

TATTENHALL & DISTRICT PARISH COUNCIL

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MAP Duty Case Officer
Planning Inspectorate.

Site Address: Land at Smithfields, Tattenhall, Chester, Cheshire.

Description of Development: Reserved matters application following outline Permission ref. 15/04561/S73 (which was a variant of 13/04268/OUT) for the Construction of 28no. dwellings

Application reference: 15/04560/REM

Appellant's name: Redrow Homes NW

Planning Inspector ref: APP/A0665/W/16/3157806

Appeal reference: 16/00065/REF

Appeal start date: 10 October 2016

Below are the comments from Tattenhall and District Parish Council on the Planning Appeal above.

TATTENHALL AND DISTRICT PARISH COUNCIL

**15/04560/REM – Reserved Matters Application Following Outline Application
13/04268/OUT for the Construction of 28no. Dwellings
Land at Smithfields, Tattenhall, Chester**

Tattenhall & District Parish Council is aware of, and fully accepts, the fact that this land will be built on at some point but it is very disheartened to have received this particular Reserved Matters application.

The Tattenhall Neighbourhood Plan very clearly states that “housing growth is to be accommodated in a sensitive way.....primarily based on modest scale developments”. And “that incremental growth harmonises with the existing character of the setting and buildings”.

Also that, “the supply of new homes must be realised in accordance with the distinctive features, scale and grain of the LOCAL area”.

Bolesworth Estate Co at the time of both the pre-application consultation and the outline application consultation assured both the Parish Council and the community that this would be a bespoke development. They also assured everyone that they would work closely with the Parish Council to build properties of a type and tenure that were required in the village and that the houses would have a character and build that would enhance the built environment.

The fact that they have “sold-out” to Redrow, who have NOT consulted with the Parish Council or the community and who will now build an estate that is just a linear continuation of their adjacent suburban site, is not within the Policies or spirit of the Tattenhall & District Neighbourhood Plan and is very disappointing.

A very similar position was commented on by planning officers when Bolesworth Estate tried to add a further 28 houses to the 28 they already had approval for, when they stated:

It is considered that when combined with the previously approved residential development adjacent to, and which would provide the access for the application site, the proposal would result in an overall scale of development that would not accord with the distinctive features, scale or existing character of the settings and buildings of the local area. As a result the proposal would conflict with Policy 1 of the Tattenhall & District Neighbourhood Plan. Therefore, having regard to the National Planning Policy Framework, it is considered that the resulting harm outweighs the benefits of the proposal, including its contribution to housing supply.

This application before you has created exactly the same situation. The fact that the twenty eight are now part of the Redrow development brings their number to 88, far above the 30 allowed by Policy 1 of the Tattenhall & District Neighbourhood Plan.

The size and design of the properties, being Redrow's standard suburban setting, is contrary to Policy 2 of the Tattenhall & District Neighbourhood Plan and the Tattenhall Village Design Statement. The design of the properties and the materials used to build them do nothing to enhance the distinctiveness and character of the local area and Tattenhall Parish Council has commented on this previously.

The majority of the properties are large detached houses, of which there is a surplus in Tattenhall, and do nothing to increase the type or tenure of properties in the village. It is also very disappointing that the affordable housing, where people are less likely to have access to a car, is at the very bottom of the site furthest away from the village in an unsustainable location.

The layout does not fit comfortably on the site leaving an unusable piece of land at the end of the development. And Tattenhall Parish Council is also disappointed that the two spur roads show an obvious intent to try to build further onto this site in the future.

Whilst outline planning permission has been granted on this site this raises a planning condition that was applied when application 97/01476/FUL was approved by Chester City Council in 1998 which states that:

Due to the physical constraints of the existing highway network and the nature of the adjoining developments, the Council could not support any proposals for further development off Smithfields

Tattenhall & District Parish Council understands that planning conditions are permanent unless an application to vary them is approved. The Parish Council is not aware of any variation of this condition.

Taking all the above into consideration Tattenhall & District Parish Council strongly objects to this application in its present form.

Yours faithfully

Jean Dutton

Clerk – Tattenhall & District Parish Council