

DRAFT

MINUTES OF THE MEETING OF TATTENHALL & DISTRICT PARISH COUNCIL HELD ON MONDAY 4th DECEMBER 2017 IN THE BARBOUR INSTITUTE AT 7.30PM

PRESENT

Cllr. Keeping (in the Chair)

Cllrs. Haynes, Weaver, Jones, Matthews, Chapman, Black, Kershaw, Spencer, Sadler Williams, Pritchard and Sharp

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.

PC Ged Gigg was present and reported that there had been 73 incidents which is a slight increase. He also stressed that all incidents need to be reported and that everyone is vigilant particularly during darker evenings. He reported on an incident which had happened at the Park School when someone had attached the Parish Council's Statement with regard to the school fence to school property over Health and Safety Notices. The Police had been informed.

Dog Fouling on public land was also discussed – There are “No Dog Fouling Notices” around the Village and The Park and Play Area. People have been walking on Glebe Meadow as there is no padlock on the gate.

DECLARATIONS OF INTERESTS

17/114. There were no Declarations of Interests

APOLOGIES

17/115. Apologies from Cllrs. White, Scarratt, Blackhurst were received and accepted.

MINUTES

17/116. **Resolved:** The Minutes of the Parish Council Meeting held on the 6th November 2017 were approved and signed as a correct record

MATTERS ARISING

17/117. Clerk's Report from last month's Meeting 4th November 2017

Catholic Church Hedge – Reported to Highways.

Dog Fouling Bin Keysbrook – Clerk had got one quote which was £120 + £41 Delivery. She would look for further quotes.

Damaged Millenium Mile Posts – Cllrs Keeping and Sadler Williams had inspected all Millennium Mile Posts. There were a number which needed attention and it was decided on an option appraisal ranging from do nothing to replace them all. The original damaged one has now been delivered to the Chairman's house. It was suggested that we look further into this for the next Financial Year Precept and get a price for upgrades or even look at changing the design a suggestion was wrought iron. For this option we could ask Andrew Smith for a quote. We could also put it on the Parish Council website for ideas. Cllrs. Sadler Williams and Kershaw will take action on this.

ACCOUNTS

17/118. a) Balance in Bank at 24.11.17

Business Reserve	48214.03 (inc. Int. 42p)
Current	10.00

b) To approve payment of cheque for CW&C re Landscape and Design Fee (John Seiler) £12,540.00 as recommended by Finance Committee on 27.11.17. It was proposed by Cllr. Pritchard, seconded by Cllr. Black that the above cheque be paid. All were in favour.

Resolved: The above cheque be approved for payment..

c) To approve cheques for payment

J Dutton - Salary	758.70
J Dutton - Re-imbuse new Minute Book	40.25
Barbour Institute – Room Hire – October 2017	61.25
Cheshire West and Chester – Play Area Project Landscape	
Landscape and Design Fee (John Seiler)	12540.00
Carol Weaver – Books for Children's Christmas Presents	105.38

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

FINANCIAL MATTERS

17/119. To approve items recommended by Finance Committee on 27th November 2017.
Budget Figures to 30th September 2017 – These figures had been circulated to all Cllrs. and it was proposed by Cll. Black seconded by Cllr. Spencer that they be approved. All were in favour.
Standing Orders and Financial Regulations – To be reviewed again in late Spring (approved by all Cllrs.)
Risk Assessment Document – Clerk to update to include new Play Area (approved by all Cllrs.)
Gatesheath Allotments Rents – The Finance Committee had recommended that the Parish Council increase the rents of both the Full and Half Plots by £1 to cover any additional costs in 2018/2019. It was proposed by Cllr. Spencer, seconded by Cllr. Haynes that the rents for both Full and Half Plots be increased by £1 for 2017/2018. All were in favour
Grass/Hedge/Hedge Cutting Contract – This was discussed and it was proposed by Cllr. Spencer, seconded by Cllr. Pritchard that we should advertise this now as contractors will be planning their work contracts for next year.
Resolved: All the above items be approved by Full Council.
Notification of External Auditor appointments for 2017/2018 Financial Year
We had received notification of our new External Auditor for 2017/2018 Financial Year Accounts.

PLANNING

17/120. The minutes of the Planning Meeting on the 20th November 2017 will be approved at the Planning Meeting on the 18th December 2017

To approve comments to be sent to Planning on the Planning Applications below:

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. Draft comments had been circulated to all Cllrs. 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. It was proposed by Cllr. Spencer, seconded by Cllr. Chapman that the above comments be sent to Planning. All were in favour.

17/04561/FUL – Newton House Farm, Newton by Tattenhall Chester – Conversion of shippoon to one dwelling and conversion of two agricultural buildings into four dwellings with associated gardens landscaping and access (re-submission of 17/01982/FUL). Draft comments had been circulated to all Cllrs. Draft comments had been circulated and it was proposed by Cll. Weaver, seconded by Cllr. Spencer that the following comments 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. All were in favour.

17/04645/OUT – Land at Chester Road Tattenhall Chester – Outline planning application for up to 30 dwellings with all matters reserved except access. Draft comments had been circulated to all Cllrs. It was proposed by Cllr. Weaver, seconded by Cllr. Weaver that the following comments be sent to Planning. 1). This application is for up to 30 dwellings so would comply with Policy 1 of the Tattenhall & District Neighbourhood Plan.
2). Concern was also expressed that as Local Plan (part 2) was still in draft form retained policies might still apply and the development be in Open Countryside.

PLANNING
(Cont.)

3). Should the application be approved Tattenhall & District Parish Council requests that it has an input into the Reserved Matters application in order to ensure that properties of a good mix of size and tenure be built. All were in favour

Resolved: The comments on the three Planning Applications above be sent to Planning
Planning Applications

17/04939/CAT -Portico House High Street Tattenhall – Felling of Conifer Willow and Cherry Trees;

Cllr. Chapman took this planning application to investigate

Planning Appeal - Four Seasons Tattenhall Road Tattenhall – Two Storey side extension, Two storey front extension and single storey rear extension – As this Appeal is proceeding under the Householders Appeals Service there is no opportunity for us to submit comments. They have forwarded all representations made to them on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If we wish to withdraw any representations we made on this application we must make this request to the Planning Inspectorate by 18th December 2017. It was agreed that our original comments sent on the Planning Application still apply and will not be withdrawn.

Neighbourhood Plan – Nothing to report.

COMMUNITY
SAFETY
GROUP

17/121. The issue was raised of how fast vehicles, particularly foreign lorries, are travelling along the A41. at night. Cllr. Weaver to advise the Police

MAINTENAN-
CE WORKING
GROUP

17/122. The Spinney and replacement of the fencing around the Spinney and Glebe Meadow
This was discussed and it was agreed that option 4 was the best option £3,104.00 + VAT for the new fencing for Glebe Meadow. Money could be put in the Precept for this work and also the Funding Application. It was proposed that the Parish Council accept the above option and also the Precept request.

PLAY AREA

17/123. Cllr. Black reported we are still waiting for a reply to our request for a bin which would appeal to children such as a frog or something similar. We need to follow this up. Also the ground needs extra grass which will cost £500.

Climbing Wall – Cllr. Black explained that this is a Red Climbing Wall which had been removed from the old Play Area and that perhaps we could donate it to the School – It was suggested that it could be donated to the Castlefields Play Area. Cllr. Black would speak to John Seiler about this.

COMMUNITY
LAND TRUST

17/124. To approve the Parish Council will receive monies on behalf of the Community Land Trust. It was proposed by Cllr. Spencer, seconded by Cllr. Haynes that the above be approved. All were in favour. **Resolved:** The Parish Council will receive monies on behalf of the Community Land Trust.

Cll. Chapman reported that CLT has received a small grant from the National Body which has opened their Bank Account.. The Housing Needs study is still being analysed by Cheshire Community Action. Boundary changes which we all know about have skewed the figures slightly delaying their announcement which they hope to do by Christmas or early in the New Year. A Planning Officer has visited them and they are currently looking at completing 'pre application' paperwork during December. They may seek Outline Planning Permission in the first instance rather than full. The costs are the same. The Chairman and Cllr. Chapman attended the first National CLT Conference in London. They were addressed by Tom Heap, a journalist on Country File and the Housing Minister Alock Sharma who made an announcement of further funding for CLT's. Previous Government funding had been restricted to areas with high second home ownership (Cornwall, Devon and Lake District) they will still be eligible though other areas can now apply as well. In December they hope to formally approach the owners of the land, Sanctuary Housing with their proposals for the use of the land.

COMMUNITY
PRIDE

17/125. Cllr. White reported on the progress for the Christmas activities. Christmas trees had been put up on the 26th November 2017 – Thanks to Graham Marsden and all who helped. The Lantern Parade – 1st December 2017 went very well with a lot of children joining in. Arrangements for the Christmas Market - 15thDecember are well under way- Raffle prizes, Father Christmas Grotto, present wrapping. Christmas Dinner at the Sportsman's on 7th December.

DIARY DATES

17/126. Planning Meeting – 18th December 2017 - Barbour Institute at 7.30pm.

CORRESPONDENCE

17/127. To receive correspondence (for information only or to be put on the next Agenda)

David Bish, Local Representative of the Royal British Legion had sent the Parish Council a copy of an email he had received with regard to possible changes to the Remembrance Sunday Services at the Church and War Memorial. The Parish Council only supply the refreshments following both services and also lay a wreath but we are not involved with the actual organizing the Services. .

Lis Oats Chair of Governing Board Park School – Requesting a copy of the Parish Council Code of Conduct. Clerk has sent her a copy. The Parish Council agreed a Link to Cheshire West and Chester website will be put on the Parish Council webpage

Lis Oats Chair of Governing Board Park School – The Chairman had received an email with regard to the incident of the Tattenhall Parish Council Statement being attached to the school fence over the Health & Safety Notices and asking if the Parish Council can confirm if they had authorized/sanctioned The Statement to be used in such a manner. Also now that we are aware of this what action the Parish Council intends to do about it. They appreciate the erection of the school fence has divided the Community but do not believe this justifies resorting to possible criminal and potentially dangerous behaviour from a small minority of the community. The Parish Council have replied confirming we have not authorized/sanctioned the Parish Council Statement to be used in this manner.

STANDING ITEMS WHERE NO REPORT IS BEING PRESENTED - None

PENDING – Churchyard Extension, Play Area Sign, Tattenhall Railway Station

The Meeting closed at 9.40pm