

DRAFT

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

PRESENT

Cllr. Keeping (in the Chair)

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

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.

Our new PSCO Rachel McKeivitt introduced herself. Although new to Tattenhall she has 11 years service in the Police Force. She is going to update the monthly report on Police incidents to include topical issues which will include advice contact details 101 and 999 and to improve Cheshire Alerts. She encouraged people to report incidents, which can be done anonymously, by calling 101. She was informed of anti-social behaviour in Keybrook Avenue.

The issue relating to Redrow's S106 obligations for the Bus Shelter was raised. This is to be discussed under the Part (2) Item on the Agenda in view of its confidential nature.

The state of the Oakroom site on Tattenhall Road was raised. It is now 5 years since the Planning Application was granted. Rubble had been removed and a new For Sale sign had been erected.

DECLARATIONS OF INTERESTS

17/160. Cllr. Scarratt declared a Disclosable Pecuniary Interest on Planning Application 18/00300/FUL

APOLOGIES

17/161. There were no apologies

MINUTES

17/162. **Resolved:** The Minutes of the Parish Council Meeting held on the 5th February 2018 were approved and signed as a correct record with the following amendments: Open Forum Line 12 the word 'would' changed to **could** and 'the boundary fence' changed to **adjoining property**. Line 19 – Delete the words **'There is no access as yet'** Declarations of Interests - **The addition that Cllr. Scarratt declared a Disclosable Pecuniary Interest on Planning Application 18/00300/FUL and all Cllrs. Declared Other Disclosable Interests.** Correspondence – Line 3 – 'Redrow' changed to **CW&C**.

MATTERS ARISING

17/163. Clerk's Report from Last Month's Meeting

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

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

Park Avenue (Chestnut Grange)/Harding Avenue Junction – Awaiting a reply from Matthew Morris who is looking into this. We had no further news on the Chestnut Grange Harding Avenue junction.

Parish Flooding and Potholes – There were still issues on both these items and residents should continue to report them on the CWAC online service.

ACCOUNTS

17/164. a) Balance in Bank at 23.2.18

Business Reserve	31098.54 (Int. £1.69, NPI £566.97 £81 Tattenhall Book Sales)
Current	10.00

b) To approve cheques for payment

J Dutton – Salary	£758.90
J Dutton – Expenses	£62.65
Barbour Institute – Room Hire – January/February 2018	£106.25
Cheshire West and Chester – Grounds Maintenance The Park January/February/March 2018	£569.52
P & J H Miles = Christmas Trees	£309.00
SSE – Floodlighting War Memorial	£11.98

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

17/165. **New arrangements for Community Payback Team**

The Clerk reported that we will not receive the Churchyard Maintenance Grant this year as CW&C ask for an invoice to prove that the work has been done. Looking back over the year we had not received an invoice from Cheshire and Greater Manchester CRC at Chester this year for the work but it had been done. After making some enquiries she was eventually told to contact Denis at Ellesmere Port. She spoke to Denis who informed her that we did not get an invoice as things had changed when the new year started in 2017. When we paid the money to the Head Office it went into the larger pot and the Payback team did not see any direct benefit although the Clerk had no heard anything about this. The new arrangements are that as the Payback Team cannot issue invoices they are asking the Parish Council to buy a piece of equipment and donate it for the use of the Payback Team. How it works is that we let them know what we would be willing to purchase and he gave some ideas of what they would need. They then get their supplier (Wirral Tool Hire Ltd) to invoice us direct and when the payment is made they pick it up to be used in our area. She had asked the question that if the Parish Council refused to donate a piece of equipment whether or not the work would still be carried out. The reply was that grounds maintenance would be on a more ad hoc basis and they couldn't guarantee to cut the grass. If we were only able to make a monetary contribution that would be fine but they would look for some type of contribution. They would then be able to set up a schedule for maintenance which would be guaranteed and any additional visits would be a bonus. She had sent this information to all Cllrs. and it was discussed and eventually agreed that we do nothing until we receive an invoice. **Resolved** – The Parish Council will do nothing until we receive an invoice.

PLANNING

17/166. **To approve comments sent to Planning on the Planning Application below:**

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 - There were no comments sent on this planning application as the work had already been done.

18/00238/FUL – Land Adjacent The Avenue Tattenhall Road Tattenhall – Erection of two storey detached dwelling with associated landscaping – The draft comments had been circulated to all Cllrs. It was proposed by Cllr. Weaver, seconded by Cllr. Spencer that the comments below sent to Planning be approved. All were in favour: In August 2014 Gurevitch submitted a planning application for 3no houses and a new garage on land at the corner of Keysbrook / Park Avenue Tattenhall (14/03099/FUL). At the time the Parish Council objected to three properties, for many reasons pertaining to the Neighbourhood Plan and Village Design Statement, as did the Ward Councillor and following discussions with the Planning Officer the application was withdrawn. In 2015 and 2016 further plans were submitted for 2no houses on this site (15/00715/FUL and 16/05389/FUL) and although the Parish Council again objected for exactly the same reasons, two properties were built and now by their scale, height, massing and character the Parish Council's concerns would appear to have been validated. So in 2018 to submit an application for one property on "Tattenhall Road" would seem to be a disingenuous change of address and a cynical manipulation of planning policy. Notwithstanding, the proposed site is within the Tattenhall Conservation Area, adjacent to a building of architectural merit, in conflict with The Tattenhall Village Design Statement (BEP 4) and Policy ENV5 of the Chester District Local Plan. The proposal is for a substantial property and in conjunction with the three properties currently on site will constitute an over-intensive use of the land. The design of the property does not respect or enhance the character of the Conservation Area and will have a detrimental impact on the heritage value of The Avenue and the neighbouring Brierley House. By its scale, height and massing the property will be visually intrusive on what is currently an area of open aspect. There will also be an issue of overlooking of neighbouring properties given the inclusion of balconies which are not a feature of existing properties in the village. By its size the property does nothing to meet the assessed housing need in Tattenhall which is for 1 and 2 bed properties for starter homes and downsizers; it is also very close to the Redrow site built since 2015 which contains a large number of 4 and 5 bedroom properties. This application conflicts with Policies 1 and 2 of the Tattenhall

PLANNING
(Cont...)

Neighbourhood Plan; with the Tattenhall Village Design Statement and Tattenhall Conservation Area Appraisal; with the infill policies of the Cheshire West and Chester Local Plan and with Policies 134 to 137 of the NPPF. Tattenhall & District Parish Council strongly objects to this application.

18/00300/FUL – Parsley Woods Tattenhall Road Newton-by-Tattenhall – Replacement dwelling Draft comments had been circulated to all Cllrs. It was proposed by Cllr. Spencer, seconded by Cllr. Blackhurst that the comments below sent to Planning be approved. All were in favour. The applicant is a member of the Tattenhall & District Parish Council. Parish Councillors have declared non-pecuniary interest. A site visit has been made. The proposal is demolition of the existing property and replacement with a new build with significant increase in floor space. The proposal may be in conflict with HO 8 of the Local Plan and DM21, Replacement Buildings, point 4, of the emerging Local Plan (Part2). Supplementary Planning Document: House Extensions, although now becoming outdated, allowed increased floor space above 30% if the proposal does not cause demonstrable harm. The isolated nature of the dwelling ensures no effect on neighbours, no effect on street scene and the proposal is of good design. Also, part of the new build is to meet the needs of a disabled person. The proposed new building would use brickwork and roof tiles consistent with the Tattenhall Village Design Statement. Window frames are PVC as in the existing building. There is no conflict with the Tattenhall & District Neighbourhood Plan. The Parish Council supports the application.

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

Planning Application received

18/00521/FUL - 33 Keysbrook Tattenhall Chester Cheshire CH3 9QP – Rear two Storey Extension

18/00548/FUL - 42 Rookery Drive Tattenhall Chester Cheshire CH3 9QS Erection of a detached summer house

18/00580/FUL - The Croft Tattenhall Road Tattenhall Chester Cheshire CH3 9QQ Single storey rear extension with new roof and loft conversion with dormer to rear with roof extended to form new ridge line

18/00702/FUL - The Old Police House 82 Tattenhall Road Tattenhall Chester Cheshire CH3 9QJ Demolition of existing garage, rendering of dwelling house, alterations to fenestration and construction of porch

These applications were circulated to Cllrs. to investigate.

The entrance to the new house adjacent to the Lion House was raised as in the original planning application Cheshire Railings had been mentioned. Cllr. Weaver would investigate this as first we need to look at the comments we sent at the time

Neighbourhood Plan – Cllr. Weaver reported that she was having discussions with Rosie Morgan with regard to changes to legislation and to ongoing changes to Neighbourhood Plan regulations. She will give a update in due course.

COMMUNITY
SAFETY
GROUP

17/167. Cllr. Weaver has met PC Gigg and two PCSO's. They now know we have funding for the Operation Shield and will be raising the invoice for the payment. It is all ongoing at the moment. Cllr. Weaver had been in touch with Enforcement with regard to issues at Chestnut Grange but there are some they are unable to deal with. We are also waiting for Matthew Morris to come back to us with his comments following the talk he was going to have with the developer.

MAINTENANCE
WORKING
GROUP

17/168. **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. There was no update on this.

With regard to the Maintenance Group monthly Reports Cllr. Chapman will liaise with the Clerk with regard to all the new items of equipment on the Play Area.

PLAY AREA

17/169. **Recycling Bin** - Cllr. Black reported that there will be 2 Re-cycling Bins on the new Play Area and the members of the Park School Council have chosen the designs for them. They will be installed in due course.

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

COMMUNITY
LAND
TRUST

17/170. Cllr. Chapman reported that February had been a difficult month being one 'one step forward and two back' There were proposed site meetings and with architects and a meeting with John Heselwood, Cheshire Community Action, who undertook the Housing needs Survey late last year. The results are currently lodged at Cheshire West and Chester Council who sponsored the survey and whose permission is required before a summary can be published. Members of the Board also met Antoinette Sandbach MP in late February to highlight the difficulties and enlist her help.

ROAD
GRITTING

17/171. Red Lane and the bridges at Newton-by Tattenhall had still not been gritted and an accident had occurred with one vehicle going through the hedge. Cllr. Sharp had been out helping and putting salt on the bridges which is not supplied by CW&C. This needs further looking into.

BARBOUR
SQUARE
CAR PARK

17/172. We had received notice that this would be closed for maintenance work on Sunday 15th April 2018.

SPINNEY

17/173. We had received an email from Yvonne Keeping with regard to the present state of the Spinney. The Rainbows, Brownies and Guides had been approached and the feeling was that they used to go down there but would not like to in it's present state. They would be happy to use it for outdoor activities if it was less overgrown. Andrew Hull was happy to help with discussions about the management of the area. The Cheshire Wildlife Trust would come and help and have funds of between £500- £1000 available which Yvonne is happy to apply for. If a meeting was arranged would the Parish Council be interested in developing a plan to maintain the area for Forest school activities while benefitting wildlife. The Parish Council would have to look into this proposal but first for insurance purposes would have to look at the last tree survey and also find out when the next one is due.

PROPOSAL
ANNUAL
PLAN

17/174. The Chairman had put forward a proposal for the Parish Council to publish an Annual Plan after an agreement at the Annual Parish Meeting. This would be a list of projects for work to be undertaken by the Parish Council and to advise everyone in the village of the work of the Parish Council. A WorkingParty would need to be established to draw up the plan which would then be published at the Annual Parish Meeting.

FENCE ON
CASTLEFIELD-
LDS

17/175. We had been informed that a 6 foot fence had been erected around the property of 1 Castlefields. The hedge which was originally there has been replaced by this fence which is right against the footway. Cllr. Weaver will contact Enforcement.

COMMUNITY
PRIDE

17/176. Cllr. White gave a report on the Community Pride events for the Armistice commemorations. They would like to put 2 wooden benches at the War Memorial and Cllrs. had been circulated of the type of benches they have selected. Funding for the benches has been provided by Thom Morton's Spar plastic bag initiative. It was unanimously agreed by Parish Cllrs. that they go ahead with the two wooden benches. The village would also be supporting the the 'Silent Soldiers' initiative. All events will be published to all residents.

DIARY DATES

17/177. Planning Meeting – 26th March 2018 – Barbour Institute at 7.30pm

CORRESPOND
ENCE

17/178. To receive correspondence (for information only or to be put on the next Agenda)
There was no correspondence

PART (2)
ITEM

17/179. 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.

Update on Redrow's 106 obligations

Cllr Weaver had been looking at Redrow's S106 planning conditions as there were some pertaining to community contribution that had not yet been fulfilled. Cllr Weaver was in discussion with officers at Cheshire West and Chester Council and it was hoped that some of the matters would be resolved in the near future.

17/180. Proposal to accept conditions to transfer of feasibility grant funds from CWaC for Tattenhall & District Community Land Trust

This late proposal on behalf of TDCLT was accepted by the Chair under discretionary provision of Standing Orders for urgent matters.

The conditions considered were:

- to inform the Council of any changes to the project for which the grant funds is to be used and have those changes agreed by the Council. Any delays or abandonment of the relevant proposed works should be notified to the Council immediately in writing. Any and all notices should be sent for the attention of Rachel Rens, Places Strategy Directorate, Strategic Housing, Council Offices, 4 Civic Way, Ellesmere Port, CH65 0BE.
- to cooperate fully with the Council and facilitate any necessary site inspections, provide any documentation necessary for auditing and inspection purposes or for the fulfilment of any legal obligations such as Freedom of Information requests.
- to adopt proper financial and risk management practices, policies and procedures at all times and guard against the fraudulent use of the grant monies. If fraud is suspected or detected by you, you must inform the Council immediately.
- as the grant funds amount to public money, when planning to buy goods and services with the funds, you should always buy them in a way that will give value for money. This should involve getting at least 3 formal quotations when spending less than £50,000.
- if any part of the funds is used to buy capital items such as equipment or particular services, you must keep receipts and invoices for 6 years after the last applicable date for the transfer of grant funding.
- to ensure that the project complies with all health and safety and fire safety regulations. to have an up-to-date equal opportunities policy and must conduct your project and any related activity in a way in which is fair, equal and accessible to all.

Resolved: The conditions were accepted unanimously

STANDING ITEMS WHERE NO REPORT IS BEING PRESENTED - No Items

PENDING – CW&C Structural Maintenance Rolling Programme

The meeting closed at 9.30pm