always operate within its Standing Orders. It cannot act as quickly as an Action Group or individual resident.

The Chair read out two points from the letter the PC had written to Fiona Bruce on 12th May 2014 expressing its concerns about Planning Issues;

“3.5. We say again, it is not the fault of Cheshire residents that two layers of government have failed to provide a framework through which planned development can take place with appropriate local input. Those residents expect and demand that the two layers of government agree on a five year housing land supply and that Planning Inspectors are instructed to respect that decision and to give weight to what is in the Local Plan in all future planning and appeal decisions.”

“5.2 Whilst the Cheshire East Local Plan recognises the importance of JBO, the measures it proposes to protect the site do not seem commensurate. The main protection is the right to be consulted which has already proved to be inadequate in the case of the affordable housing on Twemlow Lane, Twemlow.”

The Chair said he felt that the planning process appears to be broken, as it seems not to allow local views to have any input.

CMcC – Bloor Homes were certain they would get permission, 18 months later they still do not have permission and we hope this will be the result of the appeal. The Hermitage Lane development, the agent said he would get permission at an appeal. Gladman have not yet made an application but they have made an environmental impact assessment.

ML commented that there are 230 houses in current applications which is an increase of 25% on the number of houses in the village. This figure does not include the 132 houses that Gladman is proposing, and is far in excess of what we need.

CMcC – asked LG how CE will be helping us with no established 5 year supply of housing land.

LG said that there isn't a planning vacuum, the old plan is still in place, and there is protection for Greenfield sites. The local plan will strengthen this. The 5 year housing land supply is a snapshot in time, have one today and not tomorrow. If a large development is given permission the housing land supply is then more viable. 42000 houses is what the developers think is needed in the whole of CEC.

GS asked for clarification that the figure of 42000 houses are to be built over the 15 year period. The Chairman commented that whilst the figures covered the whole planning period every developer seemed to want to build in the first few years.

GS suggested that if the plan was submitted and rejected, and it goes back to the inspector and then it is rejected again, perhaps someone should look at the department that produced the local plan as something must be very wrong.

The Chair thought the size of the gap between the housing figures proposed by developers and those in the Local Plan was indeed very worrying.

CMcC said that the Inspector examining CEC's Local Plan has had his fingers burned by Gladman in the past where decisions had gone to appeal and the Local Plan had been overturned. He is clearly keen to ensure that the CEC plan is robust.

The Chair highlighted the need to find points for objection to the Gladman proposed development. A speaker from the floor and CMcC have mentioned that there are other things to look at other than housing supply eg access, sustainability, need to look for a valid objection and push in that direction.

GL asked if the PC could request that Goostrey is no longer a LSC if the plan has to be revised. CMcC said that would lead to too much questioning. TR mentioned that CEC was complimented on the structure of the plan. DC added that the site allocations named in the plan will be kept and that there would be no change to greenbelt and farmland protect.

The Chairman went on to list the actions since the PC meeting on 9th November.

The PC has written to Gladman refusing their offer of a private meeting and has asked them to come to a public meeting. The PC has also written to Fiona Bruce and to Jodrell Bank. Cllr McCubbin also participated in BBC NW news bulletin. The PC needs to confirm its view in principal to the proposal, and give a response to the consultation.

The Chair invited councillors to comment. CC said we should object on the grounds of unsustainability in the consultation and not give them any further ammunition. CC also thought that Goostrey's LSC status was giving the green light to developers. GS suggested that the letter already sent to Gladman should be sufficient for now but the PC needs to decide if it wants to hold a public meeting once Gladman has submitted the application to CEC Planning.

DC stated that Jodrell Bank are a consultee on all applications in the area, it is important to ask them if they are aware of the Gladman consultation.

CMcC highlighted that the PC and residents cannot rely on Jodrell Bank alone. ML indicated the importance of conveying to CEC the strength of feeling in the village. GS need to flood CE with objections

The Chair said that a public meeting would allow all residents to make comments.

CMcC highlighted the amount of work involved fighting a planning application, and that more lead time than the statutory 3 clear days is required to actively publicise a public meeting.

Action: Clerk to identify potential dates for a Public Meeting

GS proposed that the PC holds a public meeting once the application has been submitted to CEC Planning. That notices are displayed to advertise the meeting and leaflets dropped door to door. Seconded by TR.

Resolved: *The PC resolved unanimously to hold a public meeting once the application has been submitted to CEC Planning and that notices are displayed to advertise the meeting and leaflets are dropped to all residents in the Village.*

Housing Policy – The Chair said that the PC needed to review its policy as it was developed in the light of a planned world, he proposed suspending the current housing policy, and that this should be put the agenda for the next PC meeting.

The PC needs to talk more widely than the Gladman proposal. TR asked for the suspension of the housing policy is put this on the agenda for the next Planning Meeting and then to the full council.

DC said that the PC should invite Fiona Bruce to the public meeting if one is held. GS suggested that it may need to be on a Friday evening.

Action: Clerk to check with Fiona Bruce's bookings secretary the times when she is most likely to be available.

AK has been talking to FB, and she has been speaking with Brandon Lewis (Minister for Housing) about JB. JB are aware of the consultation and they are having a discussion with CEC.

CMcC suggested there was a discussion on Neighbourhood Planning at the next planning meeting.

Next Meeting of the Parish Council and the next Planning Meeting will be on 9th December 2014.

11.14.4. Closure of the Meeting - the meeting closed at 9.10 pm.

Public Forum

Residents raised issues on the following subjects:

- Objections to new housing developments should be on sustainability and the impact on Jodrell Bank.
- Gladman has an option on a further 9 acres with other developments the total number of proposed new houses in the village comes to 300 – 500 houses.
- Not against houses as such but not in such large proportions, maybe 40 over a few years.
- A number of residents in favour of developing a neighbourhood plan.
- Cllr Les Gilbert – The Local Plan is not defunct, but has been put into a period of suspension for 6 months. CEC could resubmit the plan now but the number of 42000 houses developers want is way in excess of the figure of 27000 that CEC believe should be built.
- A resident asked if we need a neighbourhood plan given what Les Gilbert said.
- Chairman addressed the Meeting – to explain that the Parish Council has to act as a body, not as individuals and items need to be on the agenda of a meeting and discussed and a resolution made in order to give a response.
- A Resident asked if the Local Plan will help. LG – when the application is submitted we should refuse on the 5 year housing supply, the local plan should be in place, and a neighbourhood plan would offer some protection.
- A resident said that a Christmas and New Year holiday meant that if applications go in just before Christmas it can take a while for consultees to receive notification from CEC Planning. But it was pointed out that the **registration** date of the application is the key date not when it is submitted.
- Eric Pickles made a recent comment about brown field sites being preferred. LG replied saying that CEC had a brownfield sites first policy. However, a lot of the sites have remediation issues and leading to high costs. Unless the government incentivise developments on brownfield sites they are more expensive to develop than previously unused sites.
- Resident asked why couldn't we have a vote tonight as there is a strength of public feeling.
- Fiona Bruce has spoken to Brandon Lewis twice about Jodrell Bank,
- Three members of the public said that FB had told them neighbourhood plans are the way to go.
- PG read out letter from Telegraph on Sunday – by Brandon Lewis re countryside etc
- Difficult for some people to come to evening meetings.

- CEC web site – screening opinion for the environmental impact assessment – the important point is that if the development is over half a hectare down to planning officer to decide. Planning office is Susan Orrell, the public are not specifically invited to comment on this type of application.

Action: Clerk to check if the PC is allowed to comment in the EIA.

- CMcC –we understand that Gladman actually own some of the land, but we know they don't own all of it.
- Key that Fiona Bruce comes to public meeting.

These minutes will be submitted for approval at the next meeting. Until then they are draft minutes.