

Minutes of Tattenhall Neighbourhood Plan Review Committee

Held virtually via ZOOM.

9th September 2020

PRESENT

Chairman: Iain Keeping,
Pat Black Sheila Chapman Adele Evans
Caryl Roberts Esther Sadler-Williams, Peter Weston
Ann Wright (Clerk).

Cheshire West & Chester Council

Cllr Mike Jones
Catherine Morgetroyd - Principal Planning Officer Planning Policy
Public 1

APOLOGIES

Andy Freeman, Lisa Fearn.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

DISCUSSION – REVIEW OF MONITORING REPORT

Catherine Morgetroyd raised the following points during a discussion based on the monitoring review.

It was noted that there is no specific guidance or legislation on how a Neighbourhood Plan should be reviewed however it is recommended that a monitoring report is produced, it was noted to date not many reviews of neighbourhood plans have been undertaken.

Ms. Morgetroyd confirmed the prepared report was very detailed and an excellent example of a monitoring report which she has shared with other groups.

It was noted the report was based on a simplified version of the CW&C monitoring reports.

It was highlighted that the government have produced a White Paper¹ which is currently out for consultation which could have a far reaching impact on the planning system as a whole including neighbourhood plans and the process by which they are made and reviewed. The white paper does state that Neighbourhood Plans will be preserved as part of the planning process.

If only minor amendments are made to a neighbourhood plan e.g. correcting words and minor errors these can be approved by CW&C.

Larger changes to the Plan which do not change the nature of the Plan would require consultation, limited examination, and no referendum to be made.

Changes beyond the above will be required to go through the whole process again including a referendum.

¹ <https://www.gov.uk/government/consultations/planning-for-the-future>

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Policy 1

It was noted that Policy 1 is not consistent with the CW&C Local Plan Part 1 as it permits the development of up to 30 homes adjacent to the settlement boundary. As such it was asked if bringing the Plan into consistency with CW&C Local Plan would require a referendum. Plan policy permitting development at Newton by Tattenhall and Gatesheath are also not consistent with the CW&C Local Plan Part 1.

It was noted that Neighbourhood Plans must be consistent with strategic policies of Local Plans. It was noted that the policies of the CW&C Local Plan Part 1 are all strategic, not all policies of the Local Plan Part 2² are.

It was noted that the Committee had not yet consulted on whether more development was supported in these areas by residents.

It was suggested the next step is consultation with the community. It was suggested that any consultation should be as open as possible and be flexible to allow for changes in the planning system rather than stating certain policies will or will not be included.

It was reported that white paper implies that that new housing numbers will be imposed on local authorities by central government.

It was noted that the government is currently undertaking two planning consultations the White Paper plus a consultation on how housing numbers should be calculated, and affordable housing provided.

It was noted that ACRE and CCA have produced a paper on the impact these proposed changes could make to rural communities which will be circulated shortly by CW&C.

It was highlighted that the Plan did not take into account climate change and it was asked if additional objectives could be added to the plan.

It was confirmed new objectives and policy areas can be included and that consultation should be used to evidence these additions. It was noted in terms of the climate policies these would be supported by CW&C having declared a Climate Emergency.

It was discussed that objective 8 which lacks a clear policy may well be addressed by the white paper.

It was suggested that a policy could be included to the plan which seeks the future development of the disused railway between Gatesheath, Frog Lane and Chowley Oak as a cycleway/bridle path and could be included in the consultation along with request for other links which should be developed in that way to be highlighted.

² Guidance on strategic policies in the adopted Local Plan', is available in Step two of the neighbourhood planning toolkit:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/toolkit

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It was discussed if the consultation should go ahead while the new homes at Newton by Tattenhall are not occupied.

Funding

It was noted that funding is available from Locality for the review of Neighbourhood Plans and that there is additional funding for technical support and allocation of sites.

Designated Area

It was noted the Plan area needs to be re-designated to cover the Parish Council area due to changes in the boundary since the Plan was made, noting that this did not impact any neighbouring Neighbourhood Plan areas.

It was believed the re-designation of the area would result in the plan requiring a referendum.

White Paper Consultation

It was agreed that Cllr Keeping would circulate a suggested response to the White Paper which Councillors and committee members could consider before being submitted by the Parish Council.

It was not clear when the government will make changes to the planning system it is expected this will become clear in early 2021, and that Local Authorities will be given only a short time to revise Local Plans as a result of any changes imposed.

Despite this uncertainty it was suggested the Committee should proceed with consultation on possible changes to the Neighbourhood Plan and on areas which should be added to the Plan as information gathered is likely to inform any future consultations on the CW&C Local Plan.

It was noted in addition to the current government consultations the change of use class orders have recently been changed increasing the number of changes of use which can take place as permitted development.

It was noted individuals and groups can respond to the White Paper consultation.

The Chairman thanked Ms. Morgetroyd for attending the meeting.

MINUTES

The Committee approved the minutes of the meeting held on the 23rd July 2020.

NEXT STEPS

To undertake community consultation as discussed. It was agreed at the next meeting the Committee should consider bringing in expertise to assist with the consultation process and look at applying for funding.

FUTURE MEETING DATES

As below.

Meeting closed at 8.16pm.

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NEXT MEETING

Wednesday 23rd September 2020
7.30pm virtually via ZOOM.

Ann Wright 10/09/2020