

Meriden Parish Council

The Centre of England

Minutes of the Extraordinary General Meeting of the Parish Council
held on 7th January 2019
Venue: Pavilion, Meriden Sports Park at 7.30 p.m.

Present:

Cllr R Weaver RW	Chair	Cllr J Barber JB	
Cllr P Lee PL		Cllr M Lee ML	
Cllr R Kipling RK			
Mrs B Bland BB	Clerk		

1. Welcome & Apologies

RW opened the meeting with a welcome and happy New Year. She added that the purpose of the EGM is to formally approve the Housing Needs Survey.

No apologies received.

IT WAS RESOLVED Members noted non-attendance of Cllrs Haque and Lynch-Smith. Cllr Nunn remains on long term absence due to ill health.

2. Public Participation

There were 3 members of the public in attendance.

3. Declarations of Interest

3a To declare any personal interests in items on the agenda and their nature.
Nothing to declare.

3b To declare any prejudicial interests in items on the agenda and their nature
Nothing to declare.

4. Housing Needs Survey by WRCC

RW advised the Neighbourhood Plan Steering Group recommend Members approval of the Housing Needs Survey undertaken by WRCC, and handed over to ML, Chair of the Neighbourhood Plan Steering Group. The report had been circulated to Members prior to the meeting for ease of reference and consideration.

ML reported that the Committee has gone through the survey report and are pleased with the results; the content confirming what the parish council has been suggesting for the last 12 years. Of the 1463 households surveyed we were advised to expect a return rate of 3-4% as only households with a genuine housing need were requested to complete the survey, and this was achieved, specifying shared, market value and affordable. 67% of respondents wanted 1-2 bed properties and 38% of respondents wanted bungalows. The report was shared with Maurice Barlow, SMBC Senior Development Officer for Policy & Delivery, who has commented that the content is robust and good.

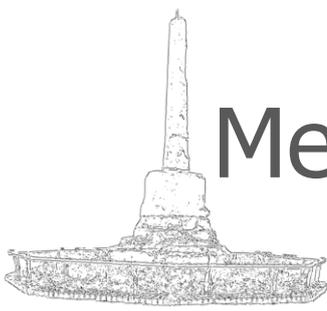
Signed Chair **Dated**

Clerk: Barbara Bland

55 James Dawson Drive, Millisons Wood, Coventry, CV5 9QJ

T: 01676 522474 M: 07767 162423 E: barbarablandmpc@btconnect.com

www.meridenparishcouncil.org.uk



Meriden Parish Council

The Centre of England

Once the report has been approved the document will be used as a planning tool by SMBC planners and for the parish council to refer to regarding local need.

PL commented that the current specific need is for bungalows for older population and referred to recent build of two 4 bedroomed family dwellings on Birmingham Road. The developer originally proposed bungalows in line with the pre-identified need, but SMBC refused the application and approved their second submission for two large households instead.”

RK asked if there would be any SMBC challenge. ML reassured Members that SMBC will use the document in planning with developers and verifying actual numbers and types of dwelling required to meet local need.

PL proposed approval of the Neighbourhood Plan Steering Group recommendation to approve the Household Survey Results and Report. JB seconded the proposal.

IT WAS RESOLVED The Neighbourhood Plan Steering Group recommendation to approve the Household Survey Results and Report was approved by Meriden Parish Council; proposed by Cllr P Lee and seconded by Cllr J Barber.

ML added that the Locality technical support, providing a desktop survey on Housing Needs Assessment, was received in October 2018. RW/ML digested the content and sent comments back. If the projection is accurate, for the size of Meriden a 1.45% share of total housing allocation for SMBC is required. A figure of 164 new dwellings is proposed however 160 new dwellings are already delivered; reference draft Local Plan 173 new build realised since 2011. Similar results confirm the need for 90 affordable houses up to 2028 with 44 already provided.

RW added that she was positive in commissioning both surveys that statistics from both reports confirm the parish council and NP group have got it right. The WRCC have been undertaking this work for many years; the Locality survey is based on statistics without the importance of history, infrastructure, greenbelt and HS2 is thought to be beyond their scope. The proposed Garden City will only suit commuters and not local need.

ML advised there will be opportunity for a 5 year review after referendum. Neil Pearce, Avon Planning Consultant, will polish the Neighbourhood Plan early February. ML will have V10 available for next NP meeting arranged for 23rd January 2019. She further added that the Village Hall had been booked for Saturday 9th March 2019 10-12 noon for public consultation and drop in as part of the 6 week Regulation 14 consultation period.

The meeting closed at 19.45. The next parish council meeting is 21st January 2019.

Signed Chair **Dated**

Clerk: Barbara Bland
55 James Dawson Drive, Millisons Wood, Coventry, CV5 9QJ
T: 01676 522474 M: 07767 162423 E: barbarablandmpc@btconnect.com
www.meridenparishcouncil.org.uk