

**Minutes of Tattenhall Neighbourhood Plan Review Committee**  
**Barbour Institute, Tattenhall**  
**28<sup>th</sup> November 2019**

**PRESENT**

Pat Black, Sheila Chapman, Steve Densley, Adele Evans, Andrew Hull, Iain Keeping, Neil Matthews, Peter Weston.

Ann Wright (Clerk)

Public 1

**APOLOGIES**

Lisa Fearn (Inspire Villages)

Doug Haynes (Parish Council)

Rebecca Robinson (Swayne Johnson)

Esther Sadler Williams (Parish Council)

CW&C Cllr. Mike Jones

**DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

Pat Black noted her role as trustee of the Barbour Institute.

**PUBLIC PARTICIPATION**

No matters raised.

**MINUTES**

The Committee approved the minutes of the meeting held on the 28<sup>th</sup> October 2019 as a true and proper record.

**MEMBERSHIP**

No change made.

**MONITORING INDICATORS**

The meeting reviewed the monitoring indicators, pages 232 to 239 of the Committee minutes.

The following points were raised during the discussion:

Objective 1

1a - It was suggested that the wording of the policy be reviewed regarding 30 homes per site. It was suggested an additional column be added to the table for 'actual'.

1c – It was discussed that CW&C should be able to provide affordable housing numbers for the neighbourhood plan area and that the target should be 35%

It was discussed that the results of the Housing Need Survey need to be included.

It was agreed that the Committee should also review the Plan's objectives, it was agreed this should be raised with CW&C.

It was noted that that CW&C have recently approved a 16-point climate emergency plan which should be considered.

It was agreed to contact the landlord of Grakle Croft to find out how successful the solar panels have been.

Objective 2

It was confirmed that there had been net gains in habitats on the Redrow site where the number of ponds has increased, and that this information can be found as part of the planning application.

# **Minutes of Tattenhall Neighbourhood Plan Review Committee**

## **Barbour Institute, Tattenhall**

### **28<sup>th</sup> November 2019**

1e - It was noted that CW&C had commissioned a 'Quality of Place report (Andrew Hull to provide details) which may be of assistance, it was noted that quality of place is distinct from a sense of place.

#### **Objective 4**

3a – It was noted a number of camping and glamping sites have been established in the Plan period which need to be identified.

3b – It was noted development of this kind has taken place.

#### **Objective 5**

It was noted that these objectives are hard to measure.

It was noted that CW&C are looking at improving the canal path between Chester and Ellesmere Port for cycling and that there might be a discussion regarding it extending beyond Chester.

5c – It was suggested the Bolesworth Estate could assist with this area, it was noted there is still a lack of fibre broadband in the village.

5e – Not aware of any such schemes.

#### **Objective 6**

2a – Policy has been used in a number of application refusals.

It was noted that the National Design Guide also includes this type of policy.

2b – It was noted Redrow have introduced Cheshire Railings in their scheme although this policy is never picked up by CW&C planning officers.

It was discussed that the policy is not intended to prevent modern design but that modern design should 'respect' its surrounds and not clash with it.

2c – Included in Tattenhall Road application refusal.

2d – It was agreed the target should be 100%.

#### **Objective 7**

The Committee should consider the CW&C Character Assessment (Andrew Hull to provide details)

2e - It was noted the list of key views in the Plan are only examples and not an exclusive list, as such the wording needs to be changed in the indicator/source column.

It was noted that CW&C's monitoring frameworks do not always include targets.

2f – It was noted this information may be included in the CW&C housing and land monitor or be available from Building Regs.

It was noted that the CW&C 16-point climate emergency plan includes the following:

Increased use of renewable energy

Increased energy efficiency

Increased recycling of waste

6a – It was noted that there has been a gain in habitats with the creation of ponds, hedgerows and tree belts. Both the Redrow and Frog Lane developments have led to a loss of agricultural land but a net gain in conservation.

Target should be net gain over baseline.

6b – Review CW&C landscape assessment.

6c – Loss of public open space.

**Minutes of Tattenhall Neighbourhood Plan Review Committee  
Barbour Institute, Tattenhall  
28<sup>th</sup> November 2019**

It was agreed Cllr Keeping will amend the framework in light on comments made and re-circulate for comment and circulate the relevant CW&C monitoring frameworks sections.

**PLANNING APPLICATION SURVEY 2010-2013**

Page 12 of Committee minutes. Cllr Keeping reported he had now reviewed 247 planning applications.

There were a large number of applications to amend planning permissions (S73) the most significant of which was the application to replace 71 care home beds with 56 stand alone apartments which has had a profound impact but seems to have gone unnoticed.

It was noted that although Plan had not been made during this period it was being developed in the last two years and was having an influence on planning applications. It was suggested that a key reason for this was that planning applications were going to committee to be decided and the developing Plan was being used in arguments against applications.

It was noted that 56 of 247 planning applications did not have the officer's decision reports online, over half of which were are not available as the officers who prepared them no longer worked for CW&C and their reports have been lost.

Cllrs Black, Keeping and Peter Weston agreed to form a working group to review data from 2013.

**FUTURE MEETING DATES**

Thursday 6<sup>th</sup> February 2020 at 7.30pm

Meeting closed 8.56pm.

**NEXT MEETING**

Thursday 6<sup>th</sup> February 2020 at 7.30pm  
Boys Room, Barbour Institute.

Ann Wright 29/11/2019

**Minutes of Tattenhall Neighbourhood Plan Review Committee**  
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**28<sup>th</sup> November 2019**

**Tattenhall Neighbourhood Development Plan Monitoring Framework**

	<b>NP Policy</b>	<b>NP indicator [and source]</b>	<b>Target</b>
<b>OBJECTIVE 1 Delivery of a housing growth strategy tailored to the needs and context of Tattenhall</b>			
	1a Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030	Number of developments involving over 30 homes 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	Zero
	1b Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.	Number exception sites completed within the hamlets of Gatesheath and Newton-by-Tattenhall 2014-2030 [CWAC Housing Land Monitor reports] [Planning application monitoring]	n/a
	1c Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.	Number of affordable housing completions in monitoring year with a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable in perpetuity. [CWAC Housing Land Monitor reports] [Planning application monitoring]	35% of homes built
<b>OBJECTIVE 2 Sensitive development which protects and enriches the landscape and built setting</b>			
	1d Respect and, where possible, enhance the natural, built and historic environment.	Number of planning applications for householder development refused due to DM 2 – impacts on residential amenity. [Planning application monitoring]	n/a
	1e Maintain Tattenhall village's strong and established sense of place.	Number of planning applications for householder development refused quoting policy 1e. [Planning application monitoring]	n/a
		Quality of place [CWAC Quality of Place report]	Improvement from baseline established 2014
<b>OBJECTIVE 3 Sustaining and improving excellent local facilities for existing and new residents</b>			
	4a Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for	Number of new of local shops and related commercial services [Planning application monitoring]	n/a

**Minutes of Tattenhall Neighbourhood Plan Review Committee**  
**Barbour Institute, Tattenhall**  
**28<sup>th</sup> November 2019**

	the local community will be allowed.		
	4b The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.	Loss of existing shops and related commercial services [Planning application monitoring]	No loss
<b>OBJECTIVE 4 Strengthening and supporting economic activity</b>			
	3a The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish will be supported.	Number of conversions of existing buildings and the small- scale expansion of existing employment premises [Planning application monitoring]	n/a
		Number of new camping and glamping sites [Planning application monitoring]	
	3b Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets will be supported.	Number of new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets [Planning application monitoring]	n/a
	3c All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.	Number new developments refused quoting non-compliance 3c. [Planning application monitoring]	n/a
<b>OBJECTIVE 5 Seek on-going improvements to transport, to utility infrastructure and to digital connectivity</b>			
	5a Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.	Planning permissions determined not in accordance with policy [Planning application monitoring]	Zero
	5b Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.	No indicator [narrative only]	
	5c Make provision for high-speed broadband to serve it [should this be 'IT'].	Proportion of new build developments with high speed broadband connection. [Planning application monitoring] [Bolesworth Estate]	100%
	5d High Speed Broadband - Development of new, high- speed broadband infrastructure to serve the	Proportion of properties in the Area with broadband connection.	Increase from baseline established in 2014

**Minutes of Tattenhall Neighbourhood Plan Review Committee**  
**Barbour Institute, Tattenhall**  
**28<sup>th</sup> November 2019**

	parish will be supported	[narrative – Openreach installation had little to do with the NP]	
	5e Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	Number/proportion of schemes that do not meet parking standards [Planning application monitoring] [CWAC AMR]	Zero
<b>OBJECTIVE 6 Prioritise local distinctiveness in every element of change and growth</b>			
	2a Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place	No indicator	
	2b Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts	No indicator	
	2c Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath	Number new developments refused quoting non-compliance 2c.[Planning application monitoring]	n/a
	2d Fully accords with the Tattenhall Village Design Statement	Number new developments refused or altered quoting non-compliance 2d. [Planning application monitoring]	n/a
		Number of new developments compliant Tattenhall Village Design Statement [Planning application monitoring]	100%
<b>OBJECTIVE 7 Protect green-space, the landscape and support nature conservation</b>			
	2e Respects local landscape quality ensuring that views and vistas are maintained wherever possible	Number new developments refused on landscaping including views/vistas. [Planning application monitoring] [CW&C Character Assessment]	n/a
	2f Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation	Number of developments with evidence for improved environmental performance [CW&C housing and land monitor] [CWAC Building Control]	100%
	6a Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors	Number and type of new built developments on greenfield land contrary to policy 6c. [Planning application monitoring]	Zero

**Minutes of Tattenhall Neighbourhood Plan Review Committee  
Barbour Institute, Tattenhall  
28<sup>th</sup> November 2019**

		Number of new habitats with the creation of ponds, hedgerows and tree belts [Planning application monitoring]	Increase from baseline established in 2014
	6b Respect local landscape character by reference to the Village Design Statement	Proportion of new build developments where the VDS was referenced. [Planning application monitoring]	100%
		Landscape change [CW&C landscape assessment]	Improvement from baseline 2014
	6c Support the creation of a network of green- spaces for sport and outdoor recreation	Change in capacity of playing pitches.[CWAC Playing Pitch Strategy annual review]	Reduce Quantitative shortfalls in pitch stock from baseline figures.
<b>OBJECTIVE 8 Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development</b>			
		Provide evidence of community involvement in the monitoring and review of the Neighbourhood Plan as well as development delivery	n/a

# Minutes of Tattenhall Neighbourhood Plan Review Committee

## Barbour Institute, Tattenhall

### 28<sup>th</sup> November 2019

#### Planning applications 2010-2013 – a baseline

Tattenhall Village Design (VDS) statement was completed in 2009 but the Neighbourhood Plan (NP) was not made until 2014. For the years 2010-2013, the policies of the VDS could (and should) have been used to inform all assessments of the applications. As the NP was emerging later in this period increasing weight could be (and was) given to the policies therein.

#### Method

- All Full applications determined between 01/01/2010 and 31/12/2014 were accessed via CWAC planning portal.
- Withdrawn applications were not included.
- Information was trawled from Planning Officer reports. Where relevant, Appeals Inspector reports and Secretary of State reports were also accessed.

#### Summary

- Total applications 74
- Refused 8
- Number C2 units applied for 71 completed 56 (not yet cross checked CWAC)
- Number C3 units applied for 165 completed 97 (not yet cross checked CWAC)
- Number affordable applied for 44 completed 20 (not yet cross checked CWAC)
- Number of officer reports referring to NP policies was 3. NP policies were not mentioned in the remaining 71 officer reports. One application was refused based on multiple reference to non-compliance with NP and VDS policies.
- There were 3 refused applications which went to appeal. All Appeal Inspector reports referred to NP plan policies but only one referred to the VDS.
- One application was refused by the SoS after recommended acceptance by the Appeals Inspector. Specific reference was made to NP and VDS policies as reasons for refusal: 1a more than 30 units; 1d respect/enhance natural built and historic environment; 6b landscaping including named views/vistas.
- There were 2 applications for more than 30 units, one of which was refused by the SoS (above) quoting the NP.
- The VDS was in the list of relevant policy documents used by the Planning officer in 9 out of 74 reports but specific reference was only made in 4 reports.
- Specific NP policies referenced:

No.	Description	Freq
1a	Development >30	1
1d	respect/enhance natural built and historic environment	2
1e	Maintain village's strong and established sense of place	1
4a	maintaining vibrancy and vitality of Tattenhall village centre	1
2a	Respects the local character historic and natural assets of the surrounding area etc	2
6b	landscaping including named views/vistas	1