

Minutes of Tattenhall Neighbourhood Plan Review Committee

Barbour Institute, Tattenhall

28th May 2020

PRESENT

Chairman: Iain Keeping

Pat Black, Sheila Chapman, Adele Evans, Andy Freeman,
Doug Haynes, Peter Weston
Ann Wright (Clerk)
Public 1

APOLOGIES

Lisa Fearn (Inspire Villages)
Rebecca Robinson (Business)
Esther Saddler Williams (Parish Council)

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

PUBLIC PARTICIPATION

No matters raised; it was agreed to allow the member of the public to speak during the agenda.

MINUTES

The Committee approved the minutes of the meeting held on the 4th March 2020.

MEMBERSHIP

No change.

OBJECTIVE 1

The Committee noted the following:

Proposed changes to Policy 1, page 9 of the Monitoring Report¹, noting that this was now consistent with the CW&C Local Plans (LP) part 1 and 2.

Recommendations 4.35, page 10 of the Report.

It was noted that the existing policy is not consistent with CW&C LP1 Strat 9 of LP2 DM24 which allows for no development in the hamlets of Newton or Gatesheath.

It was noted development may also be hindered by the introduction of the conservation area along the canal which covers what could become future brown field sites between the canal and railway.

It was agreed that the policy needed to be brought into line with Strat 9 and DM24 and it was agreed wording would be identified to do this.

Recommendation 4.43, page 12 of the Report, it was noted the policy wording had been changed to include the needs of people with a close connection to the Neighbourhood Plan area.

¹ Version 1.2

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MONITORING REPORT – OBJECTIVES 2 to 8

Objective 2 – Sensitive Development which protects & enriches the landscape & built setting.

It was reported that this policy, particularly 1d has contributed to the refusal of at least 2 planning applications.

1e has not been quoted and its impact is not easy to measure.

Recommendation: No Change.

Objective 3 – Sustaining & improving excellent local facilities for existing & new residents

4a (page 15) - It was noted that there has been no net gain in shops or commercial services during the plan period. It was discussed if the policy could be adapted to 'encourage' more shops etc into Tattenhall.

It was agreed the policy had been influential and had prevented the development of a shop and car park on Field Lane.

The policy conforms to DM15 of LP2.

4b (page 16) – It was noted that there had been a loss of one shop before and one after the plan was introduced.

It was reported by the CW&C that shop vacancies are high in the primary shopping centres, in Chester the vacancy rate is 16.2% and in Northwich 41.5%.

It was noted that this policy although not noted by the CW&C planning officer had been specifically highlighted by the inspector when refusing the Bear and Ragged Staff appeal. As such the policies use had been limited but important.

Recommendation: No Change.

Objective 4 – Strengthening & supporting economic activity

3a (page 17) – It was noted there had been 2 application before the Plan being made but none since.

Camping & Glamping indicator, no specific policy, there had been 1 application before and 1 since the Plan being made.

3b (page 18) – No applications before or after the Plan was made.

3c (page 18) – It was noted this policy has had limited impact to date.

It was discussed how the policy could encourage this type of new employment development; it was suggested that instead of changing the policy it might be beneficial to promote it.

It was noted that when writing the Plan the steering group were advised that they could only use certain language which had been very restrictive, it agreed that when discussing proposed changes with CW&C it should be discussed if the language which can be used has been revised, which could make policies more 'encouraging'.

Objective 5 – Seek on-going improvements to transport, to utility infrastructure and to digital connectivity

5a (page 19) – It was noted this part of the policy has had little influence on decisions.

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5b (page 19) – It was noted the footpath between Newton and Tattenhall was the result of a planning approval before the Plan was made.

It was noted that the CW&C AMR² 2019 does not include data on traffic etc as this was only introduced in the LP part 2 and as such will be included in next year's report.

It was discussed whether anything could be done to create a path between Gatesheath and Tattenhall or whether public rights of way could be improved.

It was agreed that wording should be used to encourage the development of cycleways and to encourage nonmotorised travel between the settlements to strengthen the existing policy.

5c & 5D (page 20) – It was noted in 2014 Borough wide there was 68% connectivity to high-speed broadband that stood at 95% in March 2019.

Over the last few months high speed broadband has become more important than ever and people are requiring better broadband to work from home.

5e (page 21) – It was asked if there was adequate parking in Tattenhall and agreed there was not as there was only Barbour Square which is often full with no available parking other than on the High Street itself.

It was suggested that the Plan should encourage the installation of cycle racks to encourage people to cycle rather than drive into Tattenhall.

Objective 6 – Prioritise local distinctiveness in every element of change and growth

2a (page 22) – This policy has been used in relation to 13 applications and 7 have been refused due to not according with the policy

2b (page 22) – No indicator identified, forms part of the Village Design Statement (VDS).

2c (page 23) – Recognised as an important policy which is evidenced by policy GBC 6 of the LP2 which protects gaps between key settlements but not those identified in the Plan although the gaps are noted in the CW&C Landscape strategy 2016.

2d (page 24) – It was note that 6 applications have been refused from not complying with the VDS, however 172 planning decisions do not reference the VDS.

Recommendation: No Change.

It was noted that the Parish Council should reference the VDS when commenting on planning applications.

Objective 7 – Protect green-space, the landscape and support nature conservation

2e (page 25) – 1 application before and one application since the Plan was made., the policy has influenced decisions to preserve landscape quality.

2f (page 25) - It was noted that Objective 7 does not specifically tackle environmental issues including green energy etc.

It was suggested that specific policies needed to be included to address these issues.

Mr Weston left the meeting.

It was reported that the CW&C monitoring framework for this policy is not yet in place as it related to the LP2.

TWiG³ have reported that wildlife along the wildlife corridor has improved however it was not clear if this can be evidenced.

² Annual Monitoring Report 2019

³ Tattenhall Wildlife Group

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6c (page 28) – It was noted that there has been a reduction from 4.2ha to 2.2ha of amenity green space since the plan was made, and it was argued that this was a weak point of the plan.

It was noted in relation to objective 7 CW&C has not yet got the necessary data in place to fully review this policy.

The lack of referencing of the VDS by planning officers which is part of the Plan may indicate that the VDS should be subject to review and updating where necessary.

It was suggested that wording of 6c should reflect that no further reduction of green space should not be permitted, or that further shortfall should be resisted.

It was suggested more onus should be put on developers to provide additional greenspace when building developments, it was noted that guidance on green space and provision of play areas is included in the CW&C LPs.

It was agreed that including a policy for the reallocation or provision of lost green space should be explored with CW&C.

Objective 8 – Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development

6c (page 29) – It was unclear if this referred to involvement in the making of the plan itself or consultation and discussions through the plan period.

It was noted that Bolesworth Estate hold public consultations regarding their larger schemes and the Parish Council now publicises all applications received on Facebook. It was argued much of this is down to the developer to consult with residents.

It was suggested that wording needed to be drafted which encouraged developers to have thorough and detailed discussions with the Parish Council before submitting planning applications and to keep the Council updated on the applications and developments progress. It was noted this was in line with the Council's planning protocol.

FUTURE MEETING DATES

NEXT MEETING

Wednesday 10th June 2020 at 7.30pm
Virtually Via Zoom

Ann Wright 29/05/2020