

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING
HELD IN THE TARPORLEY COMMUNITY CENTRE
ON MONDAY 12th OCTOBER 2015**

Parish Councillors

Chairman - Ken Parker

Elaine Chapman Gill Clough Julie Hall James Kennedy John Millington

Gordon Pearson Peter Tavernor Nigel Taylor Andrew Wallace

Clerk - Ann Wright.

Public - 4 & PC Wayne Thomas.

Apologies

Cllr Jeremy Mills injury.

Cllr Richard Statham unwell.

Declaration of Interests

Councillors noted dispensations granted to Councillors Chapman, Kennedy, Millington, Pearson and Tavernor in relation to the Brook Road sports field.

No further interests were declared.

Public Participation

PC Wayne Thomas stated that an incident report had been circulated in advance of the meeting, in the future the report would focus on the village of Tarporley and would include more detail, it was noted the majority of incidents were of a low level.

The Chairman read a note thanking the Councillors for reception and gift presented to John Macdonald on his retirement as Clerk.

The Chairmen read a note from Cllr Mills stating he had contacted the Community Centre with regard to obtaining a defibrillator for the Hall.

Mr Blackford reported that there had been a meeting of the allotment holders the previous week, they had agreed to change their name to the Tarporley Allotment Holders Association, he stated that the allotment holders had been in agreement that should the village support the proposed development through a neighbourhood development order or right to build referendum the Allotment holders would be prepared to abide by the decision. He suggested that this should be raised with the developer.

It was confirmed that there will always be a need for allotments in the village and there is currently 30 people on the waiting list.

Mr Davies of Millfield Lane raised a number of objections to application 15/03793/FUL, for a 2 bed dwelling at the rear of 21 Park Road, including the poor design of the proposed property in the conservation area and impact on adjacent properties. He thanked Councillors for visiting the proposed development site.

Planning

15/051 Resolved - That the Council submits the following observations for application 15/03793/FUL, construction of detached dwelling following demolition of single garage, land rear of 21 Park Road, Tarporley:-

Tarporley Parish Council **Strongly Objects** to this application on the following grounds:-

The application is contrary to the draft Tarporley Neighbourhood Plan policy TIFC4 E - which states developments should have a minimum of two parking spaces, the proposed development provides one parking spaces and removes the parking space from the existing property, 21 Park Road.

The lack of adequate parking will result in parking on Park Road which is already highly congested and is currently subject to a traffic order to increase parking restrictions to reduce congestion. The Council is concerned that increased parking resulting from the construction of this property could

hinder access to the Cottage Hospital.

Highways Safety, the access to the proposed property is on a bend in the road reducing visibility on an already congested road as such vehicles accessing and exiting the property will cause a significant highways hazard. The application includes no turning area for vehicles resulting in vehicles reversing onto or off Park Road.

In addition vehicle movements associated with the proposed dwelling propose a safety risk to people using the adjacent public right of way.

The application is contrary to the draft Tarporley Neighbourhood Plan policy TEH2 E- which states **'No new separate dwellings should be built in existing gardens in the Conservation Area or in small residential gardens under 1/3 acre (0.12 ha).'**

The application is contrary to the draft Tarporley Neighbourhood Plan policy TEH2 A- which states **'Tarporley's Conservation Area must be retained, and any development within it (whether new or to existing buildings) must preserve and enhance that area.'**

The design of the proposed property which is over intensive development of the site fails to protect or enhance the conservation area.

The proposed application due to its scale and proximity to adjacent properties over powers and dominates neighbouring gardens and also fails to meet standard distance between windows of habitable rooms in neighbouring dwellings.

As such Tarporley Parish Council asks that the application is refused.

15/052 Resolved - That the Council submits the following observations

15/03957/FUL, first floor side extension, 23 Nantwich Road, Tarporley, CW6 9UN, no objection.

15/03781/TPO, Sycamore 1 and Sycamore 2 removal of 20ft from top of crown to allow more light to property. Horse Chestnut removal of 20ft from top of crown to allow more light to property. Cut back overhanging branches of SYC 3, 16 Lime Close, Tarporley, CW6 0TW, no objection.

15/03913/CAT, Fell sycamore and replace with decorative plants/shrubs, 1 Chestnut Court, Tarporley, CW6 0UN, no objection.

The Council noted the planning register page 6 as circulated.

The following Councillors will review planning for the November meeting Councillors Hall, Pearson and Tavernor, and Councillors Chapman, Kennedy and Taylor for December.

Minutes

15/053 Resolved - That the Chairman signs the Minutes, as circulated, of the extraordinary meeting held on 28th September 2015 as a true and proper record.

It was agreed that the Clerk should get the previous minutes file bound at a cost of approximately £100.

Brook Road Sports Field

It was noted that the Brook Road site is now in the ownership of the Parish Council, and a payment of £3,500 is imminent from CW&C towards maintenance of the Field and to help establish the trust which will manage it.

It was agreed that the Clerk should contact Scottish Power regarding relocation of the pole transformer situated in the field.

It was noted that the grass has now been cut on the field. It was agreed the gate to the field needs to be locked and that a private property sign erected to dissuade people from accessing the field. It was also agreed the Clerk should contact the Council's insurance provider to include the field on the policy.

15/054 Resolved - That the Council agreed the amended terms of Reference for the Outdoor Sports and Recreation Committee, page 74 of the minutes book.

Community Centre Field Transfer

Councillor Clough, Hall and Tavernor confirmed they had met with members of the Community Centre Committee, notes on pages 75 to 76 of the minutes book, and had discussed a phased approach to leasing the playing field to the Parish Council, the first phase would look at the parish

council taking the maintenance of the field and the committee will provide the Council with costing and information about the current maintenance. The second phase would look to develop a cohesive approach to managing both the Community Centre field and the Brook Road field, this was seen as a longer term goal. It was agreed the OS&R Committee should consider heads of terms for this.

Lychgate Update

The Clerk reported she had received responses from most of those who had been contacted including the Church, all of who had stated they might be willing to contribute to maintenance depending on the costs and work to be undertaken and a number had also suggested formal parking be introduced.

The Clerk reported that she had received a response from CW&C that it was unlikely that the S106 money could be used to resurface this road or for parking to be enforced as the road is unadopted. It was agreed that the Clerk should contact CW&C about the possibility of the road being adopted and also obtain quotes for sectional patching of the road surface.

Parking Enforcement

Councillors noted the report as circulated which showed parking tickets issues from 1st January until the end September 2015.

Royal British Legion

Councillors noted notes of the meeting, pages 77 to 80 of the minutes book, which took place on 24th September with stakeholders and the developer of the former RBL site, no further information had been received since the meeting, it was agreed the Clerk should request an update from the developer.

The Clerk was asked to see if legal advice could be obtained for the allotment holders regarding if the area could be legally closed off.

Grant Application

The Council considered the grant application from Abigail Webb for the Tarporley's Leading Ladies project, councillors asked for more information on the project including a copy of the accounts to be considered at the Council's next meeting.

It was agreed the Council should review its grant procedure at a future meeting.

Mulberry Place Joint Liaison Group Meeting

Councillors noted the notes of the meeting with representatives of Taylor Wimpey, pages 81 to 84 of the minutes book, the next meeting will be arranged for the end of November.

High School Meeting

It was agreed that there should be a closer working relationship developed with the High School and that the plans for the Brook Road playing field should be presented to the school, it was agreed this should be progressed once the council has had its 'ways of working' meeting.

Neighbourhood Plan

It was noted the Tarporley Neighbourhood Plan has now been submitted to CW&C and the formal consultation is due to start on the 19th October until the 30th November, paper copies will be available at Wyvern House, Winsford, the Old Fire Station, the Health Centre and Library, it will also be available online. The process will also begin in consultation with the steering group to appoint an examiner, it seems likely the examination will take the form of a public hearing. The Clerk had obtained prices from Kirkwell's for supporting the steering group through the examination stage prices quoted were £3580 (+ vat) for a hearing and £1680 (+vat) for written representations. The Clerk will establish if additional money can be obtained from CW&C as part of the front runner status to cover these costs.

Public Footpath Improvements

Item deferred to future meeting.

High Street Planters

Councillors Hall and Wallace agreed to clear the High Street planters.

Christmas Celebrations

Volunteers are needed to help with the Christmas celebrations on Friday 4th December where approximately 10 marshals are needed. Cllr. Chapman agreed to liaise with the Primary School, Cllr Kennedy agreed to contact the Coop and Spar to ask for sweets to hand out. Cllr. Clough agreed to contact the High School to see if they could design a poster for the event and Cllr. Parker agreed to notify the shops.

Accounts

15/055 Resolved - That the Council confirm page 6 of the cashbook as circulated including all payments listed and agreed the following additional payments:-

Ann Wright - Salary £595.33

Royal British Legion - Poppy Wreath £100

Mr J Stewart - Maintenance & Play Area Inspections £276.14

Ann Wright - half cost of SLCC conference £29.40

Councillors reviewed the budget update, it was agreed the finance working group would review and amend the budget before the November Council meeting.

It was agreed that the Clerk should contact the lengths man/street orderly to state the Council will be looking to retender for a number of the roles he performs for the next financial year and that a schedule of work should be agreed for the remainder of the year.

PCSO Funding

It was noted that the PCSO if funded by the Parish Council will cover a wider area than just Tarporley. Chief Inspector Simon Meegan had confirmed that if the Council did not continue the funding that there was a commitment to provide a PCSO to align with each electoral ward, e.g. Tarporley and Oulton ward.

It was noted that the Council has still not received an invoice for the PCSO despite having requested one for the meeting. It was agreed that this matter would be reconsidered at a future meeting once an invoice has been received and Councillors Hall, Millington and Pearson have attended the meeting with the Police and Crime Commissioner at the beginning of November.

It was noted that one of the main roles which needs fulfilling in Tarporley is parking enforcement and that the PCSOs are no longer able to fulfil this since its decriminalisation and that the Council could consider paying for this service through a Community Safety Warden instead of a PCSO.

Note Informal Meetings

Councillors noted the notes taken at the meeting with representatives from Aldi, pages 85 to 88 of the minutes book.

The following report was noted from David Press, footpath officer who had met with Pete Atkinson and Andrew Cooke, director of golf at portal. Subject to agreement with Macdonald HQ, he had agreed to, diversions to paths on the championship course as discussed previously by the PC so that they can be properly sign, gates where paths head to Saplings Lane and on to Eaton Lane, providing signed permissive route around most of the perimeter of the championship course and also a minor diversion where path leaves A49 to skirt boundary of premier course.

The following meeting dates were agreed:-

9th November - Public Art Meeting

26th November - David Wilson Homes/Nantwich Road Liaison meeting.

30th November - meeting with Hollins Strategic Land

It was noted the Website working group had met to start discussions regarding the redevelopment of the website, a specification will be presented at the next meeting to go out to quote.

Meeting closed 10.00pm.

Next Parish Council Meeting
Monday 9th November, 7pm, Tarpoley Community Centre Committee Room.

Signed

Dated

Ann Wright
19/10/15

Tarporley Parish Council

Outdoor Sports & Recreation Committee Terms of Reference

1. The purpose of Outdoor Sports & Recreation Committee (referred to henceforth as the 'Committee') is to oversee the development of Outdoor Sports and Recreation facilities based at the Brook Road field to be undertaken in coordination with the Tarporley Community Centre.
All Committee members must be given a copy of these terms of reference and confirm that they have read, understood and agree to abide by them by returning a signed copy to the Clerk of the Parish Council.
2. The Committee will develop, monitor and review a plan, processes and budget necessary to deliver a outdoor sports and recreation facility at Brook Road that meets identified community needs. In doing so the Committee will work to establish a charitable trust that will manage all activities associated with the development and use of the field. The Parish Council role in the trust will be limited to councillor membership of the trust and that of custodian trustee holding title to the land. Prior to the establishment of the trust all substantive proposals by the Committee will be subject to ratification by the Tarporley Parish Council.
3. The Committee will consist of a maximum of ten persons covering a broad representation of community sporting and recreational organisations that are potential site users. At least three members will be Parish Councillors, one member will be a Community Centre representative and one member will be a non-sporting organisation representative of those dwelling immediately adjacent to the site. No more than one representative or person with close connection to any one outdoor sports or recreational club will be a member of the committee. The Parish Council will agree membership of the Committee. Representatives from Cheshire West and Chester Borough Council will be invited to meetings in a contributing but none voting capacity.
4. The Group shall elect a Chairman and Deputy Chairman from their number, one of which must be a Parish Council member. If the Chairman is not present, the Deputy Chairman shall take the meeting. If neither is present, members shall elect a Chairman for the meeting from amongst their number. A secretary will be appointed to ensure the proper taking of minutes. The quorum for the Committee will be five members at least one of whom must be a Parish Councillor.
5. The Committee will publish agendas, advertise its meetings with 3 days notice, (meetings are to be open to the public) and agree and publish minutes. Copies of the agendas and minutes will be provided to Tarporley Parish Council. A time will be set-aside at the start of each meeting for members of the public to address the Committee.
6. Members of the Committee who have a prejudicial interest in a matter on the agenda must declare that interest and if the interest is of significant pecuniary value to themselves or the club/organisation that they represent then they must not vote on that item.
7. The Committee must solicit views from the broadest range of interested parties including parishioners, outdoor sports, recreational and other organisations.
8. The Chairman, a Parish Councillor Member and the Parish Council Clerk can jointly agree expenditure of up to £100. Expenditure over £100 must be referred to Tarporley Parish Council. For items over £500 three separate quotations must be obtained and the lower selected unless sound justification can be provided for a higher priced quotation.
9. The Committee may initiate working groups for specific tasks reporting back to the Committee. A member of the Committee will normally be a member of the working group. The working group should keep a record of its activities but is not required to publish formal agendas etc.

Informal Meeting with Representatives of Tarporley Community Centre (TCC)

Monday 12th October, 9.30am at Rooks Nest, Common Lane, Tarporley.

Present :-

Tarporley Parish Council- Gill Clough, Julie Hall, Peter Tavernor

Tarporley Community Centre- Tony Yeates, Linda Martin, Anita Langford

Notes:-

This was an initial meeting, to explore the leasing of Tarporley Community Centre field, to Tarporley Parish Council. The following points were raised during discussion:-

Tarporley Parish Council are about to consider the proposal that it should put out to tender the maintenance of the “green” areas in the village e.g. the cemetery, Burton Square, the other garden areas around the village. As part of this proposal the TPC would like to consider taking over responsibility for maintenance and minor improvements to the Community Centre field in the short term.

The current maintenance schedule of the Community Centre field was considered. In order to get best value the field maintenance and improvements could be merged with the other work carried out around the village by the TPC. This is seen as preferable to the TCC, rather than having to apply to the TPC for grants each year.

Consideration was given to the terms of a lease arrangement, between TPC and TCC. It was recognised that the Community Centre was an Independent Charitable Trust and that the ownership of the field could not be transferred to another group, but a leasing arrangement could be achieved.

In the longer term the TPC is interested in the field being leased to the Charitable Trust (or TPC in the interim) which will be set up to manage the Brook Rd sports and recreational area. The lease would be long enough for the new Trust to be able to apply for grants to facilitate the development of the field, including improving drainage. The Trust would also handle the resulting projects, construction and maintenance of both facilities. The terms of the lease would have to fully protect the charitable objectives of the TCC charity. The TCC committee would be represented on the Trust management committee.

Next Steps-

Actions would need to be phased,

The first phase relating to the maintenance of the field is to be actioned straightaway. The TCC was requested to provide historical costs, names and details of the contractors used, and a forecast with costs of what work will be

required in the next few years. The TPC would review the information and look to include the Community Centre field in the maintenance schedule, to be tendered early in spring 2016.

It was also agreed to look at the current insurance schedule for the playground, to see if it could be extended to include the field.

The second phase concerned the operational management of the field and the engagement with plans to optimise the use of the sporting facilities across Brook Road and Tarporley Community Centre. This was seen as a longer term activity.

The meeting closed at 10.45am

**Informal Meeting with Representatives of Tarporley Bowling Club, Tarporley
Allotments, Tarporley Primary School & Developer
Thursday 24th September 2015 - Tarporley Community Centre.**

Present :

Parish Council - Elaine Chapman (Chairman), James Kennedy
Neighbourhood Plan - Michael George
Allotment Association - Bill Harrison, Ken Warburton
Bowling Green - Mike Guest, Clive Wilson
Tarporley Primary School - Kerry Forrester, Gov. Rachel Sims
Cheshire West & Chester Councillor & Governor - Eveleigh Moore Dutton
Enlighten Developments & Landowner - Mike Mattocks
Clerk - Ann Wright.

The following points were raised during informal discussions:-

Mike Mattocks provided a summary of what had happened to date.

He stated he had met with Councillors at the end June and done a short presentation including showing a proposal for the site.

He confirmed that he a report from Saville's (RBL agent) who had had pre application discussions with CW&C about a number of RBL sites including the Tarporley site, the discussions had indicated that CW&C had no objection to the front of the site being developed including the club house and car park subject to layout, scale, landscaping details etc. However they had confirmed building on the allotments and bowling green would be more problematic and that new equivalent or better sites would need to be provided.

The draft neighbourhood plan had highlighted a need for car parking and retirement homes.

The initial plan had been to put a car park at the front of the site by the High Street allowing the school dropping off and picking up point to remain, the layout had not be decided but would have more spaces than the current car park. Land was retained between properties on the High Street and the car park to provide privacy and would possibly provide vehicle access to the back of these properties.

There would then be a number of residential houses.

At the top of the site a retirement development of 30 or so apartments was proposed. The Bowling Green would be lost and allotments retained but reduced in number. It had been envisaged that the allotments would have been gifted to the community in some way.

RBL then forwarded a letter received from the Kerry Forrester Head Teacher of Tarporley Primary School to Mr Mattocks, outlining the need to expand the school, over the last two months there have been a number of meetings with the school, governors and Local Authority Education team and it had been established the school requires 0.55 acre to meet its needs and required standards for space.

As a result a revised plan had been developed allocating the front of the site including where the residential properties were proposed to the school. The retirement development was proposed on the Bowling Green and possibly 6 residential properties on the allotment site. Plus 5 properties between the proposed school land and retirement development. The residential properties proposed on the allotment area would make the scheme financially viable.

It was noted that the site had been purchased from RBL for a fixed price and an overage clause had been put on the allotments and bowling green so if developed further money had to be paid to RBL and this amounted to hundreds of thousands of pounds.

Mr Mattocks confirmed he had had discussions regarding the possibility of obtaining a piece of land (3.5 acres) on a long term possibly 40 year lease off Back Lanes which also has unspoilt views of Beeston Castle to relocate the Bowling Green and Allotments. It was suggested the site was a half mile drive from the current position and could be accessed by foot along a number of footpaths. It was noted the field has services but not drainage. He stressed no decision had been taken and CW&C had not been approached.

Kerry Forrester provided an update on the school's position:-

Historically there had been lots of discussions about expanding or relocating the school. The site is effectively land locked.

The school has a capacity of 210 pupils and currently has 209 on roll, 10 families who live in Tarporley have been turned away since the start of the term, in January 2015 the school had 57 applications for reception and the Local Authority recognised the school needs to grow as such a £2m has been ring fenced for its expansion and there is £250k in S106 funding.

Hence RBL had been contacted stating the need for additional land which would allow the expansion of the school to 1.5 form entry and the creation of a nursery providing full year provision for two year olds. It was noted that many two year olds who are entitled to 30 hours childcare per week are not able to access this provision many of who are vulnerable. CW&C have confirmed it is not an option for the school to relocate and £80k had just been spent replacing the school boiler.

DfE would need to approve the expansion as the school would still not have the right proportion of green space to buildings.

The expansion would create a fit for purpose school hall with class rooms above, the RBL land would become green space/play grounds.

Discussions had taken place about the Done Room being absorbed into the new Nursery and staff transferring however this was not agreed if this was not the case the Done Room would look to meet a different need.

It was noted that it was disappointing that the school had not relocated in 2005 when it had been suggested as the alternative site was bigger and had better access, concern was noted about expanding the school which already suffers from congestion. It was noted this land is no longer available.

It was noted the school expansion needs to be completed by September 2017 when a large number of pupils are predicted.

Mike Mattocks suggested that the Bowling Green could join with another local club and a contribution could be provided to assist with that.

He stated that planning will take at least a year to be processed once approved the development of the site will begin as soon as possible within 2 or 3 months.

It was noted that many people who use the allotments and bowling green would not be able to access the proposed site via the footpaths due to the stiles, it was asked if Mr Mattocks would replace these with gates, he confirmed he would be willing to consider this.

It was noted that a large proportion of land inside the A49 has already got options on it by developers and is therefore not available for relocation of the Bowling green or allotments.

Concerns were raised regarding vehicle access to the proposed replacement site due to the speed and nature of the bypass and traffic having to cross the carriageway. It was noted that there is an agricultural access off the A49 which could be used and that a slip road might be possible but there would need to be traffic calming and possibly a pelican

crossing for pedestrians. It was stated that new traffic lights are being introduced at the Nantwich Road junction any further crossings would reduce the effectiveness of the bypass holding up traffic.

It was asked if the retirement development could be moved down the site allowing the bowling green to be retained and utilised by the new residents. It was stated the retirement dwelling will be 2.5 stories and quite an imposing building so will need to be positioned carefully on the site.

If the Bowling Green was to be relocated this would require not only a new bowling green, but club house, toilets, lighting, the green alone could cost £120,000. The Bowling Club and Allotment representatives confirmed they would fight to retain the status quo and did not want a new facility which could be unusable or unaffordable.

It was noted the Birch Heath site had been approved for a retirement development but is now being developed as houses as the retirement development was not deemed viable, what assurance can be given that all the things promised are provided. Mr Mattocks said he would give his assurance and that the retirement development would be viable due to the demand for this secure lifestyle in Tarporley. A retirement development also lends itself to the site as it has reduced traffic movements.

It was stated that about 70% of the allotments holders are pensioners as are a high proportion of bowlers, and that it seems they are being kicked out to move new pensioners in.

It was asked if there would be sufficient space for parking for allotment holders etc at the proposed site, it was confirmed there would be .

Mr Mattock stated if groups were unable to cooperate with him he would give notice and lock the site and leave the area untouched for 10 years. He emphasised the aggression he had been subjected to by allotment holders and the fact a petition had been started. It was stated that this was not the allotment committee but individual allotment holders.

If the school did not obtain the land the school would expand to 1.5 form entry but the nursery would not be developed leaving a big gap in provision for Tarporley families.

Councillor Moore Dutton encouraged the Allotments holders and bowlers to continue discussions with the developer about possible relocation alternatives even if they are to object to any application submitted.

It was asked why the land is being gifted to the school not sold. It was confirmed that the school does not have the funds to purchase the land as the cost of building on the site will take all the allocated funding, particularly as the school is built on sandstone.

It was suggested that consideration should be given to developing the Oathills Lea which is owned by the Weaver Vale Housing Trust as part of the project.

It was discussed whether the land allocated for affordable homes on Brook Road could be utilised and whether the bowling green could be relocated on the Brook Road site. It was noted that the design for the Brook Road Sports and Recreation field is still being developed but does not include a bowling green and is the result of public consultation and demand and that introducing the bowling green although possible would result in the loss

of a another facility.

Councillor Moore Dutton confirmed she would find the contact for Your Housing and Weaver Vale Housing Trust to see what possibilities there are.

Concerns were noted about the height of the land at the top of the RBL site and what buildings would be suitable for that raised location.

Mr Mattock confirmed he would ask his architect to look at the design and the possibility of retaining the bowling green to enhance the setting of the retirement development. This will be forwarded to the Clerk who will circulate to the group.

Mrs Forrester confirmed the local authority was now carrying out a feasibility study into the proposed scheme and if that is successful there will be a public consultation on the schools expansion in Spring 2016.

Mr Mattock was thanked for attending the meeting and left the meeting.

A general discussion took place regarding the need for groups to continue communicating. It was stressed this was an unprecedented opportunity for the school to expand and that the loss of this opportunity and the school dropping off and picking up point would be detrimental to the whole village.

However it was noted that the loss of the Bowling Green and or Allotments would also be a loss to the village as an intrinsic part of the village and its character.

It was noted there is a need for a retirement development which will allow residents to stay in the village but down size providing more family homes.

Concerns were raised as to how the developer could be held to the promises of building retirement apartments and providing the land and facilities stated, it was noted this can only be done by planning conditions and legal agreements.

It was suggested that it should be asked what age the retirement development is aimed at.

It was noted this is a process of negotiation but the groups should still oppose any application as required.

The Clerk will circulate the response, revised plan from Mr Mattocks when received and that another meeting will then be organised as soon as possible.

The notes will be circulated as soon as completed.

Mulberry Place Joint Liaison Group Meeting
Thursday 17th Sept 2015 at 19.00 at Tarpoley Community Centre

Present

From Tarpoley Parish Council (TPC)

John Millington (Chair), Gill Clough (note taker), Gordon Pearson, James Kennedy

From Taylor Wimpey (TW)

Andrew Craig (North West Business Production Director), Martin Lally (Site Manager)

1. Purpose of Meeting

The agreed purpose was:-

1. To receive updates from TW on the progress of the development
2. To put across any concerns raised by residents & TPC
3. To ensure that the development meets all of the obligations of the Planning Consent, and the promises made by TW at the planning stage.

TPC wished to hold regular with TW. Andrew Craig agreed to seek clarification as requested on any issues raised he couldn't answer.

2. Update on Progress of Construction and Programme for Completion

The two sites to be completed according to their separate timetables, the affordable homes one first.

a) Site of the Affordable Homes

Homes - all built and all occupied.

Block paving part of the roadway – work to start next week and estimated to take 3-4 weeks. Tarmac section of road (on north side of site) to be completed after that.

Gap/extra site entrance in the hedge along Brook Rd– once roadway block paved and tarmacked, hard-core/tarmac to be removed; replacement hedge planted and grass verge, with additional soil, to be re-instated.

ACTION East side of Brook Rd outside the site - Any gaps in the hedge to be filled with hedge plants and grass verge repaired - in accordance with 4.1.23 of Habitat & Landscape Management Plan.

Hedge to be re-instated in front of houses either side of the entrance road to the site, as permitted by Highways to enable the required road visibility display. TW said planting will include section where there is no pavement. (Ref 4.1.23 of Habitat & Landscape Management Plan)

Then affordable home site to be checked by Highways and roads adopted.

Flowerbeds on south side of entrance road need weeding and more bark chippings-

ACTION Andrew Craig to find out who is responsible – TW, the tenant and/or the affordable housing provider.

Kerb to the land with outline permission for affordable homes and sports and leisure land –

ACTION Andrew Craig to check it is installed according to planning permission requirements.

b) Site of the Market Homes

18 homes not completed and the 3 homes, currently used as offices or show homes, not occupied.

The houses in the cul-de-sac on the west of the site to be completed by end of October.

The 2 houses on Brook Rd and 2 houses at the entrance to the middle cul-de-sac to be completed by end on November.

Estimate that the houses in the middle cul-de-sac to be completed by June 2016.

ACTION the neighbours on Brookfield Close to be contacted before TW start building these houses, because they are near to their gardens.

c) Brook Rd

Currently in discussion with Highways about the state of Brook Rd and the pavements and the work to be done. TW expect to repair or replace roadway, pavements and kerb stones outside the sites,

3. Residents' and TPC Concerns.

It was agreed that TW were no longer working outside the permitted working hours of 8 am – 6pm weekdays and Saturday mornings, as they had on some previous occasions.

TW agreed that no construction traffic was permitted to access the site via the Bowmere Rd entrance to Brook Rd.

The brook – to avoid silt etc. getting into the brook during construction work, silt traps of straw bales have been put into the storm water drain before it discharges into the watercourse, on the recommendation of the environment agency. These bales will be removed once building work has been completed.

Responsibility for on-going maintenance of the brook, clearance of vegetation etc. is shared between the house owners and the school. Details and responsibilities form part of the home owners' house deeds.

Access to the brook is available via the drainage easement between plots 36 & 37.

(Ref. Planning Condition 32 and 3.1.4 of Habitat & Landscape Management Plan)

A brick retaining wall on the western edge of the site had to be built at the bottom of the gardens as part of the site's drainage strategy.

ACTION The grass verges on sides of road – Andrew Craig to check who is responsible for their maintenance – the site's management company, CWaC or homeowners. (Ref. 4.1.1 – 4.1.7 of Habitat & Landscape Management Plan)

Hedge between the High School and the site – TW said this had been cut by them as part of its maintenance, and not cut back, and done in agreement with their ecologist, who had only found pigeon nests. TW had paid for part of the metal fence on the school land. The school are the key holders to this fence. The gardens backing onto the school land would not have wooden fences, but the existing hedge

would be retained and enhanced with more hedge plants, scrubs and trees. (Ref. 4.1.22 – 4.1.26 of Habitat & Landscape Management Plan)

ACTION Hedge between gardens of Brookfield Close and the site - TW agreed before any work undertaken on these, it would include consultation with the neighbours.

ACTION Plot 18 (corner plot to back of Brookfield Close) must be built in accordance with approved drawing 20253 P18 S1, which shows the ground level of the plot at 74.55m (900mm below the garden of the Brookfield Close property behind it), a reduced house roof height and obscure glass in the windows facing the neighbouring gardens. To be checked by TW.

ACTION Pumping Station – a blockage had been found which had led to sewage backing up, this had been rectified and the drains washed out. This issue had accounted for the strong smell that was apparent on 16th September. Andrew Craig to establish details of the management company who will maintain this station and provide details for the Parish Council.

Parish Councillors commented upon the poor and untidy appearance of the 2 sites when viewed from Brook Road, which did not compare well with Taylor Wimpey's sites in Tarvin and Cuddington, which had impressive curb appeal in this respect.

4. Compliance with Planning and Approved Drawings/Documents.

ACTION Andrew Craig to seek information about the management company, its creation and role in relation to Condition 2.1.3 of Habitat and Landscape Management Plan, and to ensure compliance with Planning Conditions 9, 11 & 29.

ACTION Wildlife Corridor around Affordable Home Site – this has not been installed as per Section 4.2 of Habitat & Landscape Management Plan, the approved drawings, or Planning Condition 28, nor have the newt tunnels been provided accordingly. Andrew Craig to establish the on-going maintenance of the Corridor and newt hibernaculas, and ensure the work is carried out to ensure the Wildlife Corridor is completed as the submitted and approved details, i.e.:

- Corridor should be 2m wide
- Corridor should be bounded by a 1.2m high timber four rail fence
- Corridor should be planted with native hedge (double staggered row, 4 to 6 whips per metre)
- There should be amphibian tunnels under the estate roads
- There should be two newt hibernaculas

ACTION Bird, swallow and boxes – Parish Councillors regretted that these had not been installed as the houses were completed and occupied. TW to install according to the plans and section 6.1 of Habitat and Landscape Management Plan. It was pointed out that a monitoring regime, in accordance with section 7.1 of Habitat and Landscape Management Plan, should be put in place.

Tree planting around the sites will be undertaken according to the plans from November onwards. Trees refused by home owners, to be planted elsewhere on site.

The fencing in front of the office and show houses along Brook Road will be replaced by Cheshire railings as the site draws to completion and these houses are about to be occupied.

5. Pallets

Taylor Wimpey stated that they had a number of timber pallets, on the site, which might be useful for a village bonfire. John Millington to contact the Scouts to see if they would like them for 5th November.

6. Contact details

Andrew Craig to act as contact for TW and John Millington and the Clerk for the Parish Council.

7. Date of Next Meeting

Early November with an on-site walk about.

**Informal Meeting with Representatives of Aldi
Monday 22nd September, Tarporley Community Centre Committee Room.**

Present :

Parish Council - Gill Clough, Elaine Chapman, Julie Hall, John Millington, Ken Parker (chairman), Gordon Pearson, Nigel Taylor, Andrew Wallace.

Clerk - Ann Wright.

Aldi Representatives - George Brown, Aldi, Joanna Gabrilatsou, planning JLL, Iain Miller, transport consultant Cameron Rose Associates, Sarah Rhodes, architect The Harris Partnership, Emyr Williams - Liberty Properties.

The following points were raised during discussions:-

Aldi are looking to create 10 more stores in Cheshire to take the pressure of existing stores, the nearest existing stores to Tarporley are Tarvin Road in Chester, Nantwich and Winsford.

Tarporley is being considered as it is a sustainable location having been identified as a key service centre with a growing population.

Areas for discussion for the meeting identified by Aldi representatives to include Tarporley's appetite for an Aldi store, why Tarporley is sustainable and where the neighbourhood plan has got to.

It was noted that typical drive to Aldi by customers is 5 minutes, however customers from Tarporley and other villages are travelling 15, 20 minutes to reach stores. Tarporley's population is approx 3000 the majority of which are travelling out of the village to do their 'big' shop.

Aldi stores are modest in size (3 stores fit in 1 Tesco extra) and lend themselves to villages and will help keep the spend local and create linked shopping trips where people visit other shops in the village as well as Aldi as Aldi will not supply everything they need.

Aldi have a regional distribution centre based in Neston, and hope to develop 80 to 100 stores countrywide in the next year. They are community based stores. Postcode surveys done at the Tarvin Road store show a large proportion of customers are from the Tarporley area.

Aldi are at the very start of the process of developing a store in the village, they have identified a site and now want to gain a community view on the idea. They are aware of parking issues in Tarporley and will provide a free overspill car park with easy access onto the High Street.

The Parish Council Chairman confirmed the Council would not be giving an opinion as that would be fed by the community responses to the scheme.

It was emphasised that Tarporley is a village not a town.

The proposed site which CW&C have indicated is their preferred site, in terms of retail planning policy, is a green field off the High Street next to the Church. The site drops down significantly from the High Street.

Parking would include 70 spaces in the free community car park and 100 spaces in the store car park, staff will be encouraged to walk but there will be capacity for staff parking.

Aldi have a strong recruitment policy to recruit locally and each member of staff will have a personal travel plan to reduce reliance on cars. Aldi are a local store for local people staffed by local people.

A store of the proposed size would have 3 deliveries a day plus a dairy delivery, times vary but would reflect the residential nature of the area so might be 7am and 9pm, deliveries are done by a standard 16.5m articulated lorry. Concerns were raised about the curve in the road and lack of visibility which has resulted in accidents in the past. It was stated the visibility at the access would need to be improved and this would improve general visibility around the curve. Also the access would be designed so lorries did not move onto the other side of the road to access or exit the site.

The store would have standard opening hours 8am until 10pm and 10am until 4pm on Sundays.

The store would employ 40 full and part time staff, 1 manager, 3 or 4 assistant managers and a team of deputy managers plus one caretaker, Aldi also run an apprentice scheme. There would most likely be 15 staff in at one time on a Saturday. Each member of staff would have an individual travel plan for getting to work.

It was noted the Winsford store has 76 parking spaces and Tarvin Road 87, although there is a total of 226 available at Tarvin Road.

The store being built at Broughton Park will have equivalent floor space but is a taller more imposing building so as to be noticeable, the new Oswestry store is of equivalent size. The store would be bigger than the Crewe store which is 1140sqm, the proposed Tarporley Store is 1254sqm.

It was suggested any design should include bricks and be well landscaped.

It was noted the brick barn on the site will not be part of the proposed Aldi development site and a 'notional' access has been included on the plans, the barn will be retained by the current landowner.

It was suggested a more sympathetic design would be required, which should be simple but not a pastiche of Tarporley. It was stated the Neighbourhood Plan does not support flat roofs. Any design should take into account the proximity and sensitivity of the Church, grave yard and Manor House and how they relate to the village as a whole.

It was suggested there would be a 90 minutes or 2 hour time limit of the store car park allowing people to shop in the store then go onto High Street although there would be no limit for blue badge holders, the community car park would have no time limit. The average time spent in Aldi is 23 minutes.

The Community Car Park would be protected as a car park for perpetuity and possibly gifted to the Parish Council.

It was noted that the landscaping had not been worked up at this stage in the process but there would be landscaping on all the boundaries. It was noted that the barn boundary would need to be landscaped and maintained.

It was asked why the store had been positioned as it was on the site, this had been done to be less prominent and also provide a blank elevation towards the church etc rather than a shop front.

It was suggested in the light of comments made the design and suggested materials would be revised.

The sign shown on the images was not appropriate for the location.

Concerns were raised regarding the traffic (deliveries and customers) the store would generate and the impact this would have on Tarporley High Street.

It was asked why other out of village brown field sites were not being considered. This was a reflection of CW&C retail policy which identifies High Streets as preferred retail locations.

It was noted that the store would not attract passing traffic due to the by-pass.

It was noted a large proportion of Tarporley residents like Tarporley due to its bespoke, independent shops and have their 'big shops' delivered.

It was stated that the High Street is struggling, once the living wage is introduced this will put more pressure on retailers who are unable to grow their customer bases due to the lack of parking.

It was stated even after further work is done to the design and this is presented to the public Aldi would still be willing to make changes and are willing to listen to the community.

It was confirmed that Aldi had made representations on the Neighbourhood Plan consultation but these had not been site specific. Their comment was that the settlement boundary is too tight and as the population grows there will be a need to provide further services.

It was stated that the Neighbourhood Plan survey had shown that residents did not want a chain retail outlet but preferred a mix of independent retailers.

It was stated that if a large proportion of the community at the public exhibition are against the development, possibly 30% of the 3000 population it is unlikely the scheme would be developed further.

It was asked what impact the store would have on the existing Spar and Coop. It was suggested that there would be little impact as Aldi do not sell branded products (the amount of branded products sold is capped at 5%) and are therefore not in direct competition. It was noted that Neston has an Aldi and Sainsbury's and the town centre is now dead.

It was suggested that alternative sites should also be presented at the public exhibition or consultation.

It was explained the proposed store is bigger than Knutsford as the new stores although selling the same range of products now sell more fresh goods which require fridges that take up more space and have wider aisles to make them a more comfortable shopping experience.

A new Aldi will attract more residents to stay in Tarporley to shop benefitting all the shops, without a draw of that nature and additional parking Tarporley High Street might be dead in five years.

It was proposed that the plans will now be reworked and that there would be a public exhibition in a few months time.

Ann Wright
22nd September 2015