

Notes of Tattenhall Neighbourhood Plan Review Working Group

Held virtually via ZOOM 4th May 2022.

PRESENT

Chairman: Iain Keeping,

Adele Evans Caryl Roberts Ian Waddington Peter Weston Ann Wright
(Clerk).

Aecom – Ben Castell, Elliot Joddrell.

CCA – Lucy Hughes

Public – 1

Apologies

Pat Blac, Sheila Chapman, Doug Haynes.

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meeting held on the 26th January 2022.

Public Participation

It was noted the public could comment during the meeting.

Design Code

It was confirmed that the Group had been allocated additional resources to address the concerns with the Design Code.

It was noted that Iain and Peter had undertaken a comparison exercise of the Village Design Statement (VDS) and Design Code (DC) and produced a comparison table. It was noted the documents do overlap and it is important that the DC retains the local flavour of the VDS with the detail of the DC.

It was discussed if the Group saw the DC replacing the VDS or whether both documents would be retained. It was stated the initial view had been the DC would replace the VDS, the group continued to support this with one document being easier for developer and planners to refer to.

It was noted the Neighbourhood Plan Policy 2 refers to the VDS.

It was noted the VDS would require updating if retained as it refers to Chester City Council use of gas etc.

It was agreed the best way forward would be to work towards combining the document.

It was stated that some of the Codes in the DC were very general and need to be more place specific.

It was asked if there were parts of the VDS which were now superfluous and other parts which need strengthening.

It was noted the VDS does not adequately address development within the curtilage of existing properties for example where a building is demolished and replaced by more 2 or more replacement buildings.

It was also noted it does not do enough to protect the open fronted character of some of the estates in the village.

Peter Weston joined the meeting.

It was agreed the DC needs to pick up on energy efficiency, renewable and modern energy sources.

It was highlighted that development on the edges of the settlement needs to be addresses and how it relates to the adjacent countryside.

It was agreed the VDS is not strong enough on the visual impact of development.

It was noted in the past the VDS had little impact on planning, and it was hoped the DC would be applied more rigorously. It was noted the DC should be used as a tool by developers when forming planning applications.

It was reported that there is only 1 significant change proposed to the neighbourhood plan and that there have been ongoing discussions as to whether this will trigger a referendum. It was reported 2 reviews have now been to examination in Cheshire East and that neither have triggered a referendum and had include more changes.

It was believed the introduction of a DC was not a major change to the Neighborhood Plan and shouldn't trigger a referendum, particularly at DCs are specifically mentioned in the guidance.

Caryl Roberts joined the meeting.

Elliot Joddrell highlighted the following proposed actions:

Key Issues to be resolved

1. Further detail on Character Areas to be provided including tables of key characteristics for each area and codes specific to character areas.
2. Relationship between Design Code and Village Design Statement? Does all content from the VDS need to be included in the design code? Will the VDS still be used as a companion document following the Design Codes completion?

Actions for AECOM based on comments received

1. Review whether density guidelines should be provided for different character areas or parts of the parish.
2. Specify appropriate building heights for each character area.
3. Include views from VDS and CAA. But any NP policy on views needs to be backed by separate analysis.
4. Specify landmarks in analysis and Code 2C.
5. More detail on material palette, building heights, boundary treatments, important historic features to be retained etc., including in conservation area.
6. Add more detail about Gatesheath and Newton-by-Tattenhall and provide design guidance about these areas where appropriate.
7. Group the character study into the character areas and themes.
8. Emphasize that the sustainability code can only be guidance and is not policy – set at Local Plan level and in regulations.
9. Remove direct quote of CW&C parking standards and just refer to document.
10. Specify character areas where larger back gardens may be appropriate.

Actions for Tattenhall Neighbourhood Plan Steering Group

1. Share photographs identified in latest round of comments.

He confirmed other issues raised would also be addressed.

Iain Keeping confirmed he would share the portfolio of photographs which have been collected and will list them in accordance with the character areas.

Character Areas

- 1) Historic core (conservation area)
- 2) Development beyond Historic Core
- 3) Wider Landscape inc. Newton-by-Tattenhall and Gatesheath.

It was discussed how estates like Greenfields have their own distinct character but may not merit their own zone or character area.

It was agreed the DC will include a statement that applications for any development must demonstrate process undertaken to ensure the development is in character with its immediate setting as well as the wider area (materials and landscape) and the DC can go on to explain how this can be done.

It was noted the VDS had 8 character areas, 5 of which were with Tattenhall, however it was noted no much is done with this information.

Next Steps

Aecom to develop a structure for the revised DC (possibly contents page) to bring back to the Group for consideration before working on the detail of the document.

Ben Castell and Elliott Joddrell were thanked for attending the meeting.

Neighbourhood Plan Review

The Group agreed to adopt the suggested wording for Policy 4 as provided by Lucy Hughes.

The Group reviewed the Green Spaces worked circulated by Pat Black, it was agreed to look at the suggested wording and see if it can be strengthened particularly by emphasizing public use of areas.

It was noted there are a number of smaller areas which had been highlighted in the Neighbourhood Plan appendices 3 and it was discussed if these should be retained, it was suggested these should be included and it be highlighted that they went through examination when the Plan was made.

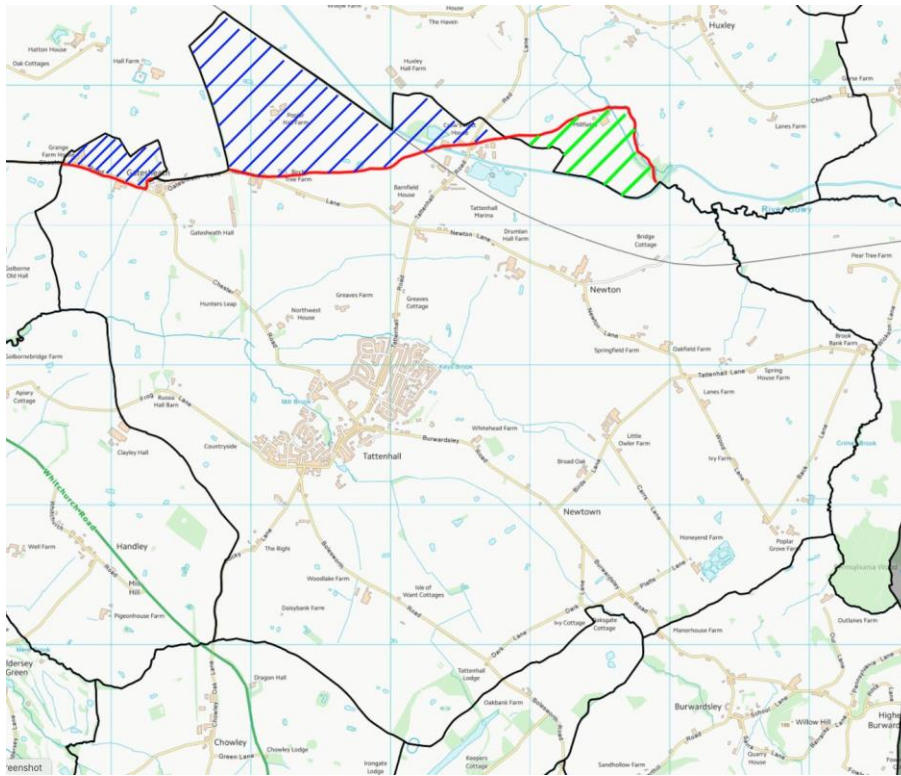
A discussion took place as to whether a policy could be developed in relation to objective 8.

Neighbourhood Plan Area

It was noted CW&C had not provided an answer as to whether the blue areas highlighted on the following map are included in the Huxley and Hargrave neighbourhood Plan area.

It was noted the green area was included in the Tattenhall Plan but is now outside the Parish boundary but is not covered by the Huxley Plan.

Clarification is needed on the status of the blue area before any decision can be made.



Local Plan Policy R2.

It was agreed to take no further action on this matter other than to continue to press for R2 to be removed from the Local Plan and for the CW&C housing numbers to reflect that Tattenhall has achieved the number of dwellings allocated.

FUTURE MEETING

Wednesday 29th June 2022 7.30pm via Zoom (TBC)

Ann Wright
06/05/2022