

## **Notes on Public Open Session of the Parish Council Meeting held at Moulton Village Hall on Monday 9 July 2012, commencing at 7.40pm.**

This section of the Meeting focused solely on the proposals by Richborough Estates (RE) to look at developing land off Beehive Lane/Barnside Way.

Cllr. Rigby commenced proceedings by issuing the following statement:-

“Having now met with a Director from Richborough Estates we are aware of the interest expressed by the Company in land within the village.

However, in the absence of a formal Planning Application, or any specific information on the Company’s intentions, we are unable to comment in any detail at this time.

Please continue, like the Parish Council (PC), to check the Company’s Web Site. We would also recommend regular visits to Cheshire West and Chester Councils’ (CWAC) Web Site (Planning Section) as any formal application for Planning Permission will be listed on the site. We have asked Richborough Estates to keep the Parish Council updated on their intentions and they have promised to do so.

Please be assured that should a formal Planning Application be lodged the Parish Council will seek views from villagers as part of its’ scrutiny process”.

A Question and Answer session then followed, which is summarised as follows:-

Q – What is the Parish Council’s position?

A - The Parish Council is aware, at this stage, of RE’s interest in the land. Until there is a formal Planning Application submitted it is difficult to comment specifically. The PC will liaise with all interested parties before making its formal response to CWAC on the Application.

Q – How does this potential Planning Application sit against the Village Design Statement (VDS)?

A – The VDS is an Adopted Supplementary Planning Document that forms part of the Vale Royal Local Plan. Following local government reorganisation a new CWAC Local Plan is required and is currently being worked on. The Parish needs to produce a Neighbourhood Plan and the PC has started preparatory work on this in the last month. This Plan will need to identify areas of land that may be suitable for development in the future. This Plan is a Village Document, not a Parish Council Document, and will need to pass a public referendum and acquire CWAC approval before it becomes binding. The PC is actively seeking volunteers to assist in the formation of the Neighbourhood Plan.

Q – RE claim to have acquired 20 acres of land. Is this true?

A – RE have an agreement with the landowner to purchase 20 acres of land, subject to Planning Permission being approved. They have registered their interest in the land with HM Land Registry.

Q – Is the land in question Green Belt?

A - No, it is classed as Open Countryside.

Q – Who owns the Vicarage?

A – It is under private ownership (answered by Rev. G Kegg).

Q – Is it known what Plans RE has for the site?

A – Not at present. They are still in the process of surveying and have not yet got so far as putting a Plot Map together. Their preliminary view is that the site could cope with max. 150 plots, although this will depend on property type. They have indicated that there will be a mix of properties and that a third of the land acquired will become communal space.

Q – Would part approval for the site effectively create access to the rest of it by precedent?

A – Potentially yes. This is not a Parish Council decision, although the PC would have a voice in any planning process.

Q – Are you aware that RE have confirmed that they will be talking to the School about its' ability to cope with more pupils.

A – Yes, RE advised the PC that they were looking to meet with the Head Teacher at the School. It is understood that the Meeting took place last week. RE were advised ahead of this meeting that the school was at full capacity and unable to meet demand for places. RE have also been advised of other sustainability issues, such as parking and traffic flow.

Q – Will the Parish Council canvass public opinion?

A - Once the detailed plans are known the PC will liaise fully with all interested parties. Until that time nothing specific can be done.

Q – Should the PC now be letting CWAC know its' current stance?

A – No. In the absence of detailed plans there is nothing to pass opinion on. It is better to wait and respond to something definitive.

Q – How will the PC communicate with Villagers?

A – Use will be made of [www.MoultonVillage.co.uk](http://www.MoultonVillage.co.uk) , the Notice Board and Newsletters. Villagers are always welcome to attend the PC Meetings for updates. Public Meetings will be arranged as appropriate. Every effort will be made to ensure that information is readily available.

Q – There is a rumour that a one way system will be introduced as part of the Plans. Is this True?

A – Nothing has been discussed about traffic flow within the village. It is just a rumour.

Q – Is there likely to be any impact on Davenham if these plans are approved?

A – Potentially yes, as the northern and eastern edge of the land earmarked for development is on the village border. Until actual plans are sighted it is difficult to answer this question more fully.

Q – Does the PC have an opinion on possible development type?

A – Not at this stage. We need to see what RE is proposing before reacting. Part of the Neighbourhood Plan process is to identify whether there are any shortfalls in housing stock types.

Q – Will the Neighbourhood Plan impact on the Northwich Plan?

A – No, it will be a document reflecting the interests of Moulton alone. That said, Northwich Town Council is keen to work with outlying Parish Councils as part of its' Neighbourhood Plan creation process.

Q – Is it known what timescales RE are working towards?

A – RE have advised that they are looking to submit a detailed Planning Application later this year. They hope to be working on site by late 2013.

Q – Is it correct that Developers can offer “sweeteners” as part of the Planning Application Process”.

A – Yes, this is standard practice and is encouraged by Local Authorities, particularly where there is a proven requirement for community needs to be met.

Q – All previous major development applications have, in spite of strong opposition from residents, been agreed. Why should this be any different?

A – There is no guarantee that it won't. Planning regulations and aspirations regularly change and these are reflected in planning decisions. Any decision on this development will be subject to National and Local Development Policy.

Cllr. Rigby thanked everyone for attending and re-iterated that the Parish Council will continue to liaise closely with all parties as matters develop. The Parish Council will reflect the views of villagers throughout all stages of any Planning Application response.

A number of Residents put themselves forward as potential Members of the Neighbourhood Plan Working Group.

Link to Richborough Estates Letter 29 June 2012:

<http://www.moultonpc.org.uk/documents/minutes12/richborough290612.pdf>