

MINUTES OF THE MEETING OF TATTENHALL & DISTRICT PARISH COUNCIL HELD ON MONDAY 2nd OCTOBER 2017 IN THE BARBOUR INSTITUTE AT 7.30PM

PRESENT

Cllr. Keeping (in the Chair)

Cllrs. Haynes, Weaver, Blackhurst, Jones, Black, White, Matthews, Sharp and Chapman

Open Forum

Before the official business of the Council commences there will a period of approximately 15 minutes for members of the public to have the opportunity to comment, and raise questions, on matters affecting the parish.

The School fence was again brought up and the Chairman confirmed that he had received a personal response from the Chairman of the School Board. A meeting of the School Governors had taken place but he had not received any further information.

A request was made for a Dog Fouling Bin to be sited in Keysbrook – Clerk to follow this up.

A petition was handed to the Parish Council with regarding speeding on Tattenhall Road. – This will be discussed under the ‘Part 2 Item’ later on the agenda as CW&C had asked for this to be confidential.

The development of 4 dwellings at Low Ridge on Burwardsley Road was raised. The Parish Council would have draft comments ready for approval at the Planning Meeting on the 16th October 2017.

Concerns were expressed on the Redrow Meadow Brook Development. Mr Mogg explained the issues which included sewage and a mound soil, and had also sent an email to the Parish Council (under Correspondence below). Cllr. Weaver would contact Redrow, Enforcement and Planning with regard to the issues and would also let any residents have the email address of the Redrow Office if they wished to contact them. Also raised was lorries were again parking on Park Avenue early in the morning waiting to access the Meadow Brook site. They were also on Tattenhall Road. Cllr. Weaver would check on this as the lorries were not supposed to come through Tattenhall Road.

DECLARATIONS OF INTERESTS

17/84. Cllr. Blackhurst declared an Other Disclosable Interest on Planning Application 17/04056/CAT

APOLOGIES

17/85. Apologies from Cllrs. Pritchard, Scarratt, Kershaw, Spencer and Sadler Williams were received and accepted.

MINUTES

17/86. **Resolved:** The Minutes of the Parish Council Meeting held on the 4th September 2017 were approved and signed as a correct record

MATTERS ARISING

17/87. Clerk’s Report from last month’s Meeting 4th September 2017

Catholic Church Hedge – The hedge has still not been cut – Clerk will contact them and if nothing is done report it to Highways

Portico House Hedge – This hedge has now been cut.

Damaged Millenium Mile Posts – We been informed of another damaged Millennium Mile Post so before purchasing any it was suggested that a small group walk the Millennium Mile to inspect all posts and report back.

ACCOUNTS

17/88. a) <u>Balance in Bank at 22.9.17</u>	
Business Reserve	65258.57 (inc. Int. 40p, CLT Membership £2 Wren Grant £50,000 Play Area)
Current	10.00
b) <u>To approve cheques paid in retrospect</u>	
Alex McDonald–Mac Bros – Entertainer-Play Area Opening	225.00
Callum Mc Morrall–Mac Bros – Entertainer-Play Area Opening	225.00
W E Parsons & Co. Limited–Tattenhall Play Area–Interim 4	18923.32
c) <u>To approve cheques for payment</u>	
J Dutton - Salary	759.10
HMRC – PAYE Tax July/August/September 2017 + PC	
NIC contributions	287.12
Pam Marsden – Watering Floral Containers	43.20
Water Plus Limited - Water Rate – Gatesheath Allotments	41.39
Cheshire West and Chester – Grounds Maintenance – The Park July/August/September 2017	569.52
Cheshire Association of Local Councils – Chairmanship Basic Training Session 25 th September 2017	35.00
SSE – Floodlighting War Memorial	10.55
The Barbour Institute – Room Hire – August 2017	55.00
P. Black – Reimburse Plaques for Play Area £69.07 + Play Area Sign £38.97	108.04
BDO LLP – Audit Fee	240.00
L Wheeler – Reimburse expenses for ParkFest new Play Area Opening	115.89

It was proposed by Cllr. Jones, seconded by Cllr. White that the above cheques be approved for payment. All were in favour.

FINANCIAL MATTERS

17/89. External Audit – We had received the completed External Audit Annual Return for year ending 31.3.17 from BDO LLP. The Parish Council had a clean audit with nothing to be brought to the Parish Council’s attention.

PLANNING

17/90. To approve comments sent to Planning on the Planning Applications below:

17/03723/FUL- 3 Greenlands Tattenhall - Rear single storey extension and provision of pitched roof over front flat roofs. Draft comments which had been circulated to all Cllrs. and had been sent to Planning were read out. 1. A site visit has been made. 2. The proposal to replace the existing roof at the front of the house with a pitched roof will improve the look of the property. 3. An extension will be built the full length of the house to the same depth as the existing conservatory which will be demolished. 4. There will be no impact on the neighbouring properties and there are no overlooking issues. 5. Materials to be used will match the existing. 6. There is no conflict with the Neighbourhood Plan or the Village Design Statement. 7. The Parish Council can support this application.

13/01329/OUT – Land rear of 15-38 Greenlands Tattenhall – Outline permission for residential development for up to 30 dwellings public open space, access and associated works.

Draft comments had been circulated to all Cllrs. and had been sent to Planning were read out.

1. A site visit has been made. 2. Whilst the application is for 30 properties, and therefore complies with one aspect of Policy 1 of the Tattenhall & District Neighbourhood Plan(TDNP), the site lies in open countryside beyond the Keys Brook, which is considered to be a natural settlement boundary to the village. 3. Because of its location development of the site would have an adverse environmental impact through the loss of that open countryside and a damaging effect on the visual perception of the landscape of Tattenhall. 4. It would also unacceptably erode the important predominantly undeveloped gap between Tattenhall & Newton-by-Tattenhall and therefore is contrary to Policy 2 of the Tattenhall & District Neighbourhood Plan. 5. Part of this site is designated Flood Plain Zone Risk 3 by the Environment Agency and development of it would lead

PLANNING
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to the loss of important wetland habitats for wildlife. If the properties are built away from the flood plain, as they surely must be, then they are even further into open countryside and would not be immediately adjacent to the built up area of Tattenhall village so would be contrary to Policy 1 of the TDNP. 6. The proposed site is Agricultural land, which around Tattenhall is Grade 2 or 3 and is afforded protection through the National Planning Policy Framework (para 112 Page 26) which has a presumption in favour of Brownfield sites and of minimising the loss of green-field land. 7. Access and egress to this site is on a very busy road with a derestricted speed limit. However the proposed traffic calming measures would create an urban impact and are detrimental to the visual amenity of this entrance to the village. 8. Tattenhall & District Parish Council strongly objects to this application.

However, should the application be approved then could we request as a S106 item or planning condition that the applicant be asked to provide funding for dropped kerbs with tactile surfaces on all road junctions along Tattenhall Road between the application site and High Street and along Chester Road to Ravesholme Lane. And to provide a contribution towards the cost of implementing the speed limits on roads around the village that the Parish Council and CW&C Highways Department currently have under consideration.

17/04056/CAT – Tree at the top of Church Bank Tattenhall just inside the large Church gates into the Churchyard – Fell and stump out – T1 Field Maple not been maintained. Very close the adjacent property (Steeplefield) and has been identified as causing problems with subsidence Due to lack of space in Churchyard cannot be replaced. Two new trees will be planted at Steeplefield. Draft comments had been circulated to all Cllrs. and had been sent to Planning:

1. A site visit has been made. 2. There is significant, obvious subsidence in the house, confirmed by a structural engineer's report. 3. Soil samples have been taken at the foundations of the house, which show low moisture levels and roots from the nearby maple/ash. 4. The structural engineer's report concludes that the likely cause for the subsidence is the nearby maple/ash tree. They further conclude that pruning the tree would not ameliorate the problem and could expose the tree to dangerous disease. 5. The Church do not plan to replant in the churchyard but 2 replacement trees will be planted in the adjoining garden 6. This is a prominent tree and its loss will affect the view of the church from Church Bank. 7. The Parish Council, in view of the structural engineer's report, support this application.

It was unanimously agreed that the above comments sent to Planning on the three Planning Applications above be approved. **Resolved:** The comments sent to Planning on the three Planning Applications above were approved.

Neighbourhood Plan – Cllr. Weaver reported on the review of the Neighbourhood Plan and will be discussing this with Rosie Morgan on information received from DCLG.

COMMUNITY
SAFETY
GROUP

17/91. Cllr. Weaver will be arranging another meeting with Graham Lowe to discuss highway matters She will also arrange a date for the next Community Safety Meeting.

MAINTENA-
NCE
WORKING
GROUP

17/92. The Spinney and replacement of the fencing around the Spinney and Glebe Meadow Still waiting to receive quote for this work.

Hedgecutting – We are still waiting for Simon Thomson to come back to finish the work on the hedge on Chester Road. Clerk would contact him.

PLAY AREA

17/93. The new Play Area was officially opened on the 10th September 2017 and is proving a great success. There have been some snagging issues raised but these are being addressed. Cllr Black informed us that there is still some S106 money available for open space but not for equipment. Clerk to find out how much and exactly what it can be used for. It can then be discussed at the Finance Meeting.

COMMUNITY
LAND TRUST

17/94. The Housing Needs Survey closed on the 24th September. Cheshire Community Action have advised they have received 17 Business responses, 240 or maybe 250 household responses. They are waiting collation of results and will brief CLT hopefully in a couple of weeks. They are happy with the volume of responses and asked that CLT to thank Tattenhall for all their assistance.

**COMMUNITY
LAND TRUST
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The Parish Council will remember they had much assistance from the National Body of CLT's before the Open Meeting in January 2016 and since to become a legal body. CLT have recently applied to the Board for assistance with funds to cover some professional costs. These sort of applications are never a 5 minute job, however, the application was submitted on the 26th September. The full Board will examine the application this week and CLT should know by early next week if they have been successful. The funds from the National body will not cover full legal and professional costs so they are putting together a bid for a Community Buildings Project Support Grant.. They have another Board Meeting this week and a group will be established to work on this grant application.

**COMMUNITY
PRIDE
MEETING**

17/95. Cllr. White reported on the progress of the Christmas activities – There has been a change of venue for the Christmas Market – This will now take place at the Barbour Institute on the 15th December and a Lantern Parade on the 1st December – Details of events can be found in the Parish News and advertised on Notice Boards in the village.

**DIARY
DATES**

17/96. Planning Meeting – 16th October 2017 - Barbour Institute at 7.30pm. 8U
Finance Meeting – 23rd October 2017 – Barbour Institute at 7.30pm

**CORRESPON-
DENCE**

17/97. To receive correspondence (for information only or to be put on the next Agenda)
Email from Mr. Mogg – Developments in Meadow Brook – Mr Mogg had attended the meeting and this had been discussed under Open Forum

PART '2' ITEM

In view of the confidential nature of the business about to be transacted it is advisable in the public Interest that the public and press be temporarily excluded and they are instructed to withdraw – Parking on Chester Road

Councillor Weaver reported on a meeting she had had with Cheshire West and Chester Highways re parking issues on Chester Road. Highways had suggested two options which Councillors discussed and decided on Option 2.

Cllr Weaver will report back to Highways and discuss next steps with them

STANDING ITEMS WHERE NO REPORT IS BEING PRESENTED - None
PENDING – Churchyard Extension, Play Area Sign, Tattenhall Railway Station

The Meeting closed at 9.15pm