

**MINUTES OF TARPORLEY PARISH COUNCIL EXTRAORDINARY MEETING  
HELD IN THE CRAVEN ROOM, TARPORLEY COMMUNITY CENTRE  
ON MONDAY 13<sup>th</sup> August 2018**

**Parish Council**

Chairman – Cllr Gordon Pearson

Cllr Elaine Chapman

Cllr Gill Clough

Cllr Bill Mather

Cllr John Millington

Cllr Jeremy Mills

Cllr Peter Tavernor

Cllr Nigel Taylor

Cllr Andrew Wallace

Clerk – Delia Cox

Deputy Clerk (Maternity Cover) – Ann Wright (minute taker)

**Other**

CW&C Ward Councillor – E. Moore Dutton

PCSO Kenneth Williamson

Public - 51

Press - 1

**Public Participation.**

The Chairman requested members of the public raise any matters which were not related to planning application 18/02222/OUT, Land adjoining Eaton Road.

Oathill Lea

A resident of Tarporley raised concerns regarding the future of Oathill Lea, stating that residents were very concerned and had not been kept informed by the housing association as to what was going on. Councillors confirmed they had been informed that a review was being carried out by the association and that the results would be available in September.

CW&C Councillor Moore Dutton stated she had contacted Weaver Vale Housing Trust and had emphasized that the Neighbourhood Plan calls for more affordable housing for elderly people and had been told that residents would be met with. She confirmed she would pursue the matter again.

Planning Application 18/00468/FUL - Heesch

The applicant explained that the proposed garage was required as the original garage for the property, which was accessed from the rear was now used by the bungalow which had been granted permission to the rear of Heesch. He confirmed that the current application differed from that submitted in April 2018 as the proposed garage was a brick structure with a slate roof and although still a double garage is 20% smaller and lower than that proposed previously. He hoped the garage would be in keeping with the area and noted it would not be very visible behind the existing high hedge.

Tarporley News

The Council was asked to comment on a letter which was published in Tarporley News on July 26<sup>th</sup>, it was agreed the letter would be emailed to the Council and a comment/response provided.

Oak Tree Close/Woodlands Way

A resident asked the Council to look at the pavement at the junction of Oak Tree Close and Woodlands Way as it had become totally overgrown.

20 mph Speed Limit

A resident reported that the new 20mph speed limits were a total waste of time and money as they were being ignored by drivers. It was noted the introduction of these speed limits had been opposed by the Parish Council and had been introduced by CW&C. PCSO Williamson confirmed the speed limits were not currently enforceable but that he was using speed indicator devices and was stopping vehicles to educate drivers.

### 1. Apologies for Absence

Cllr. R. Statham.

### 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 associate/friend interest in planning application 18/00468/FUL, Heesch as he knows the applicant, he confirmed he would not speak or vote on the matter.

Cllr. Chapman declared an associate/friend interest in planning applications 18/02860/FUL and 18/02861/LBC, 97 High Street as she knows the applicant, she confirmed she would not speak or vote on the matter.

### 3. Public Participation

#### Planning application 18/02222/OUT, Land adjoining Eaton Road

Residents raised the following concerns regarding the application for 13 dwellings on land adjoining Eaton Road.

#### Woodland/Mersey Forest

A resident stated he was pleased with the submission that the Parish Council had already submitted objecting to the application which he believed covered the most of his concerns. However, he noted the plan provided by the applicant omitted to show the woodland bordering the site which is the most south easterly part of the Mersey Forest and is the only woodland within the Tarporley village boundary.

He reported that the woodland is actively managed by those neighbouring the site on behalf of CW&C and the Mersey Forest and is a very precious greenspace. The diversity of the wildlife in that area is sustained by the wildlife corridor along the Brook and includes bats, newts and woodland birds including woodpeckers.

He reported that this area is already under threat from recent developments which have diverted drainage from the Brook. The proposed development would isolate the site from the south, destroying the wildlife corridor.

#### Executive Housing

It was stated that there was not justification for more executive housing.

#### Highways Access

It was stated the highways access onto Eaton Lane was plain dangerous.

#### Neighbourhood Plan

It was stated that should the application be approved it would destroy the Neighbourhood Plan.

#### Eaton Lane

A resident said that spaghetti junction, Birmingham, is safer than Eaton Lane which now has 8 roads exiting onto it, he stated the Lane was an accident waiting to happen every day.

#### Sewerage

A resident of Tarporley for 85 years reported that he was not aware that the sewerage treatment plant had ever been significantly updated and asked how long it would be able to manage the waste going into it. He objected 100% to the application.

#### Parking in Tarporley

A resident of Tarporley described parking in the village as appalling and almost impossible and that this would not be solved by more houses resulting in more cars.

#### Drainage

It was reported in really wet weather rain already flows down the roads, as such until the parking and drainage issues are resolved there should be no more building in Tarporley.

#### Settlement Boundary

It was stated that the application should be objected to on the basis that the proposed development is outside the settlement boundary. As such its approval would be against Localism and would set a dangerous precedent.

#### Affordability

It was asked where the children and grandchildren in Tarporley would be able to afford to live and stated that the continued building was disgusting.

#### Five Year Housing Supply

The Chairman of the Cheshire CPRE (Campaign for Rural England) stated that planning refusal would depend on CW&C having 5 years housing land supply.

#### Availability of Land

It was asked if there is still land available in Tarporley for development. It was noted that there is a small triangle of land owned by CW&C by the sports field which is being developed on Brook Road which has permission for 10 affordable houses which have not yet been built.

It was noted that Tarporley has reached its (minimum) allocation of 300 houses during the local plan period.

#### Green Field

It was clarified that the proposed development site is green field or open countryside rather than green belt. It was noted that there are no green spaces in Tarporley to be enjoyed or dogs walked on, which is resulting in dog fouling on pavements. It was stated developers have no consideration for existing residents and that Tarporley is a cash cow for CW&C. It was stated building should be more spaced out.

#### Parish Council

A resident stated that residents and the Parish Council do care what is built in Tarporley and that he had attended a lot of meetings to oppose developments which are refused by CW&C but that decisions are then overturned by inspectors or the government.

#### Justification

It was asked if any justification had been provided for the application to merit its approval. It was confirmed no justification had been provided by the applicant or anyone else.

#### CW&C Cllr Moore Dutton

Cllr Moore Dutton reported having spoken to planning officers she believed the application was likely to be refused and that in no small part this was due to the strength of the Tarporley Neighbourhood Plan, although the officers had not yet made a final decision.

She confirmed that if the officers were to recommend approval the application would be considered by the CW&C planning committee.

## **4. Planning**

### 18/02222/OUT – Demolition of existing barn and erection of 13 dwellings and creation of access – Land adjoining Eaton Road, Tarporley.

**Resolved 18/506** – That the Council submit copies of all comments received from members of the public, comments raised during public participation and the following additional comments:

That Tarporley Parish Council wishes to submit the following additional comments in objection to the planning application.

1. The Site is neighboured by a significant woodland area which is the most south easterly part of the Mersey Forest and the only wooded area within Tarporley's village boundary. This wooded area is being actively managed on behalf of the CW&C and Mersey Forest to create a valuable wildlife habitat. Approval of this application would irrevocably damage this wooded area by isolating the area from the wildlife corridor which runs along the Brook.
2. In terms of sustainability, the proposed site is the least suitable location for development in Tarporley due to the distance from the identifiable centre of the village. This will result in a greatly increased number of vehicles movements from residents seeking to access shops, and other facilities in the village centre.
3. Village infrastructure and services including sewerage, drains and electricity are already under significant strain with residents reporting increasing water supply problems and power cuts in the village, the proposed development will add additional pressure to these services.
4. It is understood from comments submitted by the Health and Safety Executive that the proposed site includes a national high-pressure gas pipeline which would prevent any development of the site due to the risks to public safety involved.

As such the Council asks that this application is refused.

18/00468/FUL – Double garage to front – Heesch, Eaton Road, Tarporley.

**Resolved 18/507** – That the Council submit the following observations, No Objection.

18/02860/FUL & 18/02861/LBC – Single storey rear extension and loft conversion (resubmission 18/00693/FUL)

**Resolved 18/508** – That the Council submit the following observations, No Objection.

## **5. Former RBL Land**

### 1) Terms for Car Park

It was reported a site visit had recently been undertaken and that the car park was nearly completed although the white lines were not yet down. There were concerns that once the car park is opened parking could prevent lorries accessing the building site where a large amount of soil must be removed. There had already been examples of residents parking across the access causing an obstruction.

It was noted that the car park must be handed over to the Parish Council before occupation of the first property. However it had been hoped it would be handed over in advance of that, in time for the new school year.

The developer has stated they are to submit a request for CW&C to adopt the road into the car park. Initial discussions with CW&C had suggested that CW&C were unlikely to adopt the road. An alternative would be for the whole access road to be owned by those purchasing the new properties via the site's management company which would be responsible for future maintenance.

It was agreed that documents for the transfer of the car park to the Parish Council should take no responsibility for the maintenance of the access road in the future.

**Resolved 18/509** – That the Council formally write to CW&C planning and highways departments requesting that the road be adopted as all works have been carried out in accordance with adoption standards and have been monitored by a qualified clerk of works (at the Parish Council's expense) and that the attenuation tank has been specified by United Utilities. The road and its

future maintenance is essential for the community as it provides access to a public car park, as well as the bowling green and allotments.

**Resolved 18/510** – That the Council formally write to the developer requesting that they proceed with the adoption application for the road, and that once the application has been submitted a meeting is held with the appropriate CW&C officers and representatives of the Parish Council to discuss the adoption process.

It was noted that a large amount of hedge and planting has been removed during the construction works from the boundary between the car park and school and that this area needs to be planted/landscaped. It was agreed the Council seek 3 quotes for this work which needs to be a low maintenance scheme.

## 2) Options for Managing Car Park

It was reported that CW&C could manage the car park and signage. This could be done through a licence or a traffic regulation order, and the Parish Council would not be tied into any future changes to CW&C parking policy, for example the introduction of charging.

The Parish Council will need to consider if parking on the car park should be time limited, and it had been suggested that no over night parking should be permitted. If managed by CW&C any agreed restrictions would be enforced by CW&C as is the case with the Community Centre Car Park.

It was noted that it was unlikely the Parish Council would receive any income from CW&C for the car park.

It was noted that the new car park will make a good shoppers car park and that time limited parking there may be advantageous.

The matter will be considered further once more information is provided by CW&C.

## 3) Leases for Bowling Club and Allotments

It was agreed that legal advice was required as to whether the Council needed to form agreements or leases with Allotment Association and Bowling Club. It was suggested that the Parish Council should look to charge peppercorn rents and that the Allotment Association and Bowling Club take responsibility for running costs including insurance and maintenance.

**Resolved 18/511** – That the Council seek a legal agreement or lease with Tarpoley Allotments Association rather than with individual allotment holders.

It was noted the Parish Council would require sight of and agree with the terms for individual allotments holders.

It was further agreed that a similar agreement be drawn up with the Bowling Club.

It was agreed a working group including Cllrs Clough, Pearson, Tavernor, Taylor and Wallace would go through agreements.

The Clerk was asked to review the Parish Council's insurance requirements in relation to the Bowling Green and Allotments.

It was noted that the hedge along the public right of way on the site needed cutting. Also concerns were raised regarding the path surface and the height of the kerbing (on the access road side of the hedging) above the level of the path, and particularly because the path is used by a large number of elderly people. It was agreed the CW&C PROW Officer be asked to inspect the path, and to look especially at whether soil would fall into the path from under the hedge.

## **6. Car Park Strategy for Tarpoley**

It was noted that CW&C are due to produce a parking strategy for Tarpoley. It was agreed that the Parish Council write to CW&C stating the Council would like to be involved in this process and has a

large amount of information relating to parking in Tarporley and that the newly introduced parking restrictions on the High Street are given time to take effect before the strategy is finalised. It was noted the strategy must take account of the need for all day parking in Tarporley for workers, and it was noted by 7.30/8.00am much of the unlimited parking in the village is taken.

## **7. Benches**

The Clerk reported that the new bench had been damaged by a construction delivery vehicle delivering to The Old Rectory, she was now in the process of making an insurance claim for the repairs which were estimated at approximately £1400.

It was agreed the Council contact the owner of the Old Rectory and ask when the construction works are likely to be completed and that delivery vehicles are instructed to access and exit the site in a forwards direction and where this is not possible the vehicles are guided by a banksman.

## **8. Brook Road Sports & Recreation Facility**

It was reported that over the last couple of months scoping works have been carried out to identify works which need to take place having received planning permission for the field on February 2018 following delays for ecological surveys.

A meeting has taken place with CW&C officers to discuss the provision of the access road and services to the site which is CW&C's responsibility, it was noted that it is likely the Parish Council will need to undertake these works which will be funded by CW&C.

An application had been submitted to United Utilities to connect the land drains to the public sewer, which had been refused as such an alternative way to drain the pitch needs to be identified, possibly the use of a deep bore hole.

A business case needs to be developed on how the site will be managed and run, costs and income as this will have an impact on VAT and how much the Parish Council can claim back during construction.

It was noted the works will need to be phased based on the availability of funding, it was hoped the first phase will include the construction of the access road (funded by CW&C) and pitch, landscaping all of which can only take place following the newt translocation which can only take place between March and October. It was noted that once constructed the pitch will take 12 months to be playable, concerns were raised regarding how public can be kept off the field during this period. These works will be funded by S106 money and any other grants which can be obtained. Further funding will be required for development of further phases including the construction of the changing rooms/pavilion.

## **9. Christmas Lights & Event**

### 1) Update & Future Actions

It was noted that Councillors and the Clerk had met with Northwich Town Council officers to clarify requirements for the Christmas lights. The cost of the lights had been reduced slightly as the number of lights required had been reduced however a number of additional costs had been identified:

Maintenance for trees and lights over Christmas period £450.00

Moving tree stump socket at St Helen's £345.00

Moving a power socket at St Thomas Becket £275.00

**Resolved 18/512** – That the Council approve the above payments.

Cllr. Mills agreed to liaise with Father Joe regarding the location of the socket.

It was noted that the lights on the trees will be strung top to bottom rather than in loops around branches as the branches tend to sag over time.

## 2) Road Closure

**Resolved 18/513** – That the Council approve the Amberon quote for £470 +vat for the Christmas road closure.

## **10. Play Area**

It was agreed that the Council should write to the Tarporley Community Centre Committee to ask if they are support the creation of a play area on the field allowing an extension to the Community Centre car park.

It was further agreed that the Parish Council form a working group with Community Centre representatives and members of the community to develop a scheme for the play area including the youth shelter which will require significant fund-raising efforts.

## **11. Accounts**

### First Quarter Accounts

**Resolved 18/514** – That the Council approve the first quarter accounts (April – June) noting the Lychgate payments (resurfacing and bollards) had been recorded under projects, page 61 of the Cash Book.

### Accounts & Payments

**Resolved 18/515** – That the Council approve the accounts and payments as listed on page 62 of the cash book including:

Tarporley High School	Photocopying (Planning Flyer)	150.00
G Pearson	Reimb. Photocopying (Care Home Flyer)	66.00
G Clough	Reimb. Photocopying	4.00
Shires	Payroll (Month 3)	20.00
Gaskells	Cemetery Bin (June)	15.36
Hunter Williams Media	Tarp Remembers Print Costs Donation	230.00
Tarp Community Centre	Room Hire (June)	55.77
Tarp Community Centre	Room Hire (July)	118.17
NEST	Pension x2	30.40
HMRC	NI/PAYE	105.30
A. Webb	Salary	785.17
D. Cox	Salary	785.17
A. Wright	Salary	205.10
SLCC Enterprises	SLCC Cheshire branch conf. (D. Cox)	25.00
D. Cox	Reimb. Brook Rd field padlock	9.99
D. Cox	Reimb. Lychgate padlock	16.49
J. Stewart	Clean and treat 3 cemetery benches	180.00
Gaskells	Cemetery bin (July)	65.04
John Harding & Sons	Brook Rd field grass cut	120.00
R. Johnson	Lengthsman	695.44
Suez	Final invoice for cemetery bin	89.84

Plus the following invoice received since the publication of the agenda:

Shires	Payroll & maternity funding application	40.00
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## **12. Insurance Valuations**

It was agreed that the Clerk should amend the valuation for the brick bus shelter to cover the cost of rebuilding the shelter should it be destroyed and that the Finance Committee review all other valuations.

It was noted any amendments would only be for insurance purposes and would not impact the assets valuation on the annual return.

***Meeting closed: 9.40pm***

### **Next Scheduled Parish Council Meeting:**

Monday 10<sup>th</sup> September 2018, 7pm.

Tarporley Community Centre.

Signed:

Dated:

Ann Wright  
14-08-2018