

TATTENHALL & DISTRICT PARISH COUNCIL

Minutes of the Planning Committee Meeting held on the 16th January 2017 in The Barbour Institute at 7.30pm.

PRESENT

Cllr. Matthews(in the Chair)

Cllrs. Black, Haynes, Sharp, Keeping, Weaver, Spencer, Pritchard, White, Jones and Blackhurst

APOLOGIES

16/68. There were no apologies

DECLARATION OF INTERESTS

16/69. There were no Declarations of Interests

PLANNING APPLICATIONS

16/70. To approve comments sent to Planning on the Planning application below:

16/05389/FUL - Mr P Salt Marli Homes Ltd., Abergele The Avenue Tattenhall Road Tattenhall
Erection of 2 no two storey detached dwellings and construction of new vehicular access. The following comments had been sent to Planning: The proposed site is within the Tattenhall Conservation Area, adjacent to a building of architectural merit. The Parish Council considers that the two substantial properties proposed constitute an over-intensive use of the site and by their scale, height and massing will have a detrimental impact on the heritage value of the Avenue and Brierley House and a detrimental amenity impact on the properties around them. The proposed site is that of an ancient orchard. The Parish Council considers this to be an inappropriate development of residential garden (NPPF 53) and the loss of this area will have a detrimental impact on the Conservation Area and the Heritage value of the area. The Parish Council does not consider that the design of the two properties enhances the architectural value of The Avenue and Brierley House. The Parish Council is concerned that the balcony designs at the rear of the properties will create an overlooking issue for Brierley House. Tattenhall & District Parish Council considers that this application is Contrary to Policies 134,135 and 136 of the NPPF; to Policy ENV6 of the Cheshire West and Chester Local Plan; to Policy 2 of the Tattenhall & District Neighbourhood Plan and to Policies BEP4 & BEP5 of the Tattenhall Village Design Statement. Therefore due to the Policy conflicts and the proposals failure to enhance the Conservation Area Tattenhall & District Parish Council cannot support this application
It was proposed by Cllr. Spencer seconded by Cllr. Weaver that the above comments be approved. All were in favour.

16/05469/FUL - Mrs S Miller Broad Oak Farm Birds Lane Tattenhall – change of use from agricultural land to leisure use for the siting of 10 camping pods. Addition of associated car parking area and WC and shower block facilities – The following comments had been sent to Planning: A site visit has been made. We consider the proposal to be compliant with relevant policies (STRAT 9 and EC 21) of the Local Plan. The proposal does not conflict with the Neighbourhood Plan. The Parish Council consider that the development will have a positive effect on the local economy. The proposal is a rural business seeking to diversify and to expand their premises sensitively which the Parish Council strongly support. It was proposed by Cllr. Spencer seconded by Cllr. Blackhurst that the above comments be approved. All were in favour. **Resolved:** The comments sent to Planning on the two Planning Applications above are approved

Planning Application

16/05548/FUL - Mr & Mrs B Ringstead 84 Tattenhall Road Tattenhall – Demolition conservatory and outbuildings and construction of of two storey side extension and single storey rear extension. Cllr. Black reported that herself and Cllr. Jones had not been able to do a site visit as the owners of the property were away. The comments should have been in by the 13th January 2017 so the Clerk would ask for an extension of time until the end of this week.

ANY OTHER PLANNING APPLICATIONS

16/71. We had just received received another Planning Application:

16/05413/FUL – Ms M Jones Inglenook Newton Lane Newton-by-Tattenhall – Demolition of existing single storey extensions and outbuilding. Construction of new two storey extension and amended vehicular access - Cllrs. looked through the application and it was proposed by Cllr. White, seconded by Cllr. Blackhurst that the following comments be sent to Planning: The Parish Council supports this application. All were in favour. **Resolved:** The comments on the above Planning Application be sent to Planning

DECISION NOTICES

16/72. **16/05147/FUL** – Miss S Davenport 16 Barnfield Tattenhall Tattenhall – Erection of single storey floor extension together with a single storey ground floor side extension and ancillary internal alterations.

Approval

**ENFORCEMENT
MATTERS**

16/73. Clerk had emailed Enforcement with regard to the amount of signs outside Carriages and all the signs outside the Care Home on Frog Lane but had not received a reply as yet. She was also been asked to contact Enforcement with regard to two Estate Agents signs which are on the grass verge at the junction of Greenlands and Tattenhall Road as they are quite large signs. She had not received a reply.

Pond on Redrow Development – Clerk had contacted Redrow and had received a reply from Danielle Gillard to say that to provide us with an update I am still awaiting our technical department to come back to me with an update and once they have provided me with the information. I will be able to come back to you in full. Cllr. Weaver had also been in touch with a contact at Redrow and had not received a reply. The Clerk now to contact Enforcement and copy in Cllr. Jones.

**REDROW
APPEAL
LAND AT
SMITHFIELDS**

16/74. We have still not heard any official decision on this Appeal as yet – Cllr. Spencer to chase this up.

**CENTRAL
GOWY SOUTH
NEIGHBOUR-
HOOD PLAN**

16/75. Nothing to report on this at the moment.

**REPORT ON
CW&C
PLANNING
BOARD
MEETING**

16/76. Cllr. Weaver attended the Planning Board Meeting on the 11th January 2017 and spoke on behalf of the Parish Council in support of the Ice Cream Farm Planning Application 16/03534/FUL Change of use of agricultural land to an overflow car park and formation of a pedestrian crossing at Newton Lane. Residents from Newton-by-Tattenhall also attended. This was permitted by 8 votes for 2 against and 1 abstention. Cllr. Jones suggested that with regard to traffic issues Planning, Highways, Jonathan Fell and the Parish Council should get together and discuss this with residents. Thanks were expressed to Cllr. Weaver.

The meeting closed at 8.30pm