



Minutes of Tattenhall & District Extraordinary Parish Council Meeting Barbour Institute, 20th August 2018

PRESENT

Councillors

Chairman – I. Keeping.

P. Black	G. Blackhurst	D. Haynes	L. Jones	N. Matthews
E Sadler Williams	A Scarratt	N. Sharp	G. Spencer	C. Weaver
L. White				

Non-Parish Councillors

Public – 11

CW&C Councillor Mike Jones

APOLOGIES

Apologies were received from the following Councillors:

S Chapman – family commitment

J Kershaw – work commitment

A Pritchard – work commitment

DECLARATION OF INTERESTS

The following interests were declared:

Cllr White declared a pecuniary interest in matters relating to the retirement village as she lives next to the development and agreed to leave the room when the matter was discussed.

PUBLIC PARTICIPATION

Proposed 20mph Speed Limits

A resident raised concern regarding the inconsistency of the proposed speed limits with new 20mph limits proposed in areas where it was impossible to go faster than 20mph while other roads where speeding was an issue had been ignored including Tattenhall Road, Burwardsley Road and on the High Street from Tattenhall Hall where it was reported a parked car had been written off recently. He stated it was nonsense for a cash strapped CW&C to introduce these speed limits.

Another resident stated speed limits should be necessary, reasonable and enforceable and that blanket speed limits introduced by a cash strapped authority wouldn't achieve anything and that the money would be better spent on the roads which need proper attention.

It was noted that there is no 50mph signage at the junction with the A41 which means drivers who are not familiar with the area are not aware of the speed limit. It was agreed the Clerk would report this to CW&C.

It was suggested that it would be better if drivers kept to the existing speed limits.

It was reported that the 20mph limits which had been introduced in Christleton were failing and that other measures were being considered to reduce speeds.

CW&C Cllr Mike Jones confirmed that 20mph limits were only being introduced where the average speed was below 24mph.

It was noted that rural roads were not being reviewed.

It was noted that the survival rates of children hit at 20mph are far better than those hit at 30mph.

It was asked if there would be more than road signs which can become overgrown to highlight the speed limits.

It was suggested that flashing or speed indicator signs would be far more effective in both in terms of cost and reducing speeds.



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Portico Development

A resident asked that when considering this application the council take into account the high speed of vehicles going around what is a very busy corner.

PLANNING

18/02894/TPO - Oak Tree – 9 Greenlands, Tattenhall, CH3 9QX.

A site visit has been made. The Oak tree is in a prominent position and, while not strictly dead, has very little visible growth. The tree has been extensively pollarded in the past.

RESOLVED 18/066 - Tattenhall and District Parish Council has no objection to felling of the tree but request replacement with a native species.

18/02929/FUL – Demolition of existing property & erection of 7 new dwellings, plus associated landscaping works – Portico House, High Street, Tattenhall, CH3 9QX.

A site visit has been made. Surveyors report concludes that the existing property would need extensive work to make it habitable and demolition with rebuild would be more cost effective. The applicant seeks to replace a single 3 bedroom residential property and long-time disused bank building with 7 houses. The mix would be five market and two affordable houses. There would be five single bed and two 2 bed houses. Off-street parking is proposed.

Architectural detailing has referenced the Clough Williams Ellis designed cottages opposite and on Rosemary Row.

RESOLVED 18/067 - The proposed development would be fully compliant with Policy 1, Policy 2 and Policy 3 of Tattenhall & District Neighbourhood Plan not only in scale but also in providing a mix of homes, enhancing the built and historic environment and maintaining the strong and established sense of place.

The proposal would also address the need for 1 and 2 bed housing identified in the recent Housing Needs Report for Tattenhall & District (Parish).

The impact of the loss of 8 trees is outweighed by the benefits of the proposed development. The Council ask that highways officers give particular attention to the proposed access given the speed and volume of traffic at this junction.

Tattenhall and District Parish Council strongly support the application.

18/03073/TPO - T1 – fell to allow replacement lime to develop, T2 & T3 – crown lift to 6m and T4 Yew – crown lift - The New Rectory, Chester Road, Tattenhall, CH3 9AH.

A site visit has been made. The lime tree T1, is adjacent to the drive entrance and very close to the boundary wall with Chester Road. A replacement tree has already been planted. Pruning of the other 3 trees is to increase ground clearance.

RESOLVED 18/068 - Tattenhall and District Parish Council has no objection.

18/00238/FUL - Erection of 2 storey detached dwelling with associated landscaping - Land adjacent to The Avenue, Tattenhall.

RESOLVED 18/069 – 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



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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 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 194 to 196 of the NPPF. Tattenhall & District Parish Council therefore strongly objects to this application.

18/02838/FUL - 2 storey side extension, 2 storey front extension & single storey rear extension, and change of existing roof materials, amendments to application **17/01465/FUL** (appeal ref: APP/A0665/D/17/3182539) - Four Seasons, Tattenhall Road, Tattenhall, CH3 9QH.

RESOLVED 18/070 – Tattenhall & District Parish Council has no objection to this application.

HOUSING NUMBERS

Cllr White having declared a pecuniary interest left the room and took no part in the following discussion.

The chairman reported that the original application submitted in 2010 for the retirement village included 71 care associated units (C2), this was subsequently reduced to 67 units and then to 56 in July 2017 over the same period of time the floor area of these units has increased by 30% and a 3rd floor has been added.

The latest plans show single stand-alone apartments with their own kitchens and 1 or 2 bedrooms which are being marketed as penthouses and apartments rather than care rooms. The original application for this central block of the development included 36 care bedrooms, nurses' stations and various other care based facilities. It was felt that the two applications since the approved application have reduced the care component of the development significantly as there is now no provision for nurses although the 2 assisted care bathrooms remain.

The implications of the change of accommodation from C2 (care) to C3 (residential) are significant for a number of reasons:

- Council tax payments are different between the two categories.
- The agreed number of affordable homes on the site was determined based on the provision of care facilities, noting the original policy requirement was for 50% affordable properties, 20 were agreed.



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- It was argued that that Tattenhall was 43 houses/land short of its required minimum and as such as part of the CW&C Local Plan Part 2 the settlement boundary was moved to include two additional sites, behind Grakle Croft and off Smithfields by the Redrow development. However taking into account properties on the retirement village Tattenhall has exceeded its target, and it is possible this year there will be an additional 14 windfall properties approved.

The Council asked why this had happened and what can be done to protect the village from inappropriate development in the future. It was also asked if other villages in CW&C had also had their housing numbers miscalculated.

It was agreed that the priority was to address this issue with CW&C and that CW&C needed to take action.

The following actions were agreed:

- That discussions take place with senior CW&C officers to clarify the situation and identify true housing numbers for Tattenhall.
- That the Council work with CW&C officers to make the Tattenhall Road inspector aware of the correct housing numbers.
- That the Parish Council submit comments to the CW&C Local Plan Part 2 inspector, stating that Tattenhall has more than delivered its 250 allocation.
- That the housing numbers and their implications be considered when reviewing the Neighbourhood Plan.

Cllr White re-joined the meeting.

SETTLEMENT BOUNDARY

It was agreed it was important to highlight the issue of the unsound housing numbers which had resulted in the extension to the settlement boundary however it was noted that the land next to Grakle Croft had already had outline permission for a number of properties. Councillors were however more concerned regarding the development of the site beyond Smithfields although it was noted this site would only be released if Tattenhall failed to meet its allocated housing numbers by 2025 which have already been met.

TATTENHALL 20MPH PROPOSALS

The Clerk reported she had been copied into an email from a resident to CW&C supporting the proposed 20mph speed limits.

It was agreed that Tattenhall & District Parish Council supports measures to improve road safety however the proposed 20mph speed limits had been put forward by CW&C as a blanket policy for the whole Borough without proper consultation with residents or the Parish Council and had resulted in an unstructured and unsystematic approach which was not enforceable and would produce no benefits to the village. The proposed speed limits fail to address the high speeds of vehicles in other central parts of the village including from Tattenhall Hall beyond the junction with Rocky Road and the retirement village as well as on Tattenhall Road and Burwardsley Road. The review also does nothing to address speeds on more rural roads in and around the parish where there are significant speeding issues.

RESOLVED 18/071 – that the Parish Council objects to the proposed 20mph speed limits on the above grounds.

RESOLVED 18/072 – that the Parish Council submit a motion to the Cheshire Association of Local Councils objecting to these proposed speed limits.



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ONLINE PAYMENTS

The Clerk reported following further discussions with NatWest they had confirmed it was not possible to set up online payments which are authorised by an additional signatory.

RESOLVED 18/073 – That the Clerk be authorised to make online payments, and that all invoices be approved by Council be checked and signed by two cheque signatories or if payment is required between meetings be approved by email by at least two cheque signatories. Cheque Signatories will also spot check payments made online against invoices and bank statements.

These actions will be included in the Council's risk assessment.

Signed

Dated

The meeting closed at 8.40pm

Ann Wright 21/08/2018

**The next scheduled PARISH COUNCIL MEETING is the
on Monday 3rd September 2018, 7.30pm
Barbour Institute.**



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