

**BROXTON COMMUNITY FORUM
WAR MEMORIAL HALL,
TILSTON
1 OCTOBER 2009
(7:00pm – 9:00pm)**

Present: Councillor Ann Wright (Chair)
Councillor Mike Jones
Councillor Neil Ritchie

Speakers: Fiona Edwards – Area Planning Manager, Development Control
Chris Hindle – Head of Development Management
Jeremy Owens - Senior Manager Spatial Planning

Officers: Sally Buttifant – Area Working
Rob Callow – Area Manager, Rural West
Helen Davies – Area Working
Patrick Sebastian – Democratic Services

Also in attendance 40 Members of the Public & visiting Parish Councillors.

Meeting Summary and Action Points

Welcome from Councillor Ann Wright

The Chair, Ann Wright declared the meeting open and welcomed members of the public and speakers.

Planning – Presentations

PLANNING ISSUES

The Forum received a presentation from Fiona Edwards, Area Planning Manager Development Control that provided information on Planning Policy (National, Regional and Local) and 'Material Considerations' in terms of the weight given to such considerations 'on the ground', see examples listed below:

Material	Not Material
<ul style="list-style-type: none"> • Visual Impact • Privacy/Overbearing • Daylight/Sunlight • Noise, smell etc • Access/Traffic • Health and Safety • Ecology • Crime including fear of crime • Economic impact • Planning History • Related decisions • Cumulative impact • Personal Factors (rarely) 	<ul style="list-style-type: none"> • The applicant • Land ownership • Private rights (eg access) • Restrictive covenants • Property value • Competition • Loss of View • "better" site or "better uses" • Change from a previous scheme • What will they do next

Ms. Edwards provided further evidence utilising examples of a number of planning applications provided by Parish Councils in advance of the meeting. The Forum was informed that of the 6 examples provided, 4 applications were decided by planning boards comprising Elected Members. Explanation was given on the process of planning boards – right to speak, officer recommendations, etc.

A short question and answer session followed, covering a variety of issues that included:

- Definitions of and difference between ‘Visual Impact’ and ‘Views’
- Restrictive covenants
- Planning history, material change and the consideration of previously granted permissions
- Importance of the Local Plan when putting forward arguments in support of, or against, specific planning applications
- Ensuring that Parish Plan ‘desirables’ are incorporated into the Local Development Framework via the (current) consultation process
- Affordable Housing – rural focus, village design, and community / agricultural workers

PLANNING POLICY

The Forum received a presentation from Jeremy Owens, Senior Manager Spatial Planning that provided information on the Planning and Compensation Act 2004, and how the structural and local plans have been replaced by ‘Local Development Frameworks’. Mr Owens explained how the new process has greater flexibility, is speedier and has improved community and stakeholder involvement.

Mr Owens informed that the planning strategy sets out the framework for the Cheshire West and Chester area until 2026, and how ideas from stakeholder groups, Parish Councils, and residents would shape what the area would look like in the future.

It was noted that the Local Development Framework would include policies specific to Rural Areas and Rural Economies, and the complexities associated with such areas. Options may include satellite centres, eco villages, affordable housing development all of which would require the input of Parish Councils through their village design statements. The importance of Parish engagement in the core strategy was emphasised, specifically with regard to suggestions on how housing targets should be planned in relation to smaller village developments.

The Forum was informed of the Core Strategy Timetable as follows:

- Issues and Options (consultation) November 2009
- Preferred Options (consultation)
- Published Core Strategy (consultation)
- Submitted Core Strategy
- Public Examination
- Binding Inspector’s Report
- Core Strategy adopted (March 2012)

Additional discussion followed, with Parish Council representatives highlighting matters such as how smaller villages don't necessarily want 'out of scale' modern developments, but would support the building of small affordable units suitable for young people and the elderly. Other matters of mention included:

- General access to rural areas
- Public transport
- Car usage – essential in rural areas
- Housing Targets
- Land allocations
- Enhanced Village Design Statements
- Economic development
- Incremental growth

The Forum was informed that all Agendas, Minutes and Reports of meetings of the Council (including Planning and Highways & Transportation) were published on the Council website, and that members of the public, groups, Parish Councils etc could sign up to receive links to these documents via e-mail. Cllr Jones requested that all Broxton Community Forum Area Parish Councils be added to the distribution lists for Planning and Highway & Transportation reports.

The Chair thanked the Planning Officers for their attendance and informative presentations and informed that copies of each presentation would be circulated with notes of the meeting.

Date of Next Community Forum Meeting

**Subject: Bickerton Wind Turbine proposals
Tuesday 24th November 7pm - 9pm
Bishop Heber School, Malpas**

Forum Contacts:

Councillor Ann Wright, Chair Broxton Forum (01948 861035)
Email: ann.wright@cheshirewestandchester.gov.uk

Rob Callow (Phone: 01244 402240 / Mobile: 07711 814246)
Email: robert.callow@cheshirewestandchester.gov.uk

Patrick Sebastian (Phone 01244 975970)
Email: Patrick.sebastian@cheshirewestandchester.gov.uk

What is working well in your community / area?

- The bins
- Policing
- Secondary Education at Heber High

What is not working well in your community / area?

- Police presence
- 3 member wards – not clear which CWaC Councillor to contact.
Sometimes none of them at Parish Council meetings
- Traffic congestion

In your view, what are the priorities for improving your area?

- More policing
- Improving Farndon Primary School buildings
- Encouraging less use of cars