

Minutes of Tattenhall Neighbourhood Plan Review Committee
Barbour Institute, Tattenhall
4th March 2020

PRESENT

Chairman: Iain Keeping
Pat Black, Adele Evans, Andrew Hull.
Ann Wright (Clerk)
Public 1

APOLOGIES

Steve Densley (resident)
Lisa Fearn (Inspire Villages)
Rebecca Robinson (Business)
Peter Weston (Resident)
CW&C Cllr. Mike Jones

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

Pat Black noted her role as trustee of the Barbour Institute.

PUBLIC PARTICIPATION

It was noted that the 5-year monitoring report was a good piece of detailed work.

MINUTES

The Committee approved the minutes of the meeting held on the 6th February 2020.

MEMBERSHIP

No change.

MONITORING REPORT – OBJECTIVE 1

Indicator 1A

It was discussed if no development was allowed adjacent to the settlement boundary would the plan be criticised for not allowing further development, it was noted there are sites within the settlement boundary which can accommodate development in the future, it would also bring the Plan in line with STRAT 9 of the Local Plan.

It was agreed to raise with Catherine Morgetroyd (CW&C spatial planning) whether the settlement boundary equates to the key service centre area of Tattenhall.

It was agreed the group should consider whether to allocate sites for future development for housing and possibly renew energy schemes.

It was noted that once all the existing Plan policies have been reviewed there is a need to identify additional policies for inclusion and it was suggested it was worth reviewing the Ashton Hayes Neighbourhood Plan.

Recommendation

That the policy is amended to read:

Proposals involving up to 30 homes on any one site will be allowed within the settlement boundary of Tattenhall Village over the period of 2010-2030.

Reason for recommendation

i) To comply with STRAT 9 of the Local Plan.

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ii) To ensure compliance with Policy 2 of the Neighbourhood Plan and prevent erosion of gaps between the three settlements of Tattenhall, Newton by Tattenhall and Gatesheath.

iii) To include the findings of Judge Supperstone at the judicial review of the Neighbourhood Plan.

It was noted that the Plan is a positive document.

It was suggested the following amendment be made to the opening paragraph, page 12 of the Plan, last sentence:

*Decision makers and applicants must accept the policies as a **whole** when judging if a proposal would be acceptable i.e. the proposal will be supported if it complies with all relevant policies in the plan.*

Indicator 1B

It was noted that Newton by Tattenhall has had 61 new houses developed and questioned if it would be able of accommodate further development due to the lack of facilities and sustainability. It was noted that 'smaller' developments referred to developments of less than 30 homes.

The policy called for 70% affordable housing on such sites.

Recommendation

It was agreed further input was need on this policy from those living and working in these areas as well as in Tattenhall.

It was suggested the Committee could approach land owners and hold a call for sites to identify possible development sites for allocation.

Members noted the exception site conditions as identified in the Local Plan 2.

It was noted that the Neighbourhood Plan policies had delivered a significant shortfall in affordable housing.

Indicator 1C

It was noted this policy has failed to provide the market houses to meet local market housing need.

Recommendation

That the policy is amended to read:

Provide a mix of homes taking account objectively identified housings needs, especially the needs of people with close connection with the Neighbourhood Plan area, and includes an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.

It was noted that the affordable percentage should read 30% on page 12 of the Plan (not 35%).

It was agreed consideration should be given to allocation of affordable sites in Tattenhall, Gatesheath and Newton by Tattenhall.

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Indicators 1D & 1E

Recommendation

No change.

FUTURE MEETING DATES

NEXT MEETING

Thursday 26th March 2020 at 7.30pm
Boys Room, Barbour Institute.

Ann Wright 04/03/2020