

## **Eccleshall Parish Neighbourhood Plan Group**

**September 2<sup>nd</sup>, 2014 – Eccleshall Community Centre at 3.30pm.**

**Present were:-** David Pimble, John Baldry, Peter Thompson, Gordon Dale, Peter Bertram, , Keith Weston and Chris Heelis. Raj Bains and Melissa Kurihara (Senior Planning Officer) SBC.

Melissa reported that during the 6 week consultation period for the Plan for Stafford Borough a developer had submitted an objection to two of the policies and supporting text detailed in the Plan. The objection was under investigation and the Officers were preparing statements in preparation for the hearing, the date of which was yet to be announced. This setback meant that the status of the Plan remained unchanged. However, amendments to the policies may be required, which could impact on the numbers of homes to be built in the Borough.

Christine had received a copy of the Policies showing suggested amendments, from Raj Bains on September 2<sup>nd</sup>, 2014. However, David and Christine had met with Officers from Housing and Highways and further amendments had already been made to the Draft Policies. **When the document was finalised a copy was to be sent to Raj in advance of a further meeting.**

Melissa explained that the Borough Council had been required to remove the former Rural Development Boundaries and undertake a full scale review. Meetings were to be held with Parish Council and Neighbourhood Plan Groups of all the Key Service Villages to obtain local input into the position of new settlement boundaries. No numbers of houses required were to be imposed upon the villages instead it was up to each community to assess the appropriate level of growth. Until all the Neighbourhood Plans were nearing completion it would be unclear whether the amount of allocated development would be over or below the target figure of 1200 across the KSV.

David indicated that the Group anticipated having a draft Plan prepared by October that could be distributed to residents in early November to obtain feedback. Concern was expressed that planning applications already being submitted could determine the settlement boundary in advance of the adoption Neighbourhood Plan

The sites surveys had been completed and this had led to the identification of preferred sites for development. David referred to three sites identified in addition to the site off Stafford Road, which was supported by the Parish Council and Neighbourhood Plan Group.

- Site 7 – Off Stone Road. Chris Mitchell (Highways) had indicated that he would not be opposed to a possible link through to the Richborough Estates site.
- Site 3 (Part of) – Rear of Meadow Close. Access could be an issue and **discussion with Highways was required.**
- Site 5 (Part of) – Rear of The Burgage – again access **constraints needed to be addressed in consultation with County Highways.**

**David was to contact the agents of land in the ownership of the Catholic Church to ascertain whether the land may be available for development.**

It was only proposed to include part of sites 3 & 5 for development with the remaining area to be open space and **Melissa agreed to establish whether the whole area would need to be included in the Settlement Boundary or just the area for development.** Raj indicated that if the whole area was included it could effectively protect the open space from future development.

**Melissa would email a more detailed map of Eccleshall** on which the proposed settlement boundary could be drawn, the Borough Council would then be able digitalise the map.

Date of next meeting – To be notified.

The meeting closed at 4.45pm