



Minutes of Tattenhall & District Extraordinary Parish Council Meeting Barbour Institute, 19th November 2018

PRESENT

Councillors

Chairman – I. Keeping.

P. Black

S. Chapman

D. Haynes

N. Matthews

E. Saddler-Williams

A. Scarratt

G. Spencer

C. Weaver

L. White

Non-Parish Councillors

Public – 4

CW&C Councillor Mike Jones

APOLOGIES

G. Blackhurst – personal commitment

L. Jones – family commitment

J. Kershaw – work commitment

A. Pritchard – panto meeting

N. Sharp – personal commitment

DECLARATION OF INTERESTS

Cllr. Haynes noted that he had a non-pecuniary in relation to the Wood Lane planning application and confirm he would remain in the meeting.

PUBLIC PARTICIPATION

A resident highlighted that the National Planning Policy Framework (NPPF) empowers local communities to have a say on planning and Local Plans and stated that this was not happening, he asked if there was anything which could be done to encourage more dialogue with the planners. It was noted this needed to be discussed in more detail in the future.

PLANNING

18/04009/REM - Approval of reserved matters following outline permission 17/04645/OUT for 30 dwellings - Land to South of Chester Road, Tattenhall.

RESOLVED 18/100 - that the Council submit the following comments:

Tattenhall and District Parish Council is unable to support the application in its current form.

The Parish Council notes the application complies with Neighbourhood Plan policy 1 by including 30 dwellings.

The Council notes the application has a minimal road frontage and is set well back from the road and has a spacious layout.

The Council welcomes the inclusion of bungalows in the application and would welcome the inclusion of more bungalows but notes those included are extremely large.

It is noted the majority of the proposed dwellings are 4 and 5 bedroom properties which fails to meet the identified need for 1 and 2 bedroom properties and starter homes in the latest Housing Needs Survey for Tattenhall or the Strategic Housing Market Assessment.

The Council also notes that the affordable dwellings are extremely small and are not in-keeping with the rest of the development and are clearly identifiable as the affordable element of the scheme.

The inclusion of 3 or 2.5 storey properties is unacceptable and is not in keeping with the rural vernacular.

The Council questions the roadway which ends to the rear of Grakle Croft.



Minutes of Tattenhall & District Extraordinary Parish Council Meeting Barbour Institute, 19th November 2018

The Council asks that consideration is given to the proximity of the path to the rear of the properties at Ravensholme Court, due to the small nature of these existing properties gardens the proximity of the path raises issues of loss of privacy for residents.

The Council asks that planting and landscaping is improved on the Chester Road and Grakle Croft boundaries to reduce the 'hard edge' created by the proposed development, noting the site is a key gateway into Tattenhall and there is a need to retain the country lane feel of Chester Road in this location as such existing hedges should be retained or replaced.

The Parish Council also wishes to stress the importance of the wildlife corridor along the Mill Brook and that the design of the development must enhance and protect this area, including prevention of foul or surface water running into the Brook.

Tattenhall and District Parish Council is disappointed by the design of the properties which are generic and suburban and do not reflect the local distinctiveness of Tattenhall in terms of their size, scale and massing. The lack of chimneys in the proposed development fails to reflect the tradition skyline of the village.

Tattenhall and District Parish Council would welcome meeting with the developer to assist in creating an acceptable design for this development having worked successfully with other developers in the past.

The Council asks that should this application be approved the following matters are take into account and are included as part of any conditions or agreements:

That the public open space is managed, and it is identified who is responsible for this management.

That all materials used are in keeping with the area and the local distinctiveness of Tattenhall as identified in the village design statement and Neighbourhood Plan.

That funding is provided to refurbish footpath no. 6

That the existing 30mph speed limit is extended beyond the access to the site.

18/04137/CAT - Fell diseased cherry & crown lift Norwegian maple - 1 Cookes Court, Tattenhall, CH3 9RH.

RESOLVED 18/101 - that the Council submit the following comments:

No objection.

18/04037/FUL - Erection of stable block & change of use of agricultural paddock to equestrian use - Land at grid ref: 351313 358329, Wood Lane, Tattenhall.

RESOLVED 18/102 - that the Council submit the following comments:

No objection.

18/04279/S73 – Variation of condition 10 (material schedule) of 17/03066/S73 – Tattenhall Retirement Village, Frog Lane, Tattenhall.

RESOLVED 18/103 - that the Council submit the following comments:

No objection.

It was agreed that the Clerk contact the planning department to confirm the site is not in Handley.

LOCAL ALLOCATIONS AGREEMENT (LAA)

It was reported that Councillors had met with a developer, social housing registered provider and CW&C officers regarding allocation and tenure of affordable housing on the approved development site at The Oak Room (formerly Poachers Pocket) at Newton by Tattenhall.



**Minutes of Tattenhall & District
Extraordinary Parish Council Meeting
Barbour Institute, 19th November 2018**

During the meeting it was noted that the LAA has been replaced by a Borough wide allocation process about 12 months ago with no consultation or notification to the Parish Councils. Although it was noted that it was reported in the CW&C newsletter 'Talking Together' that schemes are being developed in Ashton Hayes and Helsby which will allow priority for those with a local connection.

It was noted that CW&C Councillor Mike Jones has raised this matter with CW&C officers. **RESOLVED 18/104** - that the Council write to the Chief Executive of CW&C and copy Antionette Sandbach MP asking CW&C for clarification on this matter, including when the decision was made to change the allocation policy, who made the decision and what the basis was for the decision and stating that Tattenhall and District Parish Council strongly objects to the change in allocation policy.

Councillors were reminded that it is inappropriate for Councillors to meet with individuals or organisations including CW&C representing the Parish Council without the consent of the Council and that individual councillors do not have the authority to represent to the Council in this way.

COMMUNITY LAND TRUST (CLT) PLANNING APPLICATION

It was noted that the details of the planning application were not yet available and the matter was deferred to a future meeting of the Parish Council.

Signed

Dated

The meeting closed at 8.45 pm

Ann Wright 20/11/2018

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



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