

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING  
HELD IN THE CRAVEN ROOM, TARPORLEY COMMUNITY CENTRE  
ON MONDAY 9<sup>th</sup> July 2018**

**Parish Council**

Chairman – Cllr Gordon Pearson

Cllr Elaine Chapman

Cllr Gill Clough

Cllr Bill Mather

Cllr John Millington

Cllr Jeremy Mills

Cllr Richard Statham

Cllr Peter Tavernor

Cllr Nigel Taylor

Cllr Andrew Wallace

Clerk – Abigail Webb (minute taker)

Deputy Clerk (Maternity Cover) – Ann Wright

**Other**

CWAC Ward Councillor – E. Moore Dutton

Public - 10

Press - 2

**1. Apologies for Absence**

None

**2. Declaration of Interests**

Dispensations granted to Councillors Chapman, Millington, Pearson and Tavernor in relation to the Brook Road sports field were noted. Cllr Wallace declared an interest in relation to Liberty Property Care Homes and stated he would take no part in the discussion and not vote.

**3. Public Participation**

Parking & Care Home: A resident expressed concerns about the lack of parking in the village and the negative impact this is having on the local businesses.

A resident expressed concerns about parking however felt that a new care home and car park will not resolve the issue. Property similar to Oathills Lea is needed as opposed to a large care home. A resident asked whether a survey had taken place of the Rising Sun to find out how long people are parking there. Several people park their car in the morning and get the bus to Chester. The resident asked whether a parking charge could be introduced if parking for longer than 1 / 2 hours. Cllr E. Moore Dutton responded to say that CWAC are rolling out a consultation across the borough re: car parking charges. Cllr E. Moore Dutton stated that a review of the time limited parking scheme should take place first before considering introducing parking charges.

A resident asked if the car park for the care home will be transferred to the Parish Council, if so, could the Parish Council implement parking charges. Cllr E Moore Dutton stated that a S106 agreement would be drawn up between CWAC and the Parish Council to address these matters. A resident stated that although there will be extra parking in the village if the care home is built, this will bring extra congestion to the village.

A resident expressed concern that if a care home is built, this will encourage other property developers to apply for planning permission to build in Tarporley.

A resident stated a discussion took place many years ago about introducing herringbone parking along Park Road and asked could this be considered again to increase parking spaces close to the health centre. Cllr Clough responded to say that when the Parish Council enquired about the cost to implement this scheme, it was not financial viable.

A resident asked whether the bollards could be moved back at Lychgate Lane to create additional car parking spaces.

A resident stated that he enquired at Oathills Lea re: availability of flats to which he was informed that no new residents were being considered at this time. The resident said that there are 7 empty flats available. Cllr E Moore Dutton said she will make enquiries with Oathills Lea.

#### **4. Minutes of previous Council meeting**

**Resolved 18/492** – That the Chairman signs the Minutes of the Parish Council Meeting held 11<sup>th</sup> June 2018 as a true and proper record.

#### **5. Minutes of other meetings**

**Resolved 18/493** – That the Council approve the minutes of the minute book from page 496 to page 501.

#### **6. Accounts**

**Resolved 18/494** - That the Council approve the accounts and payments as listed on page 59 and 60 of the Cash Book and note the bank reconciliation.

It was noted that the Lychgate Lane costs (resurfacing and bollards) should be removed from the cemetery budget code and put under another heading.

#### **7. Planning**

The Council noted the planning register page 044 as circulated.

**Resolved 18/495** - That the Council submits the following observations:

18/02485/FUL – Creation of additional car parking spaces, Land adjacent to car park of Rising Sun: No objection subject to the delivery of the extra spaces being implemented as early as possible.

18/02366/FUL – Single Storey rear extension, internal alterations and loft conversion, Fern Lea 57 Nantwich Road: No objection.

18/02380/CAT – T1 Maple - fell to low stump. T2 Whitebeam - minor crown lift to 3m. T3 Maple - minor crown lift to 3m. T4 Field Maple - Reduce away from property to give at least 2m clearance. T5 Cherry - Fell to low stump. T6 Cherry - Reduce away from street light to give 45% clearance. T7 Sycamore - Crown lift to 3m. T8 Sycamore - Fell to low stump. T9 Cherry - Reduce crown by 1m. G1 1 Lime and 2 Sycamore stems - Fell to low stump: No objection.

18/01752/FUL - First Floor extension to rear and replacement of conservatory to rear, Rose Mount Farm, Utkinton Road: No objection.

18/02069/FUL – Demolition of existing conservatory and replacement single storey extension, 2 Market Court: No objection.

18/02222/OUT - Demolition of existing barn and erection of 13 dwellings and creation of access, Land at junction of Brook Road and Eaton Lane: Objection.

Tarporley Parish Council has resolved to object to this application in the strongest possible terms. The application completely ignores and is absolutely contrary to the vision, objectives and specific policies of the Tarporley Neighbourhood Plan that was adopted in May 2016. Most notably,

- The settlement boundary is breached
- Already more than the 300 houses required to 2030 are provided for in existing plans
- The application is purely residential and offers no substantial community benefits that might have caused any application to be given special consideration as described in the comprehensive NP

This specific site and application also,

- Has an urbanising effect on the character of Eaton Lane, which is acknowledged to be rural;

- Impacts negatively on the green buffer that the NP identifies around the settlement area, including the views to the south west and south over the wider countryside;
- Takes no account of its impacts on the northern boundary of the Mersey Forest with the local ecology and wildlife (with owls and newts) surrounding a nearby pond and brook. In fact, the application proposes to use the same brook for surface water discharge without any reference to its suitability, ecology and wildlife;
- Unnecessarily extends the southern boundary of what is already an extended ribbon development
- Has the main vehicular access onto a rural lane with a 50mph speed limit and very close to a dangerous bend. This road has seen at least one fatal RTA in recent years.
- Proposes a suburban style access that will change the character of the area, introducing an urban feature to this country lane. This is in direct conflict with a need to protect character, keep a green buffer around the village, and retain natural landscaping as required by the Neighbourhood Plan

In addition, CWaCs own monitoring reports confirming approximately 8 years of housing land supply, and the Local Plan (Part 2) submitted for examination in March 2018 shows there is no need for this sensitive site to be developed outside of the settlement boundary.

The Tarporley Neighbourhood Plan is a robust community-led effort that provides for local housing needs whilst maintaining the special character of the area in a sustainable way. Consequently, this application should not be supported, and the integrity of the NP maintained. Mindful of the importance of the NP for the village, the TPC plans to hold an extraordinary public meeting to gather further input before any Planning Decision in September. The Council will review and amend its comments in the light of that meeting.

**Resolved 18/496** – That the Council hold an extraordinary meeting on Monday 13<sup>th</sup> August to discuss planning application 18/02222/OUT.

## 8. Parking

A meeting has been arranged with CWAC officer Sarah Dobbins for Friday 27<sup>th</sup> July to discuss potential sites for additional parking in Tarporley. A parking report has been produced to identify potential sites where the land owners may be amenable for their land to be used for parking. Cllr Mather informed the Council that Tarporley Community Centre Committee is not objecting to the relocating of the play area to the playing field and additional car parking spaces created in its place. The Council will obtain quotes for work for the design of the new car park and seek guidance from CWAC regarding planning permission.

## 9. Liberty Properties Care Home

Liberty Properties held a public consultation meeting on Thursday 5<sup>th</sup> July and the Parish Council held an extraordinary meeting on Friday 6<sup>th</sup> July to gain the views from members of the public. Since that time, Liberty Properties have answered a number of questions and concerns expressed by members of the public.

**Resolved 18/497** - That the Parish Council is minded without prejudice to give the proposal further and supportive consideration on the basis that specific conditions are met, including the below: That legal assurances guarantee the provision of the community car park with a minimum of 88 vehicles parking spaces and additional motorbike spaces, a care home with a separate staff and visitors car park with a minimum of 23 parking spaces as described in the proposal.

After careful consideration the Council is at this time minded to accept that the proposal does demonstrate 'very special circumstances' as required by Tarporley Neighbourhood Plan (TNP) policy

TEH3, Local Green Spaces, to justify the loss of the green open space and development outside the settlement boundary for the following reasons:

The proposal meets the requirements of the TNP policy TE4, Car Parking which states: *“Proposals for new public car parking facilities within or adjoining Tarporley village centre will be supported in their entirety or as part of new developments on suitable sites where:*

*A. There is appropriate vehicular and pedestrian accessibility; and*

*B. Appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting of the conservation area and nearby historic buildings.”*

The proposal meets the requirements of the TNP policy TH3, Housing for Older People, which states: *“New housing, including nursing homes and older persons accommodation, which is designed to meet older peoples’ needs, either as part of mixed developments or as separate schemes, will be encouraged.”*

The proposal meets the requirements of the TNP) policy TE1, Additional Business Premises and Employment Opportunities which states: *“The development of new businesses and the expansion of existing businesses in Tarporley will be supported, subject to development respecting local character and residential amenity, and the residual cumulative impacts on highway safety and the local transport network not being severe. The regeneration and small-scale expansion of existing business sites, or the sympathetic conversion of existing buildings, for business and enterprise, will be supported.”*

Tarporley Parish Council seeks confirmation of Cheshire West and Chester Council’s Senior Planners that support of this proposal would not in any way weaken the integrity of the Tarporley Neighbourhood Plan policies or would encourage further incursions beyond the settlement boundary.

**Resolved 18/498** - That the Council writes to Fiona Hore (CWAC planning) with information regarding Resolution 18/497.

**Resolved 18/499** - That the Council extends the Council meeting until 9.30pm.

## **10. Councillor Vacancy**

CWAC has confirmed that no election has been called by a member of the public for both vacancies therefore the Parish Council are now able to co-opt 2 members. It was agreed the Council would consider candidates for co-option at its September meeting.

## **11. Ex RBL Site**

The drainage tank has now been installed and back filled underneath the new car park. The latest timescales for the opening of the new car park is mid-August. This is when the Parish Council will take ownership and management of the car park. The Clerk will make enquires with the Insurance Company to ensure that appropriate cover is provided. The Clerk will also contact CWAC to find out what arrangements need to be in place ready to take over the ownership of the car park and to enquire if CWAC would be interested in managing the car park.

The RBL working group will meet in the next couple of weeks to discuss the agreements and lease between the Bowling Club and the Allotments and will bring a proposal back to the Parish Council in September.

## **12. Tarporley Remembers 2018**

The War Memorial books are ready to be sent to the printers and the Tarporley Remembers Team have secured a 3-month extended credit to allow time to sell some of the books to cover the costs. The selling price of the books is £5 and these books should be ready in time for the Carnival. The

challenge for the Tarporley Remembers Team is whether to order 500 or 1,000 books as there is only a difference of £190 between the price.

**Resolved 18/500** – That the Council donates £230 towards the cost of the books if Tarporley Remembers orders 1,000 copies. If after 3 months, there is an issue with lack of funding to pay the printers, an agenda item will be set to discuss this further.

### **13. Village Improvement**

The areas of the village that require additional work are

Eaton Lane – Removal of weeds

Nantwich Road – Removal of weeds

Footpath from Forest Road to Park Road – overhanging branches need cutting back

Forest Road close to under the bridge – overhanging branches need cutting back

Park Road close to Health Centre – trees need cutting back

The clerk will contact CWAC Streetscene team to ask them to address these issues.

**Resolved 18/501** – That the Council extends the Parish meeting until 9:40pm and that the Council move into Part 2 and ask all members of the press and public to leave the meeting.

## **Part Two**

### **14. SP Landscaping**

The Parish Council are still waiting for quotes for work to the cemetery, chestnut pavilion and green car park at the rear of the Rising Sun Car Park. The clerk has contacted SP Landscaping on several occasions to chase up the quotes but is finding it increasingly difficult to communicate with the company. It was agreed the Clerk would write to SP Landscaping informing them that whilst they are very happy with the work that is being carried out in the village, the lack of communication is not acceptable and if it does not improve, the Council will seek quotes from different companies to carry out the work.

### **15. Brook Road**

**Resolved 18/502** – That the Council approves the quote from John Harding regarding Brook Road hedge and grass cutting of the field.

**Resolved 18/503** – That the Council approves the quote from Bowland Ecology for the ecology and other preparatory work however the working group will decide the timing of when this work is carried out.

### **16. Clerk Contract**

It was noted that the clerks' contract is not compliant the relevant legislation and therefore will prevent completion of the CiLCA course.

**Resolved 18/504** – That the Staff Group review the Clerks' contracts for Council approval.

### **17. Christmas Lights**

**Resolved 18/505** – That the Council approve the quote from Northwich Town Council to purchase new lights for 3 Christmas trees and to also dress and install the trees.

With regards to the lights that are dressed on resident's trees i.e. Burton House, Manor House, the Parish Council will ask the Rotary Club / 41 Club whether this is something they would be prepared to do with volunteers from the Parish Council.

***Meeting closed: 9.48pm***

**Next Parish Council Meeting:**  
Extraordinary Meeting of the Parish Council  
Monday 13<sup>th</sup> August 2018, 7pm,  
Tarpoley Community Centre.

**Next Scheduled Parish Council Meeting:**  
Monday 10<sup>th</sup> September 2018, 7pm.  
Tarpoley Community Centre.

Signed:

Dated:

Abbie Webb.