

**Informal Meeting Regarding Hawthorn Cottage, Burwardsley Road.
5th January 2021 via Zoom.**

PRESENT

Tattenhall & District Parish Council –John Bailey, Sheila Chapman, Iain Keeping (Chairman), Jonny Kershaw, Neil Matthews, Esther Sadler-Williams, Norman Sharp, Ann Wright (Clerk).

Mal Percy – Building Design and Planning Consultant

Lyndsey Haines and Carlos Park – Property owners.

Purpose of Meeting: To discuss proposed development of Hawthorn Cottage inc. Development of Holiday Cottages.

It was reported by the property owners that they plan to restore Hawthorn Cottage including the installation of thatched roof. In addition, they would like to develop a number of timber clad thatched holiday cottages in the adjoining the field.

They confirmed that they had met with the CW&C Heritage Officer in December who had been quite positive regarding the proposed works for the Cottage and had suggested that the existing flat roof garage could be developed as an extension to the cottage.

He had also suggested that more research was done on the style and character of outbuildings in the area.

It was noted that the initial designs show 7 holiday cottages.

It was suggested that the property owners review the Tattenhall Village Design Statement which includes information regarding character and design features in the area.

It was noted that the holiday cottages were intended to attract ramblers, cyclists etc.

It was stated that the cottages are 2 bed properties for use by small families or two couples and are fully self-contained with 1 to 2 parking spaces each.

It was noted the buildings are 4.5m by 12m and are shown in the initial plans surrounded by decking.

It was highlighted that there isn't a pavement all the way into Tattenhall from the proposed site and had this been considered as it would be better if people were encouraged to walk into Tattenhall rather than having to rely on using cars. It was noted that a large number of pedestrians already walk along this section of the road.

It was noted that the site does not have mains gas or sewerage as such plans include a septic tank. It was asked what form of heating was being considered. It was noted that oil or electric heating had been suggested but that the property owners were open to suggestions and would do further research into different options including ground source heat pumps.

It was asked if the property owners were aware of the various other campsites and holiday lets in the area, they confirmed they were.

It was noted that no communal facilities were proposed on the site as such visitors would be encouraged to visit Tattenhall to dine etc.

It was noted that only low-level lighting was proposed on the site possibly fixed to the cottages.

It was thought the cottages would be available for let all year round.

It was noted that Hawthorn Cottage is a listed building which is believed to date back to 1650.

It was confirmed the development of the cottage and holiday cottages is seen as one project and the holiday cottages would offset the cost of the works planned for the main Cottage.

It was asked if any biodiversity and wildlife concerns had been considered. The property owners were not aware of any issues.

It was asked what eco. features were to be included in the development. The property owners confirmed they were open to suggestions and would undertake further research into this area.

It was noted that any planning application would need to take account of the policies in the Neighbourhood Plan.

It was hoped if the scheme is approved works could start during 2021 and that the project would be a 2 to 3 year build.

It was highlighted that the planning process is very slow at present.

It was noted that site is designated as open countryside and as such its development would be contrary to policies of the CW&C Local Plans, although it was noted that the Plans do allow for some agricultural diversification and tourism.

It was asked if the holiday cottages would be built and then converted to residential properties. It was noted that any permission granted for them would be conditioned to their being used as holiday cottages as such they would need to go through the planning process for change of use if they were to become permanent dwellings which is not the intention of the property owners.

Concerns were raised regarding the access to the holiday cottages and its proximity to the bend in the road, it was understood the access is some way from the bend and is the existing field access.

It was noted the neighbouring residents had not be consulted about the proposals.

The Chairman thanked all for attending the meeting, stating how helpful it is to see and get an understanding of a planning application before it is submitted.

It was suggested that it would be helpful to meet again when there are more details about the application available including environmental impact and matters and how it could support Tattenhall businesses.

Ann Wright
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