

Notes of Tattenhall Neighbourhood Plan Review Working Group

Held virtually via ZOOM

2nd June 2021

PRESENT

Chairman: Iain Keeping,
Pat Black Caryl Roberts Esther Saddler Williams
Ann Wright (Clerk).
Public 1

APOLOGIES

Sheila Chapman, Steve Densley, Andy Freeman, Mike Jones & Peter Weston.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

WORKING GROUP

It was noted that as of the 7th May the legislation which had allowed Councils and Committees to meet virtually had expired in England as a result this meeting had been arranged as a working group. It was agreed to recommend to the Parish Council that the members of the Committee meet as a working group to consider the draft of the Design Code. It was noted the Committee would need to meet face to face in the future.

DESIGN CODE

The Group considered the Design Code draft which had been forwarded by Elliot Joddrell form AECOM. It was noted that the document was the first phase of the Design Code development and was the introduction, place assessment and identified local character areas.

The Group raised concerns regarding the narrow scope of the document which had concentrated on the High Street/conservation area and had omitted areas which had been included in the Village Design Statement (VDS) including Oaklands Avenue which had been highlighted for its open aspect and Greenlands which had been award winning at the time of construction. It was noted that other areas had been omitted including Gifford Lea and Keybrooks as such the assessment was inadequate.

It was noted that there was repetition of the photographs used.

It was noted the Barbour Institute a key community building had also been omitted from the document.

It was agreed that more character areas needed to be identified in the document and that concentrating on the conservation area and historic part of the village would limit the style of future development in the village which is not what was intended.

The document had picked up on the density of developments particularly on the edge of the village of Tattenhall noting the low density of properties on Frog Lane and Burwardsley Road. It was discussed that the proposed Chester Road development would increase the density of properties there and that it was important that any future development did not result in dense developments on the village edges.

Areas omitted:

It was agreed that the document needed to be expanded to include the following areas/buildings:

Barbour Institute
Barnfields, Glebe Meadow & Spinney (open spaces)
Castlefields & Smithfields
Clough Williams-Ellis buildings inc. Rose Corner
Cokes Court
Covert Rise
Flacca Court
Gorsefield (open space)
Grakle Croft
Gatesheath & Newton-by-Tattenhall
Gifford Lea
Greenlands & Oaklands
Jubilee Woods (open space)
Keysbrook
Millbrook
Millbrook End
Ravensholme Court
Rosemary Row

It was noted that Newton-by-Tattenhall has a significant population and that codes need to be in place to shape any development there and in Gatesheath.

It was noted the original VDS did concentrate on the village of Tattenhall however the Design Code needed to include the whole Neighbourhood Plan Area.

It was agreed that Gifford Lea should be included as it is an existing architectural feature regardless of whether it was of good or bad design.

It was noted that the Code while being positive and firmly pointing out what design features are acceptable should recognise poor design which is not acceptable.

It was noted Design Codes are not just about design and density but also about interaction of developments in the community and Gifford Lea was highlighted as a village in a village although it was noted this had been contributed to by the covid pandemic and restrictions.

The document had highlighted 'dead end' developments with only one access and exit route, which limit integration with the existing properties and community.

It was discussed that the developer of the proposed Chester Road development had created their own Design Code which had identified features in Tattenhall which had been incorporated into their design and whether their document should be highlighted as an example of best practice.

It was noted that when developers are prepared to discuss applications with the Parish Council before submission this can have a positive impact on the application submitted. (Objective 8 of the Neighbourhood Plan.)

It was noted the Design Code is a guide to developers of what is acceptable and that when the VDS had been written a number of local architects had been involved and made an important contribution. Concern was voiced about the Code being subjective and just about buildings the group liked or disliked. It was agreed that these people or others with expertise should be approached again.

Terminology

Neighbourhood Plan Steering Group should be the Tattenhall & District Neighbourhood Plan Review Committee.

Tattenhall Neighbourhood Plan Design Code should be Tattenhall & District Neighbourhood Plan Design Code.

It was noted on page 16 the Document referred to 2 public houses and should be 3 and the Spar should be referred to as a convenience store. It was agreed the description of 'a number of fast food located on the High Street' was not appropriate as there is one fish and chip shop.

Photographs

It was noted that a number of photographs included were of poor quality and did not capture the essence of the village particularly those of Frog Lane (page 15), Tattenhall Road (page 15). It was agreed if the photographs do not do justice the area it will create the wrong impression about the village.

Next Steps

Cllr Keeping to highlight sections of VDS to be retained and circulate to Committee members for comment.

Above document to be submitted to Elliot Joddrell along with notes of this meeting for consideration.

Draft Document plus above to be forward to Catherine Morgetroyd, CW&C.

National Model Design Code to be forwarded to Committee members for review.

It was agreed to write an update on the Neighbourhood Plan and Design Code for the June Parish News.

FUTURE MEETINGS

TBC

Ann Wright 03/06/2021

DRAFT