



Minutes of Tattenhall & District Extraordinary Parish Council Meeting Barbour Institute, 16th July 2018

PRESENT

Councillors

Chairman – Cllr. I. Keeping.

P. Black

L. Jones

N. Matthews

E. Sadler Williams

A. Scarratt

N. Sharp

Non-Parish Councillors

CW&C Councillor Mike Jones

Public – 17

APOLOGIES

Apologies were received from the following Councillors:

Cllr. G. Blackhurst – personal commitment.

Cllr. S. Chapman – family commitment.

Cllr. D. Haynes – personal commitment.

Cllr. J. Kershaw – family commitment.

Cllr. A. Pritchard – family commitment.

Cllr. G. Spencer – family commitment.

Cllr. C. Weaver – family commitment.

Cllr. L. White – family commitment.

DECLARATION OF INTERESTS

No interests declared.

PUBLIC PARTICIPATION

Bear & Ragged Staff

A resident spoke on behalf of a local syndicate who are interested in developing The Bear and Ragged Staff into a wine bar, restaurant and boutique hotel. He stated the syndicate are keen to retain the commercial heart of the village. He stated that the current application for houses is contrary to the Neighbourhood Plan, he had circulated a sketch plan of their proposal which was displayed for the meeting to view. He confirmed no planning application had been submitted and that plans were purely indicative. He confirmed the syndicate want to create a 'Gastro Pub' to provide a different offer to other establishments in Tattenhall. He stated the scheme as well as maintaining the commercial heart to the village it would create employment. He confirmed the syndicate had submitted bids to purchase the property but these had been rejected or ignored.

A resident confirmed The Bear and Ragged Staff was not the right place for more housing and although a hotel and restaurant as proposed by the syndicate would be of benefit to a larger number of residents than more housing she stated other uses for the building e.g. opticians, dentist or charity shop would benefit a larger number of residents.

Matthew Morris spoke as a representative of the Bolesworth Estate which he described as a key stakeholder in the community stated that it was crucial that the vitality of Tattenhall and the range of businesses it accommodates is retained.

It was stated that car parking would be an issue if the car park is closed and will put substantial pressure on the High Street and Car Park.



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A resident confirmed that policy 2.4 of the Neighbourhood Plan states that converting commercial properties to residential should be 'resisted' and that the Parish Council should seek to resist the application.

A resident asked whether CW&C Cllr. Mike Jones would call in the application to be considered by the planning committee he confirmed he would.

The representative of the syndicate asked the Council to consider listing the Bear and Ragged Staff as an asset of Community value.

Variation of Condition 1 – Frog Lane, Tattenhall

A resident raised concerns that the proposed change of condition could result in an increase in the height of buildings which would impact Gorsefield.

PLANNING

18/01889/S73 – Variation of Condition 1 – Frog Lane, Tattenhall.

RESOLVED 18/049 – that the Council submit the following comments:

Tattenhall & District Parish Council objects to any increase in the height of buildings above that previously approved as it would result in a detrimental impact on the residents of Gorsefield.

18/02269/FUL - Conversion of existing public house to 7 apartments, demolition of existing toilet block and rear staircase/store: construction of 3 new dwellings, associated car parking, landscaping and other ancillary works – The Bear & Ragged Staff High Street, Tattenhall, CH3 9PX.

RESOLVED 18/050 – that the Council submit the following comments:

Tattenhall & District Parish Council strongly objects to this application which is contrary to the Tattenhall and District Neighbourhood Plan which states, page 11 (Strategy) "*The heart of the village will be prioritised as a thriving centre for local shops, services and community infrastructure. Sustaining local businesses and improving local facilities is a key plan priority*" and goes on to state "*The plan is also positive about new employment development ,of an appropriate scale, in the village of Tattenhall*".

Policy 4 states, page 20, "*The loss of shops and related commercial services for the community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.*"

The application is also contrary to CW&C local Plan Policies Econo 2 which states shops and other community facilities should be retained where viable. Strat 8 of the Local Plan also states that retention of rural shops and community facilities will be supported.

The application is contrary to policy DM8 of the emerging CW&C Local Plan Part 2 which states that change of use of village shops and will only be permitted if the business is no longer viable and attempts have been made to market the premises including to the local community.

The Parish Council notes a local syndicate has expressed an interest in purchasing the property with the intention of running it as a wine bar/restaurant and small hotel as such the Parish Council believes it would be viable for the property to be run as a commercial business and also that the property owner is not seeking to market the property in line with this policy.

Please note the Parish Council has requested that the syndicate submit evidence to this end to CW&C planning officers.



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The Parish Council notes that the National Planning Policy Framework supports and promotes the 'retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses.'

The loss of this property as a commercial business would have a detrimental impact on the High Street as a retail offer. The village population continues to grow and a range of businesses are required to keep the village vibrant, a good mix of shops and eateries also bring people to a village and "feeds" the local economy making it a sustainable place to live and work.

The Council believes the application represents over development of the site which is situated in a very prominent position on the High Street and would have a negative impact on the character on the High Street.

The Council asks if CW&C are minded to approve this application an S106 agreement is reached with the developer to insure that alternative public car parking is provided.

The Council agreed that the Clerk should pursue the registration of the Bear and Ragged Staff as an asset of community value and that the matter be discussed fully at the Council's September meeting.

Appeal – Up to 30 dwellings 13/01329/OUT – Land rear of Greenlands, Tattenhall.

RESOLVED 18/051 – that the Council resubmit comments previously made, page 30 of the minutes book, stating that they are still valid.

18/02458/FUL – Conversion of barn into one dwelling and creation of first floor – Wood Farm, Wood Lane, Tattenhall, CH3 9AD.

RESOLVED 18/052 – that the Council submit the following comment:

No Objection.

18/02546/FUL – Replace first floor and ground floor sash windows – Home Nook, Burwardsley Road, Tattenhall, CH3 9QF.

RESOLVED 18/053 – that the Council submit the following comment:

No Objection.

Signed

Dated

The meeting closed at 8.15pm

Ann Wright 17/07/2018

**The next scheduled PARISH COUNCIL MEETING is the
on Monday 6th August 2018, 7.30pm
Barbour Institute.**



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Parish Council E-Consultation

Comment Date: Tue 10 Oct 2017

13/01329/OUT - Land to Rear of 15-38 Greenlands, Tattenhall - Outline Permission for Residential Development of up to 30 Dwellings, Public Open Spaces, Access and Associated Works

- 1) A site visit has been made.
- 2) Whilst the application is for 30 properties, and therefore complies with one aspect of Policy 1 of the Tattenhall & District Neighbourhood Plan(TDNP), the site lies in open countryside beyond the Keys Brook, which is considered to be a natural settlement boundary to the village.
- 3) Because of its location development of the site would have an adverse environmental impact through the loss of that open countryside and a damaging effect on the visual perception of the landscape of Tattenhall.
- 4) It would also unacceptably erode the important predominantly undeveloped gap between Tattenhall & Newton-by-Tattenhall and therefore is contrary to Policy 2 of the Tattenhall & District Neighbourhood Plan.
- 5) Part of this site is designated Flood Plain Zone Risk 3 by the Environment Agency and development of it would lead to the loss of important wetland habitats for wildlife. If the properties are built away from the flood plain, as they surely must be, then they are even further into open countryside and would not be immediately adjacent to the built up area of Tattenhall village so would be contrary to Policy 1 of the TDNP.
- 6) The proposed site is Agricultural land, which around Tattenhall is Grade 2 or 3 and is afforded protection through the National Planning Policy Framework (para 112 Page 26) which has a presumption in favour of Brownfield sites and of minimising the loss of green-field land.
- 7) Access and egress to this site is on a very busy road with a derestricted speed limit. However the proposed traffic calming measures would create an urban impact and are detrimental to the visual amenity of this entrance to the village.
- 8) Tattenhall & District Parish Council strongly objects to this application

However should the application be approved then could we request as a S106 item or planning condition that the applicant be asked to provide funding for dropped kerbs with tactile surfaces on all road junctions along Tattenhall Road between the application site and High Street and along Chester Road to Ravensholme Lane.

And to provide a contribution towards the cost of implementing the speed limits on roads around the village that the Parish Council and CW&C Highways Department currently have under consideration.