



Informal meeting regarding the Canal Conservation Area & Housing Numbers Barbour Institute, 21st August 2018

PRESENT

Councillors

Georgina Blackhurst, Iain Keeping, Norman Sharp, Graham Spencer, Carol Weaver, Ann Wright (Clerk).

CW&C Officers

Kirsty Henderson, Fiona Hore, Denise Snelson.

Canal Conservation Area

Councillors reported they were surprised when a representative of the Bolesworth Estate raised the conservation area at a meeting as they knew nothing about it and had not been notified of any consultation. Also the 2 industrial sites included in the conservation area did not seem to meet the criteria required for a conservation area.

It was confirmed that residents and business had also not been notified or informed, and it was confirmed letters had not been sent to individual properties.

Kirsty Henderson provided the following background:

The Chester Canal Heritage Trust have been asking for and working on this designation since 2008, and in 2016 it was decided to adopt this policy.

The designation of the area was a long drawn out process as the area covered is approximately 28 linear miles long running from Ellesmere Port to Nantwich in Cheshire East.

In 2017 to mark the 50 years celebrations of the existence of conservation areas there was a national drive to promote and celebrate conservation areas and the commitment was made by CW&C to move this designation forward.

This proved to be a mammoth task which initially included a 12 week consultation period which was extended further due to a lack of responses.

Kirsty Henderson confirmed that Tattenhall & District Parish Council had not been omitted from the consultation deliberately and apologised for this omission.

She confirmed there had been a number of press releases and also 2 member's briefing which had been circulated to CW&C ward councillors.

It was confirmed the inclusion of sites in a conservation area would not have a massive impact on planning policy in those areas, it would have a slight impact on permitted development rights and that work on trees required a 6 weeks notification process (dependant on the size of the trees trunk).

Planning policy in conservation areas is intended to preserve and enhance development not to stifle it.

It was noted many of the bridges in the area were already listed.

It was reported that the Chester Canal Heritage Trust are delighted with the designation and were considering enter it in a national competition run by the 'Civic Voice'. It was noted as a voluntary organisation they had done a huge amount of detailed work to get this designation and the process had been driven by them rather than CW&C.

Kirsty Henderson agreed she was happy to meet with businesses in the area if they were not aware of the new designation.



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It was noted that in most areas only the canal and towpath are included in the conservation area but some buildings were also included, much of the designation had also been based on historical maps.

It was agreed that in the future it was important that the Parish Council is consulted and that this should be done by emailing or writing to the Clerk, who could disseminate the information.

It was agreed due to the length of the area some places and sites had a greater significance than others.

It was confirmed that the report provided details not only of the character of different areas but also took into account views including those to Beeston and Peckforton Castles. It was agreed these details could be useful for the review of the neighbourhood plan.

It was stated that all conservation areas should be reviewed from time to time, however there are 97 conservation areas in CW&C some of which have no character assessment, and that this was a huge amount of work which needs to be prioritised. It was suggested that this area could be reviewed as part of a 5 year rolling programme or in line with Neighbourhood Plan reviews.

Housing Numbers

Fiona Hore confirmed she was aware of issues relating to the numbers of C2 (care) and C3 (residential) dwellings on the retirement village and that also further phasing applications were likely.

She confirmed that these numbers would be reviewed as part of the housing monitor for 2019, and that due to issues raised particular attention would be paid to housing categories supplied at the retirement village.

She confirmed the continuous amendments to large applications is extremely frustrating for planning officers as well as Parish Councils and residents, but local authorities have no powers to stop this.

She also stated that the difference between C2 and C3 was a very grey area.

It was stated that in the original application there were 71 care rooms however as a result of subsequent applications these had now gone and the care element had been all but removed.

It was noted that developers could build any of the proposals which had been approved, not just the latest approved application.

Fiona Hore confirmed she would ask the planning officer dealing with the application, Gail Nixon, to produce a mini report of what has been built and what had permission, although she confirmed this may not be 100% accurate due to the difficulties discussed.



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It was highlighted that the Parish Council has 2 issues:

1) That the Local Plan Part 2 which is currently at examination states Tattenhall has a shortfall of 43 houses on its allocation and as such it proposes to extend the settlement boundary in 2 places.

2) The on-going appeal for the development of 30 houses off Tattenhall Road.

To tackle these issues the Council needed the support and backing of CW&C.

It was agreed the Parish Council should submit comments to the Local Plan Inspector and would be able to speak at the enquiry in September by which time the figures relating to the Retirement Village would be available.

It was noted that it was now too late to add further comments to the Tattenhall Road appeal even by CW&C as it was a written appeal.

It was noted that 'granny annexes' are C3 dwellings but permissions should include a condition that they are incidental to the enjoyment of the main dwelling to prevent them becoming a separate dwelling.

It was noted the new NPPF (National Planning Policy Framework) has now changed the onus for developers to prove that outline permissions are not deliverable in five years to authorities having to prove they are.

The Chairman and Councillors thank Fiona Hore and her colleagues for attending the meeting.

Ann Wright 21/08/2018