

DRAFT
TATTENHALL & DISTRICT PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Monday 20th November at 7.30 pm in the Barbour Institute.

Present

Councillor Keeping (in the Chair)

Cllrs Black, Chapman, Haynes, Kershaw, Jones, Matthews, Pritchard, Sharp, Spencer, Weaver

4 Members of the public

Open Forum

Concern was raised about how Cheshire West and Chester Council use the Neighbourhood Plan. Disappointment was expressed that it was not always followed. Because of this there was some reservation about the consultation process with regard to planning applications and how the recently undertaken Housing needs Survey would be interpreted.

1. Declarations of Interest

Cllr Matthews declared a non-pecuniary interest in application 17/04561/FUL, Newton House Farm, as the applicant is known to him.

2. Apologies and Reasons for Absence

Apologies for absence were received from Cllrs Blackhurst and Scarratt due to ill-health; Cllr White due to family commitments and Cllr Sadler-Williams who had work commitments.

3. Minutes

Cllr Weaver asked for two amendments to be made to the minutes of the planning meeting held on Monday 16th October:

- 1) That the second "been" be deleted from the first sentence of the **Redrow Site Update** and it read – *Cllr Weaver had been in contact with Redrow re the problems residents had informed the Parish Council about....*
- 2) Neighbourhood Plan Update – that *has* be changed to *have* in the first sentence

With these two changes Members unanimously agreed that the minutes were a true record and they were signed by the Chairman.

4. Planning Applications

17/04762/FUL - Gatesheath Hall, Chester Road, Golborne Bellow. – Demolition of Existing Cattle Stalls, Erection of a New Single Storey Machinery Storage Workshop and Tack Room Building

This application was discussed and the following comments proposed:

1. There would be no increase in the built footprint or height as this was a replacement building.
2. As long as the materials to be used respect the character and grain of the adjacent buildings and comply with the Tattenhall Village Design Statement, Tattenhall & District parish Council can support this application.

17/04561/FUL – Newton House Farm, Newton-by-Tattenhall. – Conversion of Shippon to One Dwelling and Conversion of Two Agricultural Buildings into Four Dwellings With Associated Gardens, Landscaping and Access (re-submission of 17/01982/FUL)

Cllr Weaver explained that the Parish Council had supported the previous application, which had been withdrawn, but had asked for an amendment to the access and to the possibility of planning conditions requesting a footpath along Newton Lane and a parking area for the residents of the

nearby cottages. The new application included those suggestions and Cllr Weaver proposed that similar comments too previously, but acknowledging the changes, be sent to planning:

1). The site lies in open countryside between Tattenhall and Newton-by-Tattenhall and is currently a working farm with a variety of barns and outbuildings on site.

2). The proposal is to cease agricultural activity, demolish some of the outbuildings and convert the shippoon and remaining outbuildings into five new dwellings. This development would comply with Policy 1 of the Tattenhall and District Neighbourhood Plan.

3). The Parish Council does not consider this to be an Exception Site but the conversion of the barns will create dwellings without creating more buildings.

And, although somewhat outdated, would comply with Cheshire City Council's Supplementary Planning Document "Re-use of Rural Buildings".

4). The applicant has referenced the Tattenhall Village Design Statement with regard to materials to be used but has been a little vague about exactly what these will be. Whilst not in a built up part of the Parish the Parish Council would ask that all materials respect the grain and character of the surrounding area so that it complies with Policy 2 of the Tattenhall & District Neighbourhood Plan

5). The Parish Council is pleased that the access close to the Newton Lane / Tattenhall Road crossroads will be extinguished and the access further along Newton Lane will be used.

6). Tattenhall & District Parish Council can support this application and again is pleased that the applicant has agreed to the planning conditions to provide a footpath along part of Newton Lane and to providing a proper lay-by for the residents of the nearby row of terraced cottages to park safely

17/04645/OUT – Land at Chester Road, Tattenhall – Outline Planning Permission for up to 30 Dwellings With All Matters Reserved Except for Access.

There was discussion about the amount of land that was required for a development of up to 30 dwellings as the application appears to be using around 2.4 hectares whilst the draft Local Plan (part 2) suggests that 1 hectare should be sufficient.

It was agreed that Cllr Weaver would put together some comments that would be circulated for consideration for approval at the PC meeting on 4th December.

5. Further Planning Applications

No planning applications had been received since the publication of the Agenda for this meeting

6. Decision Notices

The committee noted receipt of the following decision notices:

17/04111/FUL – 26 Castlefields, Tattenhall – White PVC Conservatory to Side of Property Approval

7. Response to Park School Governing Body Statement re Perimeter Fencing to School Property

The Chairman had circulated a proposed response prior to the meeting for members consideration. Some minor amendments were made but all members fully supported the Chairman and it was proposed that the letter be sent to The Headteacher, the Chairman of the Governing Body, The Chief Executive of Cheshire West and Cheshire Council, Mark Parkinson, Director of Education at Cheshire West and Chester Council and the Ward Councillor for Tattenhall, Cllr Mike Jones.

Resolved: That the Parish Council's response be sent to all the persons named above.

There being no further business the Chairman closed the meeting at 8.50 pm.