

Biddulph Neighbourhood Planning Working Group Meeting Wednesday 8 June 2016

1. Attendees

Councillor Dave Hawley	Biddulph Town Council Chair
Councillor Graeme Court	Biddulph Town Council Vice Chair
Councillor Ken Harper	Biddulph Town Council
Councillor Liz Nicosia	Biddulph Town Council
Councillor Wayne Rogers	Biddulph Town Council
Councillor Jill Salt	Biddulph Town Council
Rachel Dale	Biddulph Resident
John Hayley	Knypersley Resident
Bill Hockey	Biddulph North Resident
Bob Hart	Biddulph North Community Association
Margaret Jones	Knypersley Resident
Paul Kasperowicz	Resident
Chris Lunt	Resident
Arthur Potts	Biddulph North Resident
Angela Turner	Biddulph North Resident
Philippa Whalley	Biddulph Moor Resident
Alistair McLoughlin-Goldstraw	Resident
Jean Gaunt	Biddulph Town Council

2. Apologies

Councillor Jim Davies	Biddulph Town Council/Staffs Moorlands District Council
Councillor John Jones	Biddulph Town Council
Councillor Rob Whilding	Biddulph Town Council
Sue Fletcher	Poolfold Residents
Karen Harper	
Andrea Millington	Biddulph North Resident
Terry Williams	Biddulph Moor Resident
Margaret Worthington	Knypersley Resident

Sarah Haydon, Chief Officer, Biddulph Town Council, had declared an interest in one of the sites, after consultation with Mark Trillo – Executive Director and Monitoring Officer at Staffordshire Moorlands District Council, Mrs Haydon would not be present at Neighbourhood Plan meetings where site specifics were being discussed.

3. Declarations of Interest

It was agreed that anyone present who was a member of another group discussing the Local Plan should declare it. The attendance sheet was circulated and those who wished added the relevant information as follows:

Councillor Nicosia rep residents BD069 and Knypersley land behind cricket ground
Bill Hockey – Biddulph North Views
Margaret Jones – BD131 as part owner
Paul Kasperowicz– has an interest in BD087
Chris Lunt live near BD069 Wife’s relatives have an interest in BD138 a and b
Joyce Tagell - BD083

Alistair McLoughlin- Goldstraw – object BD062, issues with Gillow Heath Action sites
Angie Turner Gillow Field Action Group (not a formal constituted group)
John Hayley – lives near to ADD04 and BD069

4. Notes from last meeting 18 May and Matters Arising

Reference Minute 5, Dave Hawley had sought advice; if this was allowed an appeal for all landowners would have to be made and they too would have to be given the opportunity to address the group.

Reference Minute 7, It was agreed to delete a comment made by Chris Lunt.

5. Where do we go from here

Dave Hawley gave the following statement

"I have become increasingly concerned at the group's ability to make decisions on which sites we should advocate. There are many differing views. Our meetings have become confrontational and I think it will become increasingly difficult to get agreement on sites. My concerns came to a head after the recent public meeting. Although not present I have had a detailed conversation with the Chairman of the meeting. We now have at least 5 groups fighting their corner, Pennine Way, Akesmore Lane, The Sewerage Farm group, Newpool Road and now Knypersley.

I do not now believe that we as a group will get total agreement and much more importantly I do not believe that anything we recommend will be approved by the people of Biddulph. There are now too many people fighting their own corner without a thought as to where these houses should be built as long as it is not close to them. Also anything we could recommend would have to be within the constraints of the green belt review, any changes we made would have to have better planning reasons than what we leave out, potentially leaving us with a challenge from developers. If we wanted to change some sites then we would have to ask all potential site owners to put forward a case not just those we fancied.

Chris Wood at the public meeting threw into the ring the Childerplay Road site and land adjacent to the Victoria Business Park, both adjacent to the Biddulph boundary. These apparently were well received, although whether there were many residents from these areas at the meeting and what their views are, I do not know. Since most of the people at the meeting were from Gillow Heath and Biddulph North.

Perhaps I was a little naive in thinking that the people of Biddulph would look for a compromise and from the workshops we held it seemed as that was what they wanted. Now the chips are down it seems otherwise.

I believe we should submit our comments/suggestions to the SMDC planners, highlighting the sites we agree and our suggestions where they haven't been included, but as far as the rest are concerned we have given them suggestions to look at. I believe that we should leave it to them to get comments, review these sites and then come up with proposals. They are independent and have no axe to grind with any specific site. All local resident groups can then have their say and fight it out with the District Council. The people on this group can then fight their own corner without any concern that they are limited by the group. Although I do have further concerns that if the local residents push it too far SMDC will be unable to put together a plan and in that case the Government Inspectors will step in and make the decisions for them and that will be a lot worse than the local residents expect.

We can still push that they use existing brown field sites and also ask that they come back and discuss with us their findings before they are published.

I am therefore saying that we take out the site allocation from the Neighbourhood Plan and focus on the issues which affect the way the town should be developed over the next fifteen years, ie Promoting the Local Economy, Preserving Local Heritage Culture and Tourism, Community and Wellbeing, Housing need and design, Protecting the Environment, Improving Infrastructure.

If we cannot produce a plan which would be accepted then I cannot justify spending council taxpayers money on something that will not get approval. Therefore the only way for us to progress the Neighbourhood Plan is to do so without site allocations.

In order to progress, we need to know what the SMDC site allocations are likely to be, so I'm also saying that we close down for the summer and see what SMDC come up with. Since what we decide depends largely on what they recommend and then we can progress from there."

Angie Turner proposed that this group does not spend any more time on housing allocation, seconded by Ken Harper. A vote was taken with most being agreement, and four abstentions.

Dave Hawley would send a press release stating that site allocation was the remit of the District Council.

6. Comments for meeting with planners

Representatives from this group – Dave Hawley, Graeme Court, Angie Turner and Philippa Walley - would be meeting the following day with District Council Planning/Regeneration Officers – Joanna Bagnall; Claire Sansom and Mark James.

It was proposed by Ken Harper and seconded by Margaret Jones that a copy of the Biddulph Neighbourhood Plan site information sheet with the Yes/No column deleted would be passed to the DC Officers. This was agreed with 2 abstentions.

It was expected that updates on the timescale for the Local Plan would be received.

It was agreed that the amended site information sheet would be circulated to all working group members.

7. Next steps

Bill Hockey had forwarded a site selection scoring system to assist with the next stage.

Paul Kasperowicz asked when other agencies Fire Police etc would become involved Dave Hawley responded that this would be at the group stage.

The following groups would be set up
Promoting the Local Economy
Preserving Local Heritage Culture and Tourism
Community and Wellbeing
Housing Need and Design

Protecting the Environment
Improving Infrastructure

Members were encouraged to express their group preferences.

8 Date of next meeting

The next meeting would be held after the summer break.

The meeting closed at 7.35 pm.

Signed Date