

Minutes of Tattenhall Neighbourhood Plan Review Committee

Held virtually via ZOOM

24th March 2021

PRESENT

Chairman: Iain Keeping,

Sheila Chapman Steve Densley

Neil Matthews Caryl Roberts

Ann Wright (Clerk).

Public 1

Adele Evans

Peter Weston

Andy Freeman

Doug Haynes

APOLOGIES

Pat Black, Esther Saddler Williams.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

MINUTES

The Committee approved the minutes of the meeting held on the 24th February 2021.

DESIGN CODE

The Committee noted the notes of the meeting with Aecom on the 3rd March, page ??? of the minutes. It was confirmed that an account had been set up with Ordnance Survey to provide access to free mapping. The Clerk reported that CW&C Catherine Morgetroyd had asked to be consulted in the draft Design Code before it was finalized.

ENVIROMENTAL/CLIMATE POLICIES & ADDITIONAL POLICIES & ASPIRATIONS

The Committee noted the report from the Centre for Sustainable Energy (CSE) which identified gaps in terms of climate change and environment policies in the existing Neighborhood Plan. It was noted that they had not identified any additional gaps to those already discussed by the Committee but had suggested policies to address some of these gaps.

Andrew Hull had also suggested some amendments to the policies discussed on behalf of TWiG.

The Clerk reported that Tom Wallbank from Bolesworth Estate had confirmed the policy information had been circulated to their tenant farmers for comment.

It was noted that the Cheshire and Warrington Local Enterprise Partnership (LEP) had published some interesting information which might be useful to incorporate in the Plan, this information will be circulate to committee members to review.

It was noted the CSE had proposed an additional policy in Housing related to energy efficiency, it was thought this might be better included in the Environment section.

It was noted that the Plan does not include any objectives relating to climate change and that CSE had suggested including an objective around reduction in the carbon footprint. It was noted when drafting the Plan originally CW&C and DCLG had removed similar policies and also strong wording allowing 'will be supported' rather than 'will not be permitted'.

The Committee agreed to include an objective to reduce the carbon footprint of the plan area and to aim to use stronger language.

It was noted that a number of the policy examples provided by CSE were strongly worded and had been through examination and been accepted in other Plans.

Policies had been suggested in relation to energy led by local communities.

CSE had included policies related to flooding. It was suggested that this section of the Plan should be influenced by the outcome of the ongoing Section 19 Report. It was confirmed that a policy should be included that all hard standing areas should be permeable and not contribute to the catchment areas of the Keysbrook or Mill Brook.

It was noted that Cllr Keeping which incorporate the proposed objectives and policies into the document reviewed by the Committee at the last meeting which would be circulated to Committee members to review and comment on.

Once these comments had been received it was agreed to forward them to CW&C for comment and bring these comments back to a future committee meeting.

FUNDING

It was agreed to seek an updated price from Cheshire Community Action (CCA) for support to revise the Plan including development of a consultation Plan and that a funding application is made to Locality to fund these works.

FUTURE MEETING DATES

It was agreed to discuss CW&C response to the proposed amendments and additions to the neighbourhood plan at the next meeting if the response is available, along with any update on the Design code.

FUTURE MEETINGS

Wednesday 21st April 2021 7.30pm – Committee Meeting
virtually via ZOOM.

Ann Wright 25/03/2021

Notes of Tattenhall Design Code Diagnostic Meeting

Held virtually via ZOOM.

3rd March 2021.

PRESENT

Iain Keeping Ann Wright (Clerk).
Elliot Joddrell – Urban Designer AECOM

Purpose of Meeting: Meeting requested by Aecom to provide additional background and information relating to Design Code.

Background

The existing Village Design Statement (VDS) had been published in 2009 and is 'out of date' and refers to Chester City Council which no longer exists. The VDS sits alongside the Neighbourhood Plan (made 2014) and is included policy 2 of the Plan.

A detailed monitoring report had been produced for the Plan and VDS which had highlighted that CW&C had taken little account of the VDS when deciding planning applications.

The Committee has noted the National Model Design Code.

It was noted the VDS still contains a lot of relevant information which can be transferred to the Design Code.

It had been identified that there was a need to review and amend the character areas in the VDS.

It was raised what public consultation is required to produce the Design Code.

It was stated the Committee had looked at a number of Design Codes and liked the Code produce for Little Bollington, Cheshire East, as such the Committee had clear ideas about what should be included.

Character Areas

It has been suggested following the diagnostic meeting (10th Feb 2021) that Tattenhall would only require a 'simple' Code which would not normally include Character areas, this may need to be amended.

It was suggested a review of the existing VDS would assist.

A 'simple' code would include a baselines study, landscape and movements and character photographs rather than character areas.

It was noted the historic centre of the village does have character features including slate roofs and ornate barge boards but that there is also a lot of variety of properties.

It was stated the Code's main focus will be on the main residential settlement although codes can be included for any development in the surrounding area for example relating to conversion of agriculture buildings to residential.

It was noted the Plan area is not quite the same as the Parish area, but it was not thought this would impact the Design Code.

It was noted that it would be helpful if a representative of the Committee was signed up with ordinance survey to be able to obtain maps for free, it was greed Cllr Keeping would sign up for this service with Mr Jodrell's assistance.

It was noted that Tattenhall is designated as a Key Service Center by CW&C and was allocated 250 new dwellings by 2030, and that it had already reached that number.

It was reported that there is currently an application under consideration by CW&C for 30 dwellings on a site which already has outline permission, the developer of this site had almost created a design code, identifying features in the village and reflecting them in the development.

There is a site allocated for a further 13 houses in the CW&C Local plan Part 2.

It was noted that there was a trend towards developing campsites etc. in the area including at the Marina which has applied for several floating lodges.

It was noted that a large proportion of the land and buildings in the village are owned by the Bolesworth Estate.

It was noted that there is a Community Land Trust in Tattenhall which has a planning application in to develop 4 affordable properties in the village. It was noted that properties in Tattenhall are expensive and recent developments have focused on large executive homes as such provision of affordable housing is a priority.

Flooding

It was highlighted that there are two Brooks which run through Tattenhall, the Keys Brook in the north and Mill Brook in the south which have resulted in flooding and damage to properties. It was noted that Old Mill Place in Tattenhall by the Mill Brook flooded in 2000 and 2021 resulting in significant damage to houses.

It was agreed that flood risk did need to be addressed in the Design Code.

Next Steps

The Design Code should take approximately 4 months to complete.

Mr Jodrell confirmed that he would undertake a site visit and would attend a future Committee meeting where the draft design code could be reviewed in detail.

Ann Wright 03/03/2021.