

Tarporley Parish Council

**Informal Meeting with Nial Casselden, CW&C Planning Manager
Monday 22nd February 2016, Tarporley Community Centre Committee Room.**

Present :

Parish Council - Gill Clough, Elaine Chapman, James Kennedy, Ken Parker (Chairman), Gordon Pearson, Nigel Taylor, Andrew Wallace.

Neighbourhood Plan Steering Group - Catherine Egan

Cheshire West & Chester Council - Cllr. Eveleigh Moore Dutton, Nial Casselden Planning Manager.

Clerk - Ann Wright.

The following points were raised during discussions:-

Mr. Casselden reported there had been pre-application discussions with representatives of McCarthy & Stone regarding the former RBL site and also the site identified by Aldi. It was suggested that the examiner's report on the Neighbourhood Plan had strengthened the Green Space protection on the bowling green and allotments.

It was stated the Settlement Boundary policy which had been removed by the examiner had been pivotal to the Neighbourhood Plan.

Clarification was sought on whether this means Tarporley had no settlement boundary or whether the Vale Royal boundary is still in place.

ACTION - Nial Casselden to seek clarification.

It was noted the draft Local Plan Part 2 is expected later this year and will include the revised settlement boundaries.

It was stated that there is no maximum limit to housing as illustrated by recent Davenham appeal decisions.

Policy is the starting point for all planning decisions.

Pre-NPPF negotiations could take place with developers to deliver community benefits along with developments, since the NPPF developers can only be asked to deliver things which make the development acceptable. Any additional benefits offered by the developer cannot be given weight in the planning decision.

It had been suggested by CW&C spatial planning that there was very little desire to extend the settlement boundary by a large amount.

It was noted that drawing settlement boundaries is a complicated process as they need to allow reasonable growth. It was noted that the Parish Council want to be involved in this process.

Tarporley Parish Council

It was noted that inspectors are putting weight on providing extra houses above Local Plan part 1 numbers targets.

It was asked if the Parish Council could be involved in the site allocation process. It was noted that this is a process determined by legislation.

ACTION - Nial Casselden to raise possible parish council involvement with policy management.

It was asked if CW&C could prove a need for retirement properties in Tarporley. It was stated that the developer will need to prove the need. Although it was stated that need is identified in the Neighbourhood Plan. It was noted there is a difference between need and market forces.

A discussion took place regarding the possible development of a new vehicle/bus entrance into the High School off Nantwich Road. It was noted that currently 27 buses pick up and drop off at the School and that the current situation of Eaton Road is dangerous. It was noted that the school would need to prove no loss of playing fields as monitored by Sports England. It was noted that the school will need to raise this matter with CW&C planning.

It was asked if planning officers when having pre-application discussions raise the issue of creating new footpaths. It was confirmed that officers do encourage footpaths and permeability through new developments. However it is complicated by the fact developers do not always control land neighbouring the development site.

Clarification was requested on the expiry date for the outline permission for the Brook road sports field.

ACTION - Nial Casselden to establish date, John Millington to forward information.

It was noted that Parish Council's have a range of permitted development rights on land they own.

Ann Wright
25th February 2016