

DRAFT

MINUTES OF THE MEETING OF TATTENHALL & DISTRICT PARISH COUNCIL HELD ON MONDAY 5TH FEBRUARY 2018 IN THE BARBOUR INSTITUTE AT 7.30PM

PRESENT

Cllr. Keeping (in the Chair)

Cllrs. Haynes, Weaver, Chapman, Blackhurst, Black, Jones, Matthews, White, Kershaw and Scarratt

Open Forum

Before the official business of the Council commences there will be 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.

Items raised: A 41 speeding lorries. State of Footpaths. Flooding and hole on Chester Road – work to be done when flooding subsides.

Matthew Morris reported holes in hedges where cars have gone off the roads in the icy weather. He asked people to be watchful and report any incidents. Also he reported on parking on Barbour Square. There are some changes to be made. White lines for public parking and yellow lines for restricted parking. Possibly to relocate the bollards to make more space but there is a planning condition that there should be no through route on this site. The situation is being monitored.

It was reported that the Planning Application for a dwelling Land Adjacent The Avenue Tattenhall Road had been withdrawn. The Parish had not received any notification of this but the Clerk would make enquiries.

It was brought to our notice by a resident that the Community Land Trust's proposal for the 6 houses on Keysbrook would have an impact on the boundary fence of this property. He was advised that this would go through the usual Planning process.

It was reported that there could be an accident due to an exposed drainage drop on the footpath on the High Street. Parish Council to report this.

With the erection of the School Fence it was raised that there is a lack of open space for the public to walk their dogs and a suggestion was made that Glebe Meadow could be open to the public for walking. Glebe Meadow is a protected site and written into the Neighbourhood Plan as an area of Conservation value and designated as an area of unimproved grassland. There is no access as yet. The Chairman suggested that when the school building is completed we could explore the situation and the Parish Council would be open to ideas.

The erection of a new building for free range eggs and a mobile home for an agricultural worker was brought to our attention. We need confirmation of the boundary as it could be outside our parish and we would not be informed.

DECLARATIONS OF INTERESTS

17/144. Cllr. Keeping declared an Other Disclosable Interest on Planning Application 17/03827/FUL
Cllr. Pritchard declared an Other Disclosable Interest on Planning Application 17/03827/FUL

APOLOGIES

17/145. Apologies from Cllrs. Spencer, Pritchard, Sadler Williams and Sharp were received and accepted.

MINUTES

17/146 **Resolved:** The Minutes of the Parish Council Meeting held on the 8TH January 2018 were approved and signed as a correct record

MATTERS ARISING

17/147. Clerk's Report from Last Month's Meeting

Catholic Church Hedge – The hedge as now been cut.

Dog Fouling Bin – Keysbook - Clerk is in the process of getting some quotes for this.

Millennium Mile Post Survey – Cllrs. Sadler Williams and Cllr. Kershaw have this matter in hand.

Park Avenue (Chestnut Grange)/Harding Avenue Junction – Enforcement had witnessed several issues of vehicles starting work before they should and verges continually getting churned up. Matthew Morris to look into this. We had no further news on the Chestnut Grange Harding Avenue junction.

ACCOUNTS

17/148. a) Balance in Bank at 24.1.18

Business Reserve

32225.43 (Int. £1.89, NPI £98.81)

ACCOUNTS
(Cont...)

Current 10.00

b) To approve cheques for payment

J Dutton – Salary	£758.90
Barbour Institute – Room Hire – December 2017	£50.00
Water Plus – Water Rate Glebe Meadow	£11.27

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Water Plus - Water Rate Gatesheath Allotments	£11.27
Tattenhall PCC – Donation to Parish News	£450.00
Cheshire Association of Local Councils – Planning Training Sessions 19.2.18 and 19.3.18	£265.00
Lisa White – Reimburse – Remembrance Sunday Refreshments £24.12, Lantern Parade £18.18 and Christmas Market £36.61	£78.91
P Black – Renewal AVG Internet Security for Computer (1 year)	£46.99
SSE – Floodlighting War Memorial	£13.40

It was proposed by Cllr. Chapman, seconded by Cllr. Haynes that the above cheques be approved for payment. All were in favour. **Resolved:** The above cheques are approved for payment.

FINANCE
MATTERS

16/149. Both the Minutes of the Finance and Extra-Ordinary Meetings held on Monday 22nd January 2018 were approved and signed as a correct record.

It was mentioned at his point that the Parish Council submitted an Annual Return for the year which is put on the website. Cllr. Black to look into this.

PLANNING

17/150. **To approve comments sent to Planning on the Planning Application below:**

17/05391/LBC – Gatesheath Hall Chester Road Golborne Bellow – Demolition of existing cattle stalls. Erection of new single storey Machinery Storage/Workshop Building – The following comments have been sent to Planning: 1. The application conforms to the Tattenhall & District Neighbourhood Plan and Design Statement. 2. The Parish Council has no objection to the proposal. All were in favour.

18/00016/S73 – Grange Farm Chester Road Hatton Chester – Variations to condition 2 (approved plans) and condition 8 (visibility splays) planning 14/05246/FUL to attach the Garage to main house and reposition the approved vehicular access - The following comments had been sent to Planning: The amendments are noted and Tattenhall & District Parish Council has no objection to this application. All were in favour.

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 sent to Planning:

1. A site visit has been made. 2. As stated in our previous comments 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 still be visually dominant on the street scene despite the minor amendments to the frontage and the forward building line.

4. Whilst Plot 4 has been moved slightly the properties on Plots 3 and 4 are still 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 identified need is for smaller houses or bungalows to enable downsizing or starter homes.

6. 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

PLANNING
(Cont...)

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 despite the small changes some further amendments, particularly to the height of Plot 1, are required to make this development fit comfortably within the site. A vote was taken which resulted in 10 for with 1 abstention.

Planning Applications received

18/00192/CAT – Remove mature cherry tree in rear garden. Due to a poor structural union at the base of the trunk. The tree has an acute angled fork with extensive Occluded bark showing a weakness in the stem with close proximity to the rear of the house – Cllr. Chapman took this application to investigate.

18/00238/FUL – Land Adjacent The Avenue Tattenhall Road Tattenhall – Erection of two storey detached dwelling with associated landscaping – Cllr. Weaver took this application to investigate.

18/00300/FUL – Parsley Woods Tattenhall Road Newton-by-Tattenhall – Replacement dwelling Cllr. Keeping to this application to investigate.

Neighbourhood Plan – Nothing to report.

CWAC Data Base Protection to be updated - This needs to be submitted by the 28th February 2018. Cllr Weaver also reported that there are going to be some changes in Data Protection in the near future.

COMMUNITY
SAFETY
GROUP

17/151. Cllr. Weaver is meeting PC Ged Giggs with regard to Operation Shield on Thursday. She would raise the issue of lorries speeding on the A41 at night again. She would also raise the matter of the state of the footpaths in the village. It appears that the Highways Rolling Programme when they ask the Parish Council to report footpaths needing attention has now changed. Cllr. Weaver would talk to PC Giggs about this and will report back

MAINTENAN-
CE WORKING
GROUP

17/152. Replacement of the fences around the Glebe Meadow.
The quote of £3104 + VAT for the wire stock fencing and timber posts was approved at the Finance and Extra-Ordinary Meetings on 22nd January 2018. Work will commence on 5th March.

PLAY AREA

17/153. Recycling Bin - Cllr. Black reported that CW&C had now confirmed that they would empty a new recycling bin on the Play Area and when we had chosen it they would install it for £58. Cllr. Black thought it would be a good idea for the children to choose which bin they would like and she was awaiting a response from the school.

Climbing Wall – Red climbing wall removed from old Play Area – Cllr. Black reported that this was still pending.

COMMUNITY
LAND
TRUST

17/154. Tattenhall & District Community Land Trust request that Tattenhall & District Parish Council apply for Planning Permission on a site in Keysbrook Avenue for the purpose of the erection of 6 single occupancy dwellings for occupation by local people. Following a discussion it agreed that 'In principle the Parish Council will apply for, and fund, a Planning Application for 6 dwellings up to £1,200 in fees'. It was proposed Cllr. Chapman, seconded by Cllr. Blackhurst that the above proposal be accepted. All were in favour. **Resolved:** The above proposal be accepted. Cllr. Chapman reported that last month CLT were to meet John Heselwood, Cheshire Community Action to review where he was up to with analysis of the Housing Needs Survey. She thinks that she speaks for everyone there that they were overwhelmed by the amount of data from both National and Local Government that John has researched in putting together his comments. He intends to preface a two page 'executive summary' to the finally released document. He could not give a timeframe for publication as we are behind Frodsham in the queue. The Chairman has now formally written to Sanctuary with all the information they requested asking them to now release the land. They also now want to move forward with the Planning Application. Congratulations to Cllr. Spencer on finally managing to lodge an application for funds from 'Community Buildings Project Support Grants'. awaiting results.

GRITTING
RED LANE
AND
BRIDGES

17/155. Cllr. Keeping had written to Highways but had received no response. He would chase this up.

COMMUNITY
PRIDE

17/156. We had been informed by ChALC that the Best Kept Village Competition was to take place again this year. It was discussed as to whether or not to enter this year as it involved a lot of work. We need to concentrate more on the Armistice Event which will also take a lot of organising. It was proposed by Cllr. White, seconded by Cllr. Scarratt that we do not enter the Best Kept Village Competition this year. A vote was taken which resulted in 10 for and 1 against.

The Pantomime had been a great success with a sell out for four nights.

Cllr. White reported on some of the events for the Armistice Celebrations – Posters, Church Bells, Beacon and Battles Over - A Nations Tribute Press Release and Logo.

There will be some funding from the ‘Spar’. All to be discussed at the next meeting at Alison’s Café.

17/157. Planning Meeting – 19th February 2018 – Barbour Institute at 7.30pm

17/158. To receive correspondence (for information only or to be put on the next Agenda)

Email from Graham East – Bus Shelter Tattenhall Road. It was reported by Cllr. Weaver that there is to be a meeting with Redrow with regard to the proposed Bus Shelter to be put on Tattenhall Road. At this point it was mentioned that the Bus Shelter at Newton-by-Tattenhall needed to be cleaned.

Cllr. White agreed to do this.

Also mentioned was a fence which had appeared round a house on Castlefields - The Parish Council will look into this and put it on the Agenda for the next Parish Council Meeting.

17/159. In view of the confidential nature of the business about to be transacted it is advisable in the public interest that the public and press be temporarily excluded and they are instructed to withdraw.

Grass and Hedge Cutting Contract

To receive quotes for the Grass and Hedge Cutting Contract and to make a decision.

Four quotes had been received. Cllrs. went through each one and it was proposed by Cllr. Kershaw, seconded by Cllr. Haynes the quote to be accepted was from Grant Howard. All were in favour.

Resolved: The quote accepted was received from Grant Howard.

STANDING ITEMS WHERE NO REPORT IS BEING PRESENTED - No Items

PENDING – CW&C Structural Maintenance Rolling Programme

The meeting closed at 9.35pm

PART (2)
ITEM