

Tarporley Parish Council Neighbourhood Plan Steering Group

Informal Meeting - Royal British Legion (RBL) Site Monday 29th June 2015 - Tarporley Community Centre.

Present :

Elaine Chapman, Gill Clough, Michael George (Chairman), Julie Hall, Keith Inch, Richard Line, Louise Kirkup, John Millington, Gordon Pearson, David Press, Peter Tavernor, Nigel Taylor.

Enlightened Developments - Mike Mattocks

RBL - Laurence Herring

Savills - Adam Key

Clerk - Ann Wright.

The following points were raised during informal discussions:-

Adam Key gave a brief update of progress made on the site since the club closed at the end of 2014, a lot of thought has been given to how the site is developed and its current uses.

Contracts are due to be exchanged for the site at the end of September.

It was noted that part of the site is brown field but it is within the plans settlement boundary.

RBL will receive payment for the site and if developed will receive additional payments.

RBL reported they had had a large amount of dialogue with allotment holders and the bowling club.

Four key uses had been identified for the site:-

1. Primary school access and parking
2. Parking
3. Housing - retirement
4. Open Spaces - allotments

A plan had been prepared showing how the site might be developed, it was stressed the plan is open to discussion and amendment.

The plan showed parking spaces and access to the school at the High Street end of the site. 13 units were placed further up the site possible aimed at first time buyers.

It was stressed that that these properties must have at least 2 parking spaces each.

The allotments had been reduced in size.

A retirement development (McCarthy & Stone) was proposed (30/40 dwellings) on the bowling green area, these would be for purchase.

Currently approx 38 allotments of varying sizes new area could accommodate approx 30.

The allotment area would possibly be gifted to the local authority or allotments holders committee with a covenant to prevent future development.

RBL have been in discussion with allotment to put in place new lease agreements.

The proposed site road has a bend in it to provide neighbouring properties increased garden areas, some of these residents have allotments.

It was noted that both the bowling green and allotments are protected open spaces in the CW&C local plan as well as the neighbourhood plan.

It was noted that any development on this site could land lock the primary school and prevent its expansion in the future, and that the school's view on expansion needs to be clarified by the school and CW&C.

The Neighbourhood plan could include allocate the site for development and also include a policy of how it should be developed, however this is still subject to discussions.

Ann Wright
23 June 2015