

Minutes of Tattenhall Neighbourhood Plan Review Committee Held virtually via ZOOM. 28th October 2020

PRESENT

Chairman: Iain Keeping,

Pat Black

Adele Evans

Doug Haynes

Caryl Roberts

Esther Sadler-Williams

Peter Weston

Ann Wright (Clerk).

Lucy Hughes – Cheshire Community Action

Public 1

APOLOGIES

Sheila Chapman, Andrew Hull, Steve Densley.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

DISCUSSION – NEXT STEPS INC CONSULTATION

It was noted the Committee had a number of questions relating to their next steps.

It was noted that the Plan contains policies which are not fully consistent with the CW&C Local Plans and the Committee had considered a number of changes to the Plan and is aware there is a need to consult however they have three concerns:

- 1) Limitations on consultation methods due to the pandemic reducing the number of responses.
- 2) Need to take account the views of new residents who will occupy the 64 new homes at Newton by Tattenhall.
- 3) Impact of the white paper on planning and Neighbourhood Plans moving forward.

Lucy Hughes noted the monitoring report which had been produced was really good and would be very useful.

She asked why the Committee was considering doing a call for sites and possible allocation of sites as part of the Plan review given that Strat 9 covers the majority of the Plan area. It was suggested that there was a desire to preempt the allocation of sites by CW&C as the Local Plan Part 2 had effectively 'forced' 2 sites on to the Community.

It was noted that the Committee had a meeting scheduled with Rob Charnley, CW&C head of Planning in a couple of weeks and would discuss housing numbers and other matters relating to the Neighbourhood Plan.

It was noted the monitoring report demonstrated that the majority of the Plan's policies had been effective.

When looking at green spaces and views it was noted that additional work may be required to justify or evidence the need for these policies as examiners are currently taking a stricter line in these areas and seeking strong evidence that they meet the NPPF criteria.

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It was noted that Tattenhall's Village Design Statement is 11 years old and should be subject to a review and update.

Lucy Hughes confirmed she had been working on the review of Marton's Plan in Cheshire East who are currently undertaking the Reg 14 consultation. A number of responses to the consultation have highlighted the use of out of date evidence. However, she is challenging the need to update the evidence base where policies have not been amended.

She confirmed a number groups are now undertaking consultation but noted the best results are obtained when surveys are dropped off and collected by hand.

It was noted that when the Plan was originally made it was topical due to the pressure in the village from developers and people were aware of it and got involved and that is not the case now and that there was a need to raise awareness of the Plan and the review by producing articles for Tattenhall Online etc.

The possibility of undertaking a 2-phase review was discussed with Phase 1 undertaking minor changes/updates which it was hoped would be accepted without the need for a referendum and then a second phase with more detailed work and consultation.

This would allow time for the changes to the planning system to become clearer.

It was noted that the first phase could be used to highlight the Plan again with residents and to create more interest.

Lucy Hughes confirmed that there would still need to be some consultation of the proposed phase 1 changes and that the evidence in the monitoring report would assist in justifying why policies have been amended or not, noting that Plan Reviews are likely to be challenged by Developers as original Plan making was.

It was asked if CW&C would support a two phased approach, it was suggested that as it is not their Plan and as they are funded to carry out this work it shouldn't be an issue. It was also noted there are no set rules as to how Plans should be reviewed.

It was suggested at this stage if the policies relating to the VDS are not being changed it would not require reviewing as such this could be done as Phase 2 work.

Lucy Hughes confirmed she had obtained advice from both Cheshire East and West whether policies which have not been altered are also subject to examination and it had been confirmed that they were as the Plan policies are examined and read as a whole.

It was highlighted that it was important to recognise the difference between the monitoring which had been done to date and the review and amendment of policies.

It was noted that for a phase 1 review there would need to be new consultation and basic conditions statements and that CW&C would need to undertake a new SEA, Strategic Environmental Assessment.

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It was noted that the Local Authorities seem to be requesting Reg 14 consultations to be undertaken for even minor changes, and that LA's are sending reviews for examination.

It was thought that changing the Plans designated area would result in a referendum but that this should be discussed with CW&C.

It was asked if there was any funding available for undertake a review of the VDS. It was suggested that it might be possible to obtain technical support for this through the Localities Funding as part of the grant funding they offer.

Lucy Hughes confirmed she would contact Localities to see if and how they would fund a two-phase review.

The Chairman and Committee thanked Lucy Hughes for attending the meeting and providing this information.

MINUTES

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

NEXT STEPS

The Committee has the scheduled meeting with Rob Charnley, it was agreed the Chairman would produce a list of bullet points to be considered at the meeting.

It was agreed the Clerk would contact Catherine Morgetroyd to clarify how changes to the Plan would need to be presented and what process needed to be followed.

FUTURE MEETING DATES

As below.

Meeting closed at 7.52pm.

FUTURE MEETINGS

Monday 9th November 12.00pm - Rob Charnley (Head of CW&C Planning) Meeting
virtually via ZOOM

Wednesday 18th November 7.30pm – Committee Meeting
virtually via ZOOM.

Ann Wright 29/10/2020