

Tarporley Parish Council

Informal Meeting regarding Former Royal British Legion Site. Monday 5th December 2016 - Tarporley Community Centre.

Present :

Parish Council - Gill Clough (GC), Ken Parker (KP) (chairman),
Tarporley Allotments Association Chairman – James Blackford (JB)
Tarporley Bowling Green Vice-Chairman – Clive Wilson (CW)
CW&C Planning Officer – Steven Holmes (SH).
Enlightened Developments – Mike Mattocks (MM)
Richard Lee Project Planning – Richard Lee (RL)
Clerk - Ann Wright.

Mr Lee provided an overview of the current proposals providing copies of a draft plan for the site which included the following information and discussion : -

- Removal of the club house and creation of a car park in that area retaining the access to the school.
- Upgrade access off the High Street (facilitated by the removal of the club house).
- Create a road through the site to access the development, bowling green and allotments.
- Loss of some allotment land
- 12 houses with two off road parking spaces each. Although the number of houses on the plan was only indicative.
- It was confirmed a topographical survey had been done on the site excluding the allotments and bowling green.
- Highways consultants are now looking at the site in detail, re. access, road, and car park and will have discussions with CW&C highways.
- The car park currently has 29 spaces and one disabled space. The proposed car park will retain the same number of spaces the current design being considered will allow vehicles to drive round in a circle rather than having the turn round which will also assist with children being dropped off at the primary school.
- It was suggested that the existing PROW which runs up the side of the site could be incorporated into the site as this would be more user friendly. It was understood the path including hedge is 2m wide.
- **JB** confirmed he had raised this with CW&C planning officer Nial Casselden who was going to investigate ownership of the path.
- It was suggested that some form of footway/pavement would exist at the front part of the site but where the development begins there would be a shared surface for pedestrians and vehicles.
- It was noted a large number of people including children walk through the site to access the High Street and Primary School.
- It was noted that a balance had to be achieved between just developing the frontage of the site and developing more of the site but having to provide more infrastructure plus gifting the allotments, bowling green and car park.
- **JB** stated the pavement provided in the car park for access to the Primary School should be constructed on Primary School land.
- It was confirmed that no detailed discussions had taken place regarding provision of affordable houses on the site, noting that the pre-application discussions are at an early

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stage and that the number of dwellings may change. Discussions are also required with the Conservation Officers about house designs etc.

- **GC** stated the gifting of the car park, allotments and bowling green was very important and that possibly the Parish Council could look to purchase the sites for a nominal fee (£1) so that the Parish Council would own the sites and the current associations could continue to run them. Any agreement would include a covenant to prevent the future development of these areas of land. **MM** concurred with these suggestions.
- **SH** confirmed that planners would want to see the above areas protected from development for perpetuity.
- **GC** confirmed it is a priority for the Council to retain at least the same sized car park as is currently available.
- **JB** confirmed that it is the Allotments Association's position that the land is used as efficiently as possible and that the development of the site makes a reasonable profit, while acknowledging the need to retain parking and the possible loss of some allotments land. The allotment holders would be keen to negotiate ways the land could be better used and the boundary for the allotments could be moved further down the slope towards the High Street and less allotment land lost. He believed the current boundary between the allotments and development was arbitrary and should be based on profitability. He accepted the need to gift land for the car park but questioned whether it was the responsibility of the developer to surface the area, and that allotment land should not be lost to development to fund the car park surfacing.
- **GC** stated if unfinished land was gifted for the car park the Parish Council would be unable to fund its surfacing which would effectively mean the loss of the car park to the community.
- **KP** stated that it was important that the Parish Council can identify the benefit to the community of the loss of the Protected Green Space as stated in the Neighbourhood Plan. He stated that the car park and possible additional spaces would be a benefit to the community as parking is one of the community's highest priorities plus the gifting and future protection the remaining allotments and bowling green.
- **MM** stated although the detail of the proposal may change including the number of houses the area the houses will be built on is 'set in stone' and that the boundary to the car park and allotments will not change.
- **JB** confirmed he would be keen to negotiate of the delivery of affordable homes on the site as if no affordable homes were included the number of properties built could be reduced resulting in the loss of less allotment land.
- **SH** confirmed that affordable homes would only be required if the scheme included 11 or more houses, and that a viability study would only be triggered by the inclusion of affordable housing.
- It was noted that on the previous scheme parking had been included at the top of the site for visitors which would be good for the allotments holders and bowlers to use, the parking was not included in the new scheme. It was suggested that vehicle access could possibly be established to the rear of the bowling green which is currently overgrown to create a members' car park.
- **MM** confirmed he would be willing to meet JB and CW to investigate the possibility of this further.
- It was noted that the design of the dwellings should take into account the flood lights used by the bowling club to prevent them disturbing new residents.

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- **SH** confirmed that the planning officers when considering the application would consider the impact on neighbouring properties including on No. 27 which has little or no rear garden and currently opens out onto the allotments.
- It was also highlighted that if the PROW is incorporated into the site it would mean residents would have vehicles above their rear gardens due to height differences and the removal of the hedge.
- It was noted that due to the height of the site in comparison to neighbouring developments the building of 2.5 or 3 storey properties would be overly dominant.
- **MM** confirmed he was considering 2 and 2.5 storey properties of varying heights and sizes with period appearances reflecting varied styles in Tarporley. It was suggested that the developments adjacent to the Rising Sun Car park and Millfield are good examples of new developments in Tarporley.
- It was confirmed that the gifting of the land would be via an S106 legal agreement the heads of terms of which would need to be presented to the planning committee for consideration.
If the Parish Council is gifted the land they would need to be a signatory to the agreement.
- It was agreed that the Parish Council will consider without prejudice whether it would be happy to be gifted (i.e. sold for £1) the bowling green, allotments, and car park at its January 2017 meeting.
- **SH** confirmed that CW&C planners' priority is that the car park, bowling green and allotments are protected for the future rather than who owns them. Although he stated "gifting" to the Parish Council is the obvious solution.
- **MM** confirmed he hopes to submit a full planning application sometime up to February 2017.
- It was asked if the road would be adopted, MM stated that the first section may be adopted. However due to the expected low usage of the road through the development to the rear of the site, this section may not be.
- If the road is not adopted concerns were raised that in the future the allotment holders, bowling green members and Parish Council could be responsible for contributing to the road's future maintenance.
- **GC** asked whether the notice to quit issued to allotment holders could be rescinded. **MM** stated there are 8 vacant plots to the rear of the site and that discussions could take place for allotments holders whose plots are to be lost to relocate to the vacant plots. He suggested that these discussions could take place in January. It was stressed that these discussions should take place as soon as possible as the plots need to be worked and maintained.
- **MM** confirmed he will need to hold discussions with the Primary School and the CW&C Education team to discuss access for their construction vehicles to the Primary School.

The Chairman thanked Mr Mattocks and Mr Lee for attending the meeting. It was agreed that the Clerk should be the point of contact for Mr Mattocks and that she will circulate information to interested parties.