

Minutes of Tattenhall Neighbourhood Plan Review Committee Held virtually via ZOOM. 18th November 2020

PRESENT

Chairman: Iain Keeping,
Steve Densley
Esther Sadler-Williams
Ann Wright (Clerk).
Public 1

Adele Evans
Peter Weston

Doug Haynes

Caryl Roberts

APOLOGIES

Pat Black, Andrew Hull.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

MINUTES

The Committee approved the minutes of the meeting held on the 18th November 2020.

PLAN REVIEW

It was reported that the Parish Council had agreed to consultations being undertaken noting the constraints currently in place.

It was agreed that the Committee proceed with appointed Cheshire Community Action (CCA) to assist in reviewing the plan and helping to develop a consultation strategy and identify areas to consult on.

It was agreed to review the consultation process followed when the Plan was developed as this could be used as the basis for the current consultation. This had included promotion of the Plan at events, and a survey to every household etc.

It was noted that when the plan was developed the village was under great pressure from developers which raised interest in the Plan.

Members agreed to review the scope document (attached) and consider if additional areas need to be consulted on.

It was noted that it had been suggested to work on the Village Design Statement (VDS) first to raise public awareness of the Plan review to increase the likely level of the consultation responses.

DESIGN CODE

It was noted the current VDS covers the whole of the Parish Council area and that the existing document is far better than the Design Code produced for Upton which is quite generic in its approach.

It was noted that works has already been completed to update policy references in the VDS.

It was agreed to ask CCA to review the document and provide advice on layout and content to create a Design Code.

Esther Sadler Williams left the meeting due to another commitment.

It was agreed that the Committee should not be forced into creating a standard format document.

It was noted that more emphasis is being put on design by the government and that it is becoming more important.

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A query was raised about the figures in the Land Monitor Report for 2019-2020 which showed Tattenhall as only having 158 completed new builds between 2010 and 2019, the Chairman confirmed he investigate this matter further.

FUTURE MEETING DATES

As below.

Meeting closed at 8.11pm.

FUTURE MEETINGS

Wednesday 27th January 7.30pm – Committee Meeting
virtually via ZOOM.

Ann Wright 17/12/2020

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Neighbourhood plan review:

Scope of consultation

Delivery of a housing growth strategy tailored to the needs and context of Tattenhall

- Limit development up to 30 within the boundary rather than within and adjacent?
- Limit development at Gatesheath and Newton? (both to bring plan in line with LP strategic policies)
- Land allocation for development?
- Changes to conditions for development in all 3 communities?
- Change to affordable element from 35% to 30%?

Sensitive development which protects and enriches the landscape and built environment

- No change necessary?

Sustaining and improving excellent local facilities for existing and new residents

- No change necessary?

Strengthening and supporting economic activity

- Strengthen to 'encouraging' rather than 'supportive'?

Seek on-going improvements to transport, to utility infrastructure and to digital connectivity

- Support better cycling provision, such as cycle racks in the village centre and improved cycleways between Newton, Gatesheath and Tattenhall?

Prioritise local distinctiveness in every element of change and growth

- No change necessary?

Protect greenspace, the landscape and support nature conservation

- Support 'green' or sustainable energy projects within the Parish?
- Re-provision of open space?
- Spinney proposal?

Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

- Involve local community earlier in development proposals?

Other

- Additional objectives eg Need to mitigate and adapt to climate change?
- Change to settlement boundary?