

Minutes of the Ince Neighbourhood Plan Steering Group Meeting
held on 25th January 2021

Present: Ray Hassell – Chair, Drew Bellis, Pam Bellis, Andy Eardley, Helen Fuller, Kevin Hickson, Chris Jackson, Tim Lloyd, Richard Shilton

Also present: Maureen Hassell

1 Apologies

Andy Ankers, Barbara Ankers,

2 Minutes of the meeting held on 9th December 2020

Minutes agreed

3 Matters arising not agenda items

None

4 Update on tasks / actions from December meeting

- **survey analysis to go out to all residents /industry/landowners/Lucy** - completed
- **Add comments to Green spaces / non-designated assets/views/green** - some comments added
- **Document to be sent to Lucy, Leo, Jeannie and Kathryn** – six draft documents have been sent out. DB advised that Leo is no longer working for the Cheshire Wildlife Trust and Matt Lawton has now taken over and is working with Andrea
- **Information on existing bridlepaths / footpaths alongside future needs to be sent to all members** – sent out to committee and forwarded to Lucy. RH advised that discussions will take place with local industries about identified lost footpaths.
- **Information to be sent to Leo re recent wildlife report done by Protos** – DB had forwarded report to Leo on 22 Nov 20. DB will now send information to Matt Lawson
- **Copy of original planning consent for Protos development with information on pathways / bridleways to be obtained** – RH advised he had still not received the information, although it was supposed to have been sent, but that he has a meeting with Protos 26 January 2021

5 Comments on reports sent out:

a] Draft Conservation Area Appraisal report – The Heritage Group have scrutinised the draft twice and HF had identified some further minor amendments in wording and photographs used with wrong descriptions which have been advised. Currently waiting for CWAC to send map detailing current Conservation area and

proposed new Conservation area which will also include buildings and TPOs. CJ is holding a meeting with Lucy to discuss this.

If any members of the group identify any further amendments they should advise CJ by 29th January 21

b] Non-Designated Assets document – HF explained that if the request to extend the Conservation Area is agreed then all that is within the area will be protected. The listed Non-Designated assets are mainly structures but we are trying to have The Cricket Field and Wood Farm Field included. If this is not possible then the focus can be on the ancient walls enclosing these fields as boundary defining and have the walls designated. The Cricket Field already contains trees with TPOs. Both these spaces are emphasised in the Green Spaces documentation and the CAA document will cross reference. The protection of the North Hills and the field to Fens wood were also discussed at length. The overall CWAC planning policy for the village is currently to allow two houses to be built within the village area. It was recognised that the wording in the Neighbourhood Plan or any of the documents about future development within the area would be carefully worded to reflect the requirements of the community. Concern was expressed about current national proposals to changes in planning law which might allow housing proposals to be agreed without opposition but it was also felt that any proposed developments must tie in to the Cheshire Local Plan for the area

The meeting agreed that if the Neighbourhood Plan is required to state an area within the parish / village area where housing / development would be acceptable then the land adjacent to Bare Brick House would be identified and also stating that all other land within the village is required and currently used for rural / farming use. This will be included in the Green Spaces document as it does not qualify under the Heritage brief.

AE asked about requests for barn / farm building conversions. The Plan will identify that the style of any conversions would be required to be in keeping with buildings in the conservation area, that the outer fabric must remain intact and that English Heritage must be consulted on the architectural designs and building control.

Actions:

- **RH, CJ and HF will review the draft CAA document again.**
- **RH will highlight particular sections which might need to be reworded**
- **Any comments from members of the group on any of the documents to be advised to CJ by Friday 29th January 2021**

6 Comments from chairs regarding information on recent meetings

No specific items raised

7 Tasks for next meeting and beyond

Task	Who	Completion date
Greenspaces group to meet to discuss documents on views and green spaces	Drew to arrange	By February 8 th
Leo / Andrea to be contacted re report	Tim/Drew	asap
Wildlife group to meet once further information gained from Leo and Andrea	Tim to arrange	By February 15 th
OS map needed for CAA	Drew	As soon as site is running
Information on existing bridleways/footpaths, alongside future needs to be incorporated into a draft document	Greenspaces group	End of February
Information from Conservation officer to be added to document of footpaths /bridlepaths	Chris to pass onto group	End of February
2007 map of footpaths /bridlepaths to be followed up with Conservation Officer	Chris	asap
Agenda for Zoom meeting with Protos to be arranged	Ray and Chris	Meeting to be arranged by end of February
Copy of original planning consent for Protos development with info on pathways/bridleways to be obtained	Ray	asap
Draft policies for Heritage report to be started	Lucy /heritage group	February
Meetings of subgroups to continue	Chairs	On going
Other		

Green Spaces

- All documents to be drawn together and incorporated into a Landscapes document which includes everything that is not included in the Non-designated assets document. This should include the importance of the Green Spaces / views **Action: identify gaps of what is still to be done**

Footpaths

- James Dixon, CWAC Conservation Officer, is looking at planning in relation to lost footpaths to see if anything can be done to reinstate them.
- DB advised that he had received a message from a resident to the Parish Council who had not been able to access an identified footpath as it was restricted by Encirc site boundary. **Action: Email to be used as supporting evidence. DB to forward to James Dixon for information**
- **2007 map** – this shows footpaths which have now either disappeared or have been closed. Also shows trees to be retained which have now gone. **Action: CJ will forward the map to James Dixon to follow up**

Agenda for meetings with Protos and CF

- Agreed that these should be separate meetings **Action: CJ will contact Protos and CF re their agenda. Once a date has been arranged, RH and CJ to meet with them .**

Policies

- Lucy has been sent the draft reports and will be asked about next steps in relation to policy writing. This will be done with the Heritage group in relation to the CAA and non- designated assets.

Heritage Meeting – next meeting 15 February 2021

Green Spaces meeting – DB to organise meeting before 8 February 2021

Wildlife and Environment meeting – TL to organise meeting before 15 February 2021

8 AOB

No items raised but thanks to everyone for all their work and particularly to the Heritage Group for all the ideas and evidence collected and collated

9 Date and time of next meeting

22nd February 2021 - 7pm