

**MINUTES OF THE EXTRAORDINARY MEETING OF TARPORLEY PARISH COUNCIL HELD IN THE TARPORLEY
COMMUNITY CENTRE ON Monday 30th MARCH 2015**

Parish Councillors

Chairman - Ken Parker

Victoria Adshead, Richard Brierley, Elaine Chapman, Gill Clough, Graham Lees, Jeremy Mills, Richard Statham, Andrew Wallace.

Clerk - Ann Wright.

Public - 27

1. Apologies

Cllr. David Press - Family illness.

Cllr. James Blackford - Holiday.

2. Declaration of Interests

Cllr. Brierley declared a pecuniary interest relating to application 15/01036/FUL, 1 The Hawthorns as he lives opposite the property.

Cllr. Mills declared a pecuniary interest relating to application 15/00815/REM, Land rear 3-9 Springhill as he lives opposite the development site.

3. Open Forum

Cllr. Mills raised concerns regarding the height of the land to the rear of Springhill and stated that the levelling of the land was essential to prevent the new development dominating the area. He stated that the view to Beeston Castle seemed to have been reduced.

Cllr. Brierley stated that the garden of 1 The Hawthorns does fall away from the house which is not clear from the plans, he stated the garden is well screened by the hedge and trees and noted he had no objection to the application.

4. Minutes

The Council agreed to defer the approval of the minutes of the meeting held 9th March until the next meeting of the Council.

5. Planning

Resolved - That the Council object to application 15/00700/FUL, Land rear Swallow Cottage, 2A High Street, Residential development comprising demolition of existing outbuildings and the erection of 48 dwellings and associated works on the following grounds:-

That the development site is outside the settlement boundary for Tarporley and is therefore building in the open countryside which would result in the loss of versatile agricultural land.

The development would result in the loss of a heritage asset as the land is crucial to understanding the rural history and setting of Tarporley.

The development would be out of character with its rural setting.

The housing types/styles proposed are 'generic' and do not reflect the high design value of properties in Tarporley.

The development for all the above reason fails to enhance or protect the conservation area.

The development is described by the applicant as an extension to the High Street and as such in contrary to the Tarporley Village Design Statement (published 2003) which states 'No development should take place that would require new access points destroying the important streetscenes'. This policy was reiterated in the Addendum to the Tarporley Village Design Statement published April 2013 which stated 'Proposals for development which need access to the High Street must use existing access points'.

(Please both documents are available at <http://www.tarporley.org.uk/htdocs/publications.htm>)

The proposed access is on a busy stretch of a narrow main road into Tarporley which suffers from congestion and is in close proximity to an existing bus stop.

The proposed development will have a detrimental impact on the ecology of the site and surrounding area in particular it will damage the foraging habitat of bats which roost in a building neighbouring the site. It should be noted for the above reasons the adverse impact of the proposed development would significantly and demonstrably outweigh any benefit, therefore the application should be refused.

Cllr. Mills left the room and took no part in the following discussions.

Resolved - That the Council strongly object to application 15/00815/REM, Land rear 3-9 Springhill, Reserved matters re 11/04261/OUT residential development of up to 100 dwellings on the following grounds:-

The height of the land for the proposed site plus the height of the proposed dwellings is unacceptable as it will over dominate the village of Tarporley at a key southern entrance to the village, this over dominance will have a detrimental impact on the neighbouring conservation area and is contrary to the findings of the Inspector and Secretary of State when considering the outline application.

The application is contrary to condition 3 of the Secretary of State's decision.

Tarporley Parish Council welcomes the following aspects of the development, the reduction in the proposed dwellings from 100 to 95 and the high quality and design of the proposed dwellings, the trim trail and exercise equipment and the retaining of the view of Beeston Castle is illustrated on page 3 of the introduction booklet.

Cllr. Mills rejoined the meeting.

Cllr Brierley left the room and took no part in the following discussions.

Resolved - That the Council submit no objection to planning application 15/01036/FUL, 1 The Hawthorns, Single storey side extension.

Cllr. Brierley rejoined the meeting.

The council agreed to submit the following comments in relation to application 15/00980/DIS, Approval of details reserved by conditions 3, 4, 5, 6, 9, 13, 14, 17, 18, 21, 24, 25, 26 and 27 of planning permission 14/00770/FUL for 18 No dwellings with associated garages, car parking, landscaping, means of access and site infrastructure, Land Rear Of Trap Hill Birch Heath Road Tarporley Cheshire:-

That the installation of white UPVC windows is not acceptable in the conservation area. If UPVC windows are to be installed they should be rosewood to match adjoining properties in Bridgedown/Honeyfields.

That slate roof tiles should be used in the conservation area in line with the village design statement.

The proposed refuse bin collection area is wrongly placed and inadequate for the number of properties.

The transport plan gives no indication where delivery lorries should park when more than one lorry is on site. Due to the narrowness and congestion on Birch Heath Road the management of delivery vehicles is essential particularly due to the proximity of the Fire Station to this site.

6. Brook Road - Community Centre Sports & Recreation Facility

Resolved - That the Council request Groundworks create an indicative plan for both Brook Road and the Community Centre playing field based on feedback from the Parish Plan survey, the Neighbourhood Plan survey, the URS survey and the consultation event held on the 21st March and that the plan be presented to the Council at the April meeting.

It was further agreed the Council will seek nominations for the committee following the April meeting for consideration at the May Parish Council meeting.

The meeting closed at 8.55pm.

The Next scheduled PARISH COUNCIL MEETING is on Monday 13th April 2015, 7.00pm.

Signed

Dated