

Eccleshall Parish Neighbourhood Plan Group

July 17th, 2014 – Eccleshall Community Centre at 6.00pm.

Present were:- David Pimble, John Baldry, Peter Thompson, Gordon Dale, Cheryl Hyland, Peter Bertram, Brian Mason, Keith Weston and Chris Heelis

Apologies were received from:- John Allen and Sue Sanders.

The Draft Policies and Preparation, Visions and Aspirations Papers had been further amended following a meeting with Raj Bains and Melissa Kurihara (Senior Planning Officer). Members went through the documents, which had been circulated and several minor amendments were made. David and Christine were to meet with Officers from Housing and Highways to discuss the draft Policies and the provision of evidence and justification for inclusion in the document. Mr Mitchell would be asked to provide information regarding the number of lorries passing through Eccleshall on a daily basis and also to comment on a possible link road / by pass. The commissioning of traffic surveys had been deferred for the time being, however, figures were available from the surveys undertaken on behalf of Richborough Homes.

Christine was asked to search for maps of flood risk areas around the town from the Environment Agency.

David reported that the Parish Council had considered the planning application for 130 homes off the Stafford Road, submitted by Richborough Estates at the Council meeting held on July 16th, 2014 and had indicated support in principle for this development, which offered some benefits for the community. The submitted application reflected the comments of the Parish Council and local residents with the provision of a high quality, low density site, which would achieve a large proportion of the housing allocation deemed appropriate for Eccleshall. It was noted that the Parish Council would prefer smaller developments, as identified by residents during the public consultations for the Neighbourhood Plan. However, having considered the situation and the presumption in favour of development the Council appreciated that some development in Eccleshall was inevitable and considered this to be an acceptable scheme.

The sites surveys were almost complete and John, Keith and Peter agreed to meet with David to consider reasons to justify refusal of the majority of the sites identified and the exclusion of these sites from within the Settlement Boundary. Christine had added site areas and landowners to the survey details from the SHLAA.

Members had visited the exhibition and public consultation at the Community Centre by J-Ross Developments for homes on land off Cross Butts. It was proposed to develop the land in two phases the first consisting of 48 dwellings. Members agreed that the design of the proposed development was poor and offered no benefits to the community. It was considered that there was no merit in pursuing a meeting between J-Ross and the Steering Group.

David had asked Melissa whether the Planning Department had been approached by the Gladman Company concerning proposals to develop land off Shaws Lane. Melissa had indicated that no discussions had been held with the Company.

David reported that a meeting had been held with the Carter Trustees about possible car parking and Richborough Homes were to be contacted to seek their views on Section 106 finance being set aside for this purpose.

The followed some discussion about a country park forming a landscape buffer of open space with some trees. It was proposed to include this in the Green Space Policy to potentially create a Gateway feature using the River Sow as justification for a park. Christine was asked find out who the appropriate officer was at the Borough Council to discuss such a scheme with.

Brian agreed to draft a section on Aspirations and it was proposed to include the creation of footpath from Eccleshall on the B5026 to Pershall and the Football Club.

The next meeting would be held on September 2nd, 2014 at 3pm attended by Raj and Melissa to discuss the proposed Settlement Boundary, site allocations and the scale of housing to be provided.

The meeting closed at 7.05pm