

# Tattenhall & District Parish Council

Clerk: Mrs J Dutton Hill Farm Burwardsley Nr Tattenhall Cheshire CH3 9PF

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Dear Councillor

You are hereby summoned to a Meeting of Tattenhall & District Parish Council to be held in the Barbour Institute on Monday 4<sup>th</sup> September 2017 at. **7.30pm** for the purpose of transacting the following business.

Yours faithfully

*Jean Dutton* Clerk to the Council

30<sup>th</sup> August 2017

Parish News Reporter - Cllr. Jones

Action List - Cllr. Blackhurst

## 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.

## AGENDA

1. Apologies and Reasons for Absence
2. Declarations of Interests – To receive Disclosable Pecuniary Interests or Other Disclosable Interests from members on matters to be considered at the meeting
3. To approve Minutes of the Parish Council Meeting held on the 7<sup>th</sup> August 2017
4. To Report on Matters Arising from the Minutes of the Meeting on 7<sup>th</sup> August 2017 covered by the Agenda  
Catholic Church Hedge – Update Clerk  
Portico House Hedge – Update Clerk
5. Accounts
  - a) To receive Balances in the Bank at the end of July 2017
  - b) To approve cheques for payment

J Dutton - Salary	To be advised
J Dutton – Re-imburse Hedgecutting Chester Road	£80.00
Pam Marsden – Watering Floral Containers	£86.40
Ecological Land Management Ltd – Cutting Glebe Meadow and Barnfield	£468.00
Andrew Hull – Reimburse Keys for Glebe Meadow Gates	£81.51

Any invoices received after the publication of this Agenda and before the Parish Council Meeting will be considered for payment

6. Financial Matters – To approve Budget Figures to 30<sup>th</sup> June 2017  
To arrange Finance Meeting  
To discuss repairs to Church Clock
7. Planning – To approve minutes of Planning Meeting held on 17<sup>th</sup> July 2017

### Planning Applications

To approve comments sent on Planning Applications below:

**17/03282/FUL** – 5 Millbrook End Tattenhall - Detached double garage and Conversion of existing integral garage into habitable space

**17/03419/FUL** – Parkview Tattenhall Road - Front extension and changing brick finish to render

Planning Applications

**17/03576/CAT** – Home Nook Burwardsley Road Tattenhall Chester – Removal of 1 Ash and 1 Conifer

**17/03601/FUL** – External rendering of front of house

Neighbourhood Plan – Review - Update

Cllr. Spencer

**13/01329/OUT** - Land rear of 15-38 Greenlands, Tattenhall – New submission

Local Plan approach to identifying sites to meet outstanding housing need in Tattenhall. To consider options (see attachment)

Cllrs Keeping/Weaver

Redrow – Community Funding

8. Community Safety Group – Report from Cllr. Weaver Cllr. Weaver
9. Maintenance Working Group  
The Spinney and replacement of the fences around the Spinney and Glebe Meadow.  
To approve quote for fencing Glebe Meadow  
CW&C - To consider delays on hedgecutting and litter bins
10. New Play Area – Update Cllr. Black
11. Community Land Trust – Update Cllr Chapman
12. Damaged Millennium Mile Sign Post - Update Clerk
13. Community Pride - Report Cllr, White
14. Diary Dates - Planning Meeting – 18<sup>th</sup> September 2017  
Opening of New Play Area – 10<sup>th</sup> September 2017
15. To receive Correspondence (for information only or to be put on the next Agenda)  
No Correspondence

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

## **Local Plan approach to identifying sites to meet outstanding housing need in Tattenhall**

Further to your previous email on behalf of Tattenhall Parish Council we have agreed with members of the Local Plan Working Group to look again at options for meeting the outstanding housing requirement in Tattenhall through the Local Plan (Part Two).

As set out in the report to the working group, we propose to allocate land west of Ravensholme for up to 30 units, but note your comments regarding the land at Castlefields. If the Castlefields site is not included in the Local Plan then we need to identify an alternative way of meeting the remaining housing requirement (13 units). Although this is a relatively small figure, we need to be able to demonstrate that we are able to fully meet the housing requirement. I would welcome your views on the options set out below to inform this work.

### **Option 1 - Identify an alternative site in the Local Plan**

Having assessed the sites put forward through consultation and work on the HELAA (Housing and Employment Land Availability Assessment) I would suggest the least constrained alternative would be land to the rear of Adari, although this is close to the Ravensholme site so might not fully meet the NP aspiration for dispersal. The main issue with this site would be how to subdivide it and where to draw the settlement boundary to create a strong village boundary (an issue which also affects the Ravensholme site).

Another alternative could be the site at Mill Bank Cottages, although this is more sensitive in terms of impact on heritage assets. There is also a concern about how adequate pedestrian access could be provided.

We have discounted the Greenlands site on the grounds of landscape impact and potential conflict with NP policy 2 (eroding the undeveloped gap between Tattenhall and Newton). However we could look at this site again if you consider it to be a suitable option.

The parish has previously mentioned the Tattenhall Outdoor Centre, but we have discounted this site because we are not aware that it will become available during the plan period.

### **Option 2 - rely on small sites through the neighbourhood plan**

We recognise that there are small sites within the village, including the sites you are bringing forward through the CLT. Whilst we acknowledge their potential to contribute to housing need, our approach in the local plan is not to allocate small sites below a capacity of 10 units.

However, if the parish council would prefer to rely on such small sites rather than allocate additional land in the local plan to meet the housing need, then that this could be done through the neighbourhood plan. The parish council could review the NP within the next, say 5 years, and allocate sites to meet the outstanding requirement. We would then not need to allocate a second site within the local plan but instead would make reference to the need being addressed through the NP.

### **Option 3 - Retain the Castlefield site but phase to later in the plan period**

The third option would be to keep the Castlefield site as an allocation for 13 units with a requirement that it be developed later in the plan period and that it be designed to be distinct in character from the adjacent developments.

It would be very helpful if you could let me know your thoughts on the above. If you would prefer for us to allocate a second site through the local plan, which would be your preference? If you would prefer to rely on smaller sites through a review of the neighbourhood plan then please can you confirm that.

<b>TATTENHALL &amp; DISTRICT PARISH COUNCIL</b>				
<b>OPERATING STATEMENT - YEAR TO DATE - 30th JUNE 2017</b>				
	YEAR	6 MONTHS		
	BUDGET	ACTUAL		DIFFERENCE
<b>Income</b>				
Parish Precept	36,530.00	36,530.00		
Council Tax Reduction Scheme Grant	1,076.00	1,076.00		
VAT Receipts	700.00	1,011.11	-	311.11
Bank Interest	14.00	1.64		12.36
Tattenhall Book Sales				
Churchyard Maintenance Grant	280.00			280.00
Gatesheath Allotments Rents	250.00	296.00	-	46.00
Community Land Trust				
Play Area Donations		3,657.50	-	3,657.50
<b>Total Income</b>	<b>38,850.00</b>	<b>42,572.25</b>	-	<b>3,722.25</b>
<b>Expenditure</b>				
Clerk's Salary	9,500.00	2,483.07		7,016.93
Clerk's Expenses	650.00	130.28		519.72
Audit Fee	260.00			260.00
Insurance Premium	850.00	718.23		131.77
Room Hire	650.00	80.17		569.83
Meeting Room and Equipment	450.00			450.00
Refreshments for All Meetings	350.00	35.00		315.00
Photocopying/Printing	100.00			100.00
Stationery	300.00	41.89		258.11
Training Sessions	300.00			300.00
Cheshire Community Action Membership		50.00	-	50.00
Footpaths Society Subscription	10.00	8.00		2.00
Society of Local Council Clerks - Membership	140.00	121.00		19.00
Parish News - Donation	450.00			450.00
British Legion Poppy Wreath + Donation	100.00			100.00
				-
Churchyard Maintenance	1,000.00			1,000.00
Play Area Development and Replacement	46,000.00	22,359.95		23,640.05
Play Area Maintenance and Inspections				-
General Maintenance	1,500.00			1,500.00
Gatesheath Allotments Maintenance & Water Rate	350.00			350.00
Glebe Meadow	3,000.00			3,000.00
Mowing of Millfield	350.00			350.00
Church Clock Maintenance	170.00			170.00
Church Clock Repair	330.00			330.00
Spinney & Other Parish Owned Trees	4,000.00			4,000.00
Grounds Maintenance - The Park	2,700.00	558.47		2,141.53
Land Rent - The Park	1.00	1.00		-
Water Rate - Glebe Meadow	79.00	10.54		68.46
				-
Legal & Professional	500.00			500.00
Election Charges	500.00			500.00
Website	50.00	25.18		24.82
Community Safety	8,000.00			8,000.00
Best Kept Village Entry Fee				-
Community Pride Competition	750.00	97.17		652.83
Christmas Decorations and Events	1,400.00			1,400.00
Electricity Supply -Christmas Tree + Floodlighting War Memorial	200.00	43.43		156.57
Community Events	2,000.00	141.00		1,859.00
Non Budget Expenses Contingency	3,700.00			3,700.00
Neighbourhood Plan Parish Council Funding	1,000.00			1,000.00
Community Funding Applications	3,000.00	900.00		2,100.00
Chairman's Allowance	200.00			200.00
Community Land Trust		390.00	-	390.00
<b>Total Expenditure</b>	<b>94,890.00</b>	<b>28,194.38</b>		<b>66,695.62</b>
Opening Bank	67,532.31	67,532.31		
Add Income	38,850.00	42,572.25		
Sub Total	<b>106,382.31</b>	110,104.56		
Less Expenditure	<b>28,194.38</b>	28,194.38		
	<b>78,187.93</b>	Bal. In Bank 30.6.17	<b>81,910.18</b>	
<b>** Non Budget Expenses</b>				
<b>30.6.17</b>				
None				
				<b>VAT</b>
				<b>3,849.50.</b>