

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING  
HELD IN THE COMMITTEE ROOM, TARPORLEY COMMUNITY CENTRE  
ON MONDAY 12<sup>th</sup> NOVEMBER 2018**

**Parish Council**

Chairman – Cllr Gordon Pearson

Cllr Toni Burke

Cllr Gill Clough

Cllr Bill Mather

Cllr John Millington

Cllr Jeremy Mills

Cllr Mark Ravenscroft

Cllr Peter Tavernor

Cllr Nigel Taylor

Clerk – Delia Cox

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

**Other**

CW&C Ward Councillor – E. Moore Dutton

Public - 3

Press - 1

*It was agreed that Ann Wright would act as Clerk for the meeting.*

Cllr M. Ravenscroft signed the acceptance of office before the meeting.

**1. Apologies for Absence**

Cllr E. Chapman – family commitment

Cllr R. Statham – unwell

Cllr A. Wallace - unwell

**2. Declaration of Interests**

Cllr B. Mather confirmed the applicant for application 18/04067/TPO was known to him.

Cllr. M. Ravenscroft confirmed the applicant for application 18/07098/FUL was known to him.

**3. Public Participation**

18/03966/FUL – 30A High Street

A resident of The Close reported that no one on The Close has received notice of this application.

He stated that he welcomed the principle of converting the former bank into 2 residential properties but objected to the current application for the following reasons:

The impact of the rear extension which would dominate the surrounding area.

The proposed first and second floor windows were overbearing and would dominate the vista of the conservation area and were in contrast to the elegant symmetrical design of the property where the windows reduce in size higher up the building.

The loss of 11 trees in the conservation area was unacceptable and it was noted there is no room to accommodate replacement planting.

Plans do not show how the proposed garages are accessed, it was noted the garages are impractical and as such will be rarely used.

The plans do not include any parking for visitors or occupants.

He suggested the proposal required considerable scaling down to make it less dominant in the area and to reduce the visual impact on neighbouring properties.

### Tarporley Sixth Form Coffee Morning

Patrick Savage introduced himself as one of the Head Students at Tarporley High School Sixth form. He reported that that one of the aims of the sixth form students was to strengthen ties with the community and reduce the perception that the students drop litter etc. He stated that Tarporley High School was a brilliant place for the students.

He reported that the sixth form has arranged a Coffee Morning which will be held in Tarporley Community Centre on Tuesday 18<sup>th</sup> December and will be open to everyone to attend, free of charge. There will be tea, coffee and snacks as well as entertainment. He confirmed there will be transport available to those who cannot get to the event.

He requested that the event could be advertised at the Christmas Lights Switch on.

### Parking Issues

It was reported that shop keepers in the village are seeing the positive impact of the time limited parking on the High Street although those whose customers required longer to carryout their business are concerned that they will lose trade over the Christmas period with people parking for long periods while travelling into Chester etc. As such it was asked whether something could be done to prevent this or provide additional parking for the Christmas period.

## **4. Minutes**

**Resolved 18/546** – That the Chairman signs the Minutes of the Parish Council Meeting held 8<sup>th</sup> October 2018 as a true and proper record.

## **5. Actions List**

The Council noted the action list as circulated.

It was noted that the investigations are continuing regarding the CCTV overlooking the Community Centre Car park. It was also reported that an informal meeting will be arranged after Christmas to look at the options and guidelines for installation of CCTV on the High Street, this is likely to be a joint meeting with Tattenhall Parish Councillors who are also looking into this issue.

## **6. Minutes of Working Groups and Other Meetings**

**Resolved 18/547** – That the Council approve the minutes of the working groups and other meetings minutes book from pages 552 to page 553.

## **7. Oathills Lea & Housing Needs Survey (HNS)**

### Drop-in Session

It was reported that the Drop-in session on the 20<sup>th</sup> September had been well attended particularly during the morning. Weaver Vale Housing Trust (WVHT) has confirmed they were collating the results of the surveys completed and will share them with the Parish Council and CW&C. They confirmed the results will be considered alongside the housing needs survey and property stock condition results. As such WVHT confirmed that they do not expect to make a decision regarding Oathills Lea until the new year.

It was also reported that WVHT were meeting with residents of Oathills Lea during this week and were planning to share the drop-in results with them, the deputy clerk had requested the results to be shared with the Parish Council at the same time.

### Housing Needs Survey

It was noted that the total cost of producing, printing, distributing and analysis of the housing needs survey for the Parishes of Tarporley, Rushton and Little Budworth is £5686.50, WVHT and

CW&C had agreed to fund £2300 each, Cllr Eveleigh Moore Dutton had confirmed she would provide £544.00 through her members' budget.

**Resolved 18/548** – That the Council agree to pay £542.50 towards the housing needs survey. The draft survey will be circulated once received from Cheshire Community Action, councillors were asked to respond with any comments asap so the survey can be agreed and circulated. It was noted due to the timescales it may be more appropriate to circulate during the first or second week in January 2019.

## **8. Planning**

### 1) Planning Register

The Council noted the planning register pages 54 to 56 as circulated.

### 2) Planning Applications

#### **18/02579/OUT - Residential development including 4 starter homes**

Ash Hill Stables, Rode Street, Tarporley, CW6 0EF.

**Resolved 18/549** - That the Council submits the following observations:

Object on the basis that:

- the application is outside the settlement boundary and therefore against policy including the Tarporley Neighbourhood Plan as no very special circumstance have been demonstrated.
- the proposed site is on a very busy road, where there have been fatalities in the past from cars pulling out from properties.
- the proposed location is not sustainable as it is unsafe for pedestrians to walk into Tarporley.
- a previous application for planning permission was rejected in 2002. Despite the qualifications in the letter, there have been no changes in circumstances since the original application was refused.
- The application is against CW&C policy and it is understood that CW&C has over 7 years housing supply as such there is no requirement to approve this application.

#### **18/03999/FUL - Erection of loggia & garden store**

Cobblers Cross Cottage, Cobblers Cross Lane, Tarporley, CW6 0DH.

**Resolved 18/550** - That the Council submits the following observations:

No objection.

#### **18/04031/FUL & 18/04032/LBC - Internal alterations & cosmetic refurbishment to ground floor and part first floor inc. Hunt Room. Installation of external decking, trellis & retractable canopy**

The Swan Hotel, 50 High Street, Tarporley, CW6 0AG.

**Resolved 18/551** - That the Council submits the following observations:

Tarporley Parish Council does not object to the proposed internal alterations to The Swan Hotel. The Council does object to the proposed external alterations as this will result in traffic accessing and exiting the car park through the same entrance resulting in congestion on the High Street and the potential for vehicles to be forced to back onto the High Street across where pedestrians are walking.

#### **18/03966/FUL - Change of use of former bank to 2 dwellings, extension to rear & off-street parking**

30A High Street, Tarporley, CW6 0DZ.

**Resolved 18/552** - That the Council submits the following observations:

Tarporley Parish Council does not object in principle to the redevelopment of the building and its change of use

However, the Council objects to the current proposal on the following grounds:

The design of the rear extension is not in-keeping with the conservation area and will not enhance the area by virtue of its size and dominance. The extension will have a negative impact on the development currently being built by Jones Homes on the site known as the Daffodil Field and will overlook at least one property. It will also have a detrimental impact on the 'green corridor' identified as part of the Daffodil field development. The Council also objects to the loss of 11 mature trees on this site which contribute to the character of the area.

The proposal represents over development of the site.

The Council notes the proposed garages are creative but raises concerns that vehicles will exit the site in reverse onto the High Street which is unacceptable.

If CW&C are minded to approve this application Tarporley Parish Council requests the following conditions are imposed:

That vehicle turning space is provided allowing vehicles to exit the site in a forward gear and not reverse onto the High Street.

That trees are not removed and that any trees that are removed are replaced.

That the developer produces a construction method statement which minimises disruption on the High Street and that no contractor's vehicles are permitted to park on the High Street.

#### **18/04174/CAT - Sycamore Tree – Tree Felling**

The Old Red Lion 16 High Street, Tarporley, CW6 0EA.

**Resolved 18/553** - That the Council submits the following observations:

No objection.

#### **18/04067/TPO – Felling Sycamore Tree (T7) in side garden of property**

18 Torr Rise, Tarporley, CW6 0UE.

**Resolved 18/554** - That the Council submits the following observations:

Objection subject to arboricultural report confirming condition of tree and that felling is the only option.

#### **18/04098/FUL – Proposed single storey rear extension**

73 Eaton Road, Tarporley, CW6 0DG.

**Resolved 18/555** - That the Council submits the following observations:

No objection.

### **9. Former RBL Land**

It was reported that there had been a site meeting with the developer earlier in the day and that notes from the meeting would be circulated.

#### Access Road

It was noted the access road was not at an adoptable standard for CW&C which would require street lighting, a pavement and turning circle in addition waste water etc from the houses goes into the drains, which are under the road as a result the road will be the responsibility of the management company.

Access will be managed by a rising bollard; the bowling club and allotment holders will be issued with key fobs to access this area.

Green Box

It was reported the green box on the verge is the power supply for the rising bollard and should not have been installed on the verge which is Parish Council property. In return for the green box being sited in this area it is anticipated that the developer will landscape the area for the Parish Council.

Primary School Boundary

It was reported that discussions regarding the primary school boundary are on-going.

Garden Soakaway

It was noted that gardens to the new properties have their own soakaways and will not go into the car park attenuation tank.

Footpath & Road Levels

It was agreed the developer will address the difference in height levels of the access road and footpath.

Christmas Event Parking

It was confirmed the developer will allow access to the car park for the Christmas event. It was agreed to ask the developer to allow partial access to the car park over the Christmas period. It was noted the handover of the car park is expected mid-January 2019.

Barrier and Bollards

It was noted that the barrier from the path to Torr Rise and the bollards to prevent vehicles crossing the path from the school are of a poor quality, it was agreed this could be addressed at a later date possibly through painting.

Rowcliffe Homes Boundary

It was noted the boundary wall is the property of Rowcliffe Homes. It was agreed the Clerk would contact the Council's insurance company regarding any liabilities for this wall and future damage.

Management Company

It was noted the new management company will be responsible for cutting the hedge on the right of the site in addition to the access road from the High Street to the top of the site, and the barriers and bollards. It was agreed this responsibility must be identified in solicitor's correspondence for future reference.

Affordable Provision

It was noted that the developer will be providing an S106 payment in lieu of affordable housing, this can only be used to provide affordable housing in the first instance in the ward and if that is not possible somewhere in the borough.

It was agreed the Parish Council should write to CW&C highlighting the availability of this funding and that it should be used to develop the identified land on Brook Road for affordable housing.

Car Park Inspection

It was noted that there will be a need to thoroughly inspect the car park which has been used to store construction materials before it is handed over the council for any damage particularly to kerb edges.

**10. Eaton Road/Winsor Avenue Verge Markers**

Highways had confirmed that they could install white verge markers (vergemaster poles) at the junction of Eaton Road and Winsor Avenue and that they would be installed at 2m spacing along the entire perimeter of the verge, as such it was suggested that the Council may wish to consider consulting residents about their installation. It was understood that the markers are installed .6m from the kerb edge and that the cost would be approximately £900.

It was agreed that the deputy clerk should obtain images of the markers and also ask if there were any other alternatives which could be installed.

## 11. Christmas Lights & Event

It was noted that documentation had been circulated to all Councillors including the schedule and risk assessment.

Councillors were asked to confirm if they are available to act as marshals at the event, and also if they know anyone else who is available to volunteer. Volunteers were also agreed to erect and dismantle Santa's grotto.

It was noted that lights and power for the event, particularly for the electric piano, are still being worked on. It was understood the stalls will be located outside the Old Fire Station Chocolate Shop. It was noted that the traffic management plan has been revised at the request of CW&C to include additional warning signage for the road closure on the A49 on the night. Businesses open as usual signs will also be provided.

**Resolved 18/556** - That the Council purchase novelty glow items to a value of £75 for donations for the War Memorial Hospital.

**Resolved 18/557** - That the Council purchase 400 small bags of Haribo sweets at cost of £30.

## 12. Play Area Maintenance

It was reported that the youth shelter roof has been damaged and is decaying. Northwich Town Council had provided some prices for replacing part or the whole of the roof.

It was agreed due to the high price of the replacement roof that the council should review whether the shelter should be removed, and a different shelter located in a less isolated area. It was agreed the deputy clerk should contact the High School Sixth Form to obtain their opinion on the shelter and its location.

It was noted over the weekend of the 3<sup>rd</sup> November the spring car had been broken, the damage had been reported to the police and an incident number obtained. It was agreed not to repair the spring car until the play value report is produced and reviewed.

## 13. Accounts & Payments

### 1) Accounts & Payments

Cllr B. Mather sighted and signed the bank statements after looking at the bank reconciliation.

**Resolved 18/558** – That the Council approve the accounts and payments as listed on page 65 of the cash book including:

Tarp High School	Housing flyer printing	170.00
G. Lees	Reimbursement – Street Plants	110.86
John Harding & Son Ltd	Brook Road Hedge Cut	480.00
Talkabout Publishing	Tarporley Talk	144.00
St Helen's PCC	Hearse House Rental	1078.78
A. Wright	Reimbursement – Laptop PAT testing	10.00
SP landscaping	Grounds, Street & Cem Maintenance (Oct)	1295.40
A. Webb	Salary/Maternity Pay	578.38
D. Cox	Salary	785.17
A. Wright	Salary	444.32
HMRC	NI/Paye	138.05
Cheshire Joinery	Bench repairs	648.00
Chalc	Training – T Burke	35.00
D. Cox	Reimbursement – Ink & Postage	40.55

**Resolved 18/559** – That the Council approve payment of the following invoices received since the publication of the agenda

Shires	Payroll Services	25.00
D Cox	Reimbursement – mobile phone top up	30.00
Cheshire Woodland Arb. Cons	Chestnut tree inspection	300.00
Amberon Ltd	Xmas Road Closure	564.00
Northwich Town Council	Playground emergency repair	188.40
Tarp Community Centre	Room Hire	65.13
R Johnson	Lengthsman	372.75
J Stewart	Graves, fence repairs & grit machine	132.49
Tarporley Carnival	Carnival Road Closure	348.00
A Wright	Reimbursement – Hi Viz Vests x25	86.45
A Wright	Reimbursement – Battery lights for crib	17.98
A Wright	Reimbursement – warning tape	18.86
Northwich Town Council	Jet wash of play area	352.80
Gaskells	Cemetery Bin	84.79

2) Poppy Wreath

**Resolved 18/560** – That the Council purchase a poppy wreath for £50.

3) Chalc Membership 2019-2020

**Resolved 18/561** – That the Council agree membership of Chalc for 2019-2020.

**Resolved 18/562** – That the Council pay the Hall hire for the Sixth Form coffee morning.

**Meeting closed: 9.15pm**

**Next Scheduled Parish Council Meeting:**

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

The Committee Room, Tarporley Community Centre.

Signed:

Dated:

Ann Wright  
13-10-18

DRAFT

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