

Minutes of Tattenhall & District Extraordinary Parish Council Meeting Held 2nd December 2024 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden S. Chapman D. Darnborough

C. Elliott I. Keeping P. Kerr N. Matthews R. Smith

B. Wilson

Clerk – Ann Wright

Public - 4

APOLOGIES

R. Jones – Family commitment

A. Scarratt – Family commitment

N. Sharp – Health reasons.

DECLARATIONS OF INTERESTS

No interest declared.

PUBLIC PARTICIPATION

Inspired Villages Application

A resident noted he had submitted his thoughts on the application in advance of the meeting.

NEIGHBOURHOOD PLAN REVIEW – REGULATION 14 CONSULTATION

Cllr Keeping reported that the local/informal consultation had now concluded and that a clear majority of comments received had been positive. It was reiterated that there are very few proposed changes to the Made Plan.

It was highlighted that further changes can be made to the Plan if required following the Regulation 14 consultation.

It was noted that the consultant had recommended that as the CW&C Local Plan is increasingly losing weight as it is over 5 years old it would be wise to insert the wording of the CW&C Local Plan Policy rather than just referencing the policy number in Policy 1 of the Neighbourhood Plan regarding exception sites.

RESOLVED 24/328 –That the Council agree that the CW&C Local Plan Policy wording be inserted into the Neighbourhood Plan as discussed above.

RESOLVED 24/329 –That the Council agree submission of the reviewed Neighbourhood Plan for Regulation 14 consultation.

RESOLVED 24/330 –That the Council delegate authority to the Clerk to make non-material changes in consultation with the working group as required to the document.

PLANNING

1) 22/00194/FUL, Full planning application for 27 Extra Care Units (Use Class C2), with associated access, parking, landscaping, ecological enhancements, and other works, Gifford Lea Retirement Village Frog Lane Tattenhall.

RESOLVED 24/331 –That the Council reiterate the previously submitted strong objection to the application and add the following comments if CW&C are minded approving the application:

- That a legal agreement is put in place to ensure that C2/extra care is delivered on the site.
- That 30% affordable properties are delivered as part of the application.
- That a legal agreement is put in place to substantially reduce the service charge on the affordable properties.
- That S106 funding is allocated to flood investigation and remediation following significant flooding of Frog Lane near the site.
- That S106 funding is allocated for a feasibility study re the old railway line from Newton Lane to Frog Lane to be a bridleway/footpath/cycle way.

The Council asks that it be noted the Neighbourhood Plan review is now nearing completion and policies have been overwhelmingly supported in the local consultation undertake in October.

2) Planning Applications

No further applications for consideration.

ACCOUNTS & PAYMENTS

1) Accounts & Payments

RESOLVED 24/332 –That the Council approve the following payments:

A. Wright	Salary – Nov	1210.00
Nest	Pension contribution	88.46
HMRC	PAYE/NI – Nov	159.99
A. Wright	Salary – Dec	1210.00
Nest	Pension Contribution	88.46
HMRC	PAYE/NI – Dec	159.99

2) CW&C Charges

It was reported that CW&C are now charging for the putting up of bunting or Christmas lights across a highway. The Clerk reported this was expected and she had assumed it would be a charge to administer the required licence. CW&C have confirmed that they will be charging £26.30 per week while the lights are up a cost of £210.40. Next year there will be a one-off fee of £378.50 with a potential annual increase.

It was noted CW&C do not install or remove the lights/bunting, own any of the buildings it is attached to or provide the power. It was also raised who would pay the charge in Chester where there is no Parish Council.

RESOLVED 24/333 –That the Council write to the Chief Executive of CW&C highlighting the unfairness of this matter given the high cost which will penalise Parish Councils, Community Organisations and Charities such as Rotary where CW&C does not provide bunting or Christmas lights.

RESOLVED 24/334 –That the Council submit a freedom of information request asking who is funding the licence in Chester City Centre.

It was also agreed the Council contact our insurance company to seek their advice on the implications of not applying for licence in the future.

The meeting closed at 8.15pm.

Ann Wright
04/12/2024

Next scheduled Parish Council Meeting
Monday 13th January 2025 at 7.30pm
Billiards Room, Barbour Institute.