

Tarporley Parish Council

**Informal Meeting with Representative of McCarthy & Stone
Friday 26th February 2016, Tarporley Community Centre Committee Room.**

Present :

Parish Council - Elaine Chapman, Jeremy Mills, Ken Parker (chairman), Gordon Pearson, Richard Statham, Andrew Wallace.

Clerk - Ann Wright.

McCarthy & Stone - Richard Dean, Land Director North West Region.

The following points were raised during discussions:-

Mr Dean provided some notes as an introduction (attached).

McCarthy and Stone are looking to grow and have been looking for an opportunity in Tarporley where the Neighbourhood Plan has identified a need for older peoples housing.

The site to be discussed is off the High Street (site identified by Aldi) but it was noted as a protected Green Space therefore the proposal would be contrary to the Neighbourhood Plan.

It was noted McCarthy & Stone had also been linked with the former Royal British Legion Site, and that potentially applications could come forward for both sites.

It was confirmed McCarthy & Stone do not have an option yet to buy the site off the High Street but had carried out a topographical survey, some trial pits and undertaken a desktop survey on the site.

McCarthy & Stone build three types of development:-

- 1) Retirement Living - main type of development for those who are 65+
- 2) Assisted Living - providing care and assistance where needed for residents this might be a cleaning service or medical care.
- 3) Ortus - apartments for younger retired people, 55+.

Looking to provide either 1 or 3 in Tarporley.

Buildings would be designed to suit their locations.

McCarthy & Stone are currently lobbying the Government with regard to the need for more properties for the aging population which is growing.

It is estimated that during construction the development will bring in £8.64m into the local economy.

Policy TH5 of the Neighbourhood Plan supports development of housing for old people. It was acknowledged that there was a large amount of demand for smaller

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houses in Tarporley for locals to down size but apartments have not been previously discussed.

It was noted that the Retirement Living apartments are only about 10 or 15% smaller than the average small house.

All properties also have a lift.

Apartments are sold and have a service charge for all maintenance.

It was noted previously the Parish Council had supported an application for retirement properties which were then resubmitted as normal homes. Mr Dean confirmed if it was possible he would be happy to limit any planning approval purely to homes for older people, although it was noted an applicant could apply for something else on the site. It was noted that McCarthy & Stone seek permission for their own company to develop and that they only develop this type of housing, they do not look to sell the land on with planning approval.

It was noted the landowner will retain the barn on the site.

Mr Dean asked if there would be any level of interest or support for this type of development?

Councillors stated they were unable to speak for the Council and that they would want to know residents views before making any comments of support or otherwise.

The proposal would include a community car park of 20 or 30 spaces.

Concerns were raised about the size of the car park, it was stated this could be discussed in more detail and there was a need to balance its scale with its appearance. The location of the car park could also be discussed.

It was noted there had been strong objections to the proposed Aldi on the site on the following grounds:-

Extra traffic it would create on the High Street.

Entrance and exit on a blind corner, noting there has been a significant number of vehicle collisions outside the neighbouring business.

The site is a green space with public views to the open countryside.

It was stated the development would be 2.5 or 3 storey.

It was noted this would still be a very large building compared to others in Tarporley overlooking the graveyard and close to the Church.

Retirement Living properties have 70% parking plus a couple of visitor parking spaces. Ortus developments have 100% parking spaces plus visitor spaces.

It was suggested the community car park could be gifted to the Parish Council.

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It was also suggested a pedestrian path could link to the Lychgate area, Mr Dean supported this if possible.

It was noted if the development was a Retirement Living Development it would have 30 to 35 apartments, if Ortus it would have 25 to 30 apartments.

It was noted that issues surrounding the possible development of the RBL site in Tarporley had damaged McCarthy & Stone's reputation in the village.

It was felt that the development on the High Street site would be better use than the building of a supermarket.

It was thought there may be more support for the development if any development on the former RBL site was withdrawn.

McCarthy & Stone were asked to consider holding a public consultation event to gauge public opinion on the proposal.

It was confirmed there would be no affordable element on the site, instead a contribution would be paid to CW&C to provide affordable housing elsewhere in Tarporley. Mr Dean agreed if legally possible this money could be earmarked for a 'Tarporley Community Land Trust' if created.

Key features of any development would be provision of adequate community parking, preservation of the visible green space off the High Street and retention of views of the open countryside.

The chairman thanked Mr Dean for attending the meeting.

Ann Wright
29th February 2016

Copy of notes provided by Mr Dean.

High Street, Tarporley

26/2/16 1pm, Tarporley Community Centre

- We understand there is a requirement in Tarporley for Housing For Older People, as shown in the Draft Neighbourhood Plan
- McCarthy and Stone are the market leader in the provision of accommodation for older people and would like to develop in Tarporley if a suitable site can be identified.
- McCarthy and Stone benefits:
 - Market Leader
 - Quality 5 Star Home Builder Customer Satisfaction HBF 2015, ten years consecutively
 - Developed over 50,000 apartments since 1977
 - Low maintenance, sense of community
 - Homeowners lounge, guest suite, lift, secure, private car park, handyman service, house manager, emergency call system, peace of mind
 - An Ageing Population Leaflet
- Locations – Draft Neighbourhood Plan doesn't allocate a suitable site to address the need for older persons
- McCarthy and Stone have assessed Tarporley and identified this site as being suitable. However its proposed allocation would prevent this.
- Plans – discuss
- Potential for community parking on site which will improve traffic flow by taking traffic from the High Street
- Delivery of homes would support local businesses, given proximity to shops and also reduce the need to use the car
- Retirement living is not a significant generator of traffic, such as retail or family housing.
- Views of the Parish Council and Neighbourhood Plan Committee? Is there any support for these proposals?

end