

Minutes of Anderton with Marbury Parish Council 6 February 2017 in Anderton Memorial Hall at 7pm

1) Attendance

The Chairman welcomed the councillors to the meeting and 30 members of the public. Councillors Bullock, Green, O Hynes, Walmsley and Wright were present. Apologies were received from Cllr Byram and R Hynes and CWAC councillors Wright and Gibbon.

2) Declarations of interest

As all councillors lived in the village they all had personal interests.

3) Public submissions

There were no public submissions.

4) Minutes of 30 January meeting.

Resolution 1 06.02.2017 : Council approved the minutes of the meeting held on 30 January 2017 as being a true record of that meeting.

Proposed Cllr Wright seconded Cllr Green Voting Unanimous

5) Planning

- The application for change of use to residential accommodation at the barn at Manor Farm had been approved

6) **The Chairman** explained that the prime purpose of the meeting was to gather information from the architects and Muir housing on the proposal for affordable housing on the site between the old post office and Bridge Farm.

- Permission for a bungalow on that site had previously been refused by Cheshire West and Chester and an appeal had been turned down by the planning inspectorate. This would need a separate application.
- There was as yet no planning application for affordable housing in the village and in any event decisions would be made by Cheshire West and Chester council, not the parish council. The parish council position was currently neutral as more information was needed.
- Affordable housing could only be built if a need was demonstrated in response to a questionnaire which Muir would commission and pay for.
- The architects Jay Ashall and Muir housing would make presentations after which there would be a discussion when people could ask questions.

7) **Jay Ashall architects**

- The practice had been acting for Muir housing for 25 years.
- Quality designs could not be produced until an independent survey showed what was needed.
- The parish council would be given the opportunity to comment on any design which came along as a result of the questionnaire.
- The aim was to produce what the community needed, not always what the community wanted.

8) **Muir housing-**

- Jo Fallon explained that the situation was a blank canvas as no brief had been agreed.
- Two companies had been approached to produce a community postal questionnaire which would cost several thousand pounds which Muir would fund.

- Housing would be affordable rental or shared ownership. The need for supported housing would also be explored.
- Residents would need a local connection to the village by means of family or work; if necessary this would cascade to neighbouring parishes.

9) **Information from Discussion**

- The land was currently owned by Mr and Mrs Tudor not Muir housing
- The development would be purely affordable housing not open market housing if Muir was involved
- There were other sources of affordable housing at Winnington and Weavervale housing were building on their garage plots.
- The survey would only take place if there was an appetite for it; it might reveal hidden households where several families occupied one house.
- The appraisal diagram showing the site capacity which had been shown to parish councillors in November would be displayed on the website.
- Once a planning application was received the application number would be displayed on the website so everyone could comment to Cheshire West and Chester
- A red line would show the site boundary so others could not build outside it
- Green belt land had only been released around Chester.
- Anderton with Marbury was not one of the local service centres identified in the CWAC Local plan. It had no school, shops or village centre and a 2 hourly bus service.
- Usually needs surveys resulted in a 20% take up rate. If a need for say only 2 units was identified the development would not be viable. The development would be designed to meet the identified need.
- 1.5-2 parking spaces per property would be designed in.
- Rental units would be let via West Cheshire Homes with banding A-D.
- Muir would run a consultation event in the memorial hall before submitting plans.
- Once plans were submitted everyone had the right to comment. The application might be determined by Cheshire West and Chester planners but would likely be considered by the planning committee.
- There might be other more suitable sites in the village, eg Malvern House.

10) **Date of next parish council meeting**

- 20 March in the Memorial Hall. The meeting closed at 7.50pm