

TATTENHALL & DISTRICT PARISH COUNCIL

Minutes of the Planning Committee Meeting of held on Monday 16th October 2017 in the Barbour Institute at 7.30pm

Present:

Cllr. Kershaw (in the Chair) Cllrs. Chapman, Haynes, Black, Sharp. Weaver, Spencer, White, Blackhurst, Pritchard, Sadler Williams and Jones

1. Apologies for Absence

Apologies from Cllrs. Keeping, Scarratt and Matthews were received and accepted

2. Declarations of Interests - Cllr. Pritchard declared an Other Disclosable Interest on Planning Application 17/03827/FUL – Low Ridge Burwardsley Road Tattenhall

3. Planning

To approve comments sent to Planning on the Planning Application below:

17/03827/FUL – Low Ridge Burwardsley Road Tattenhall – Demolition of existing bungalow and development of four new houses associated landscaping and creation of new site access. The following comments had been circulated to all Cllrs. and were read out.

1. A site visit has been made. 2. Tattenhall & District Parish Council has no objection in principle to development on this site. However the site is in the Conservation Area and any development must respect the character and integrity of both that and of the listed buildings adjacent to the site. 3. The Parish Council considers that by its scale height and massing the proposed dwelling on Plot 1, replacing the existing bungalow is out of keeping with the neighbouring houses and if built as designed will be visually dominant on the street scene. The drawings also appear to indicate that the property would be slightly forward of the building line. 4. The properties on Plots 3 and 4 appear to be very close together and the Parish Council considers that three properties of the proposed size on the area at the rear constitutes over-intensive use of the site. 5. Concerns have been raised about the size of the properties in terms of the number of bedrooms each will have. More than 60 houses have been built in Tattenhall in the past 2 years, many of which are 4 and 5 bedroom houses. Tattenhall's need is for smaller houses or bungalows to enable downsizing or starter homes. 6. The design of the properties is very modern and care must be taken that any materials used align with the requirements of the Village Design Statement. 7. If this development is approved, care would need to be taken to protect the garden walls of the neighbouring listed properties. 8. Should approval be granted it is expected that tree mitigation measures would be taken to protect existing trees and hedgerows. 9. Whilst there is no direct conflict with the Tattenhall & District Neighbourhood Plan Tattenhall & District Parish Council feels that some amendments are required to make this development fit comfortably within the site. It was proposed by Cllr. Chapman, seconded by Cllr. Blackhurst that the above comments sent to Planning be approved. A vote was taken which resulted in 11 for and 1 against.

Resolved: The above comments sent to Planning on the above planning application be approved.

Planning Applications

17/04312/CAT – 2 Cookes Court Tattenhall – T1 - Red Oak – crown reduce by approx 2-3 metres and reduce height by approx 2-2.5 metres. T2 – Birch – crown reduce by approx 2-2.5 metres and reduce upper crown by approx 3 metres. This application was discussed and it was proposed by Cllr. Black seconded by Cllr. Spencer that the following comments be sent to Planning: The Parish Council cannot support this planning application without further information and the backing of the relevant arboricultural report. All were in favour. **Resolved:** The above comments to be sent to Planning be approved.

4. Any further Applications received since the publication of the Agenda

17/04111/FUL - 26 Castlefields Tattenhall - White PVC Conservatory on side of property Cllr Black took this planning application to investigate.

5. Decision Notices

- 17/03723/FUL** - 3 Greenlands Tattenhall - Rear single storey extension and provision of pitched roof over front flat roofs. **Approval**
17/03601/FUL - Old Police House-External rendering of front of house **Approval**

6. Enforcement Issues

All Enforcement matters reported have been dealt with.
The advertising sign on Covert Rise has been removed.
The Allium sign on the Beehive Island has been removed.
The advertising signs at Newton Crossroads have been removed.
Redrow Site Update – Cllr. Weaver has been in contact with Redrow re the problems residents had informed the Parish Council about with regard to the new building site behind Smithfields. She had received an email from Rod Brookfield Senior Planning Enforcement Officer who had been out and investigated the situation. He had looked at all the matters arising and has informed Redrow he will be monitoring the situation. Any further problems to be reported direct to him at Cheshire West and Chester Council.

7. Publication of Central Gowy South Neighbourhood Development Plan

We have made our comments on the above. There is no further comments to be made.

8. Neighbourhood Plan update

We have received information from Rosie Morgan Cheshire West and Chester Council Planning Department. We need to do nothing on this at the moment and Cllr. Weaver will acknowledge the information we have received from Rosie Mogan.

Meeting closed at 8.15pm