

Tarporley Parish Council Minutes of Working Groups and Other Meetings

December 2016

	<u>Pages</u>
Informal Meeting with Andrew Jamieson, CW&C 17-11-16	2
Informal Meeting with CW&C Planners 28-11-16	3-4

Informal Meeting with Andrew Jamieson, CW&C.

Thursday 17th November 2016, Tarporley Community Centre Committee Room.

Present:

Parish Council - Gill Clough, Elaine Chapman, John Millington, Ken Parker (Chairman), Peter Tavernor.

CW&C - Andrew Jamieson.

Clerk - Ann Wright, Projects Coordinator Abigail Webb

The following points were raised during discussions: -

- 1) Infrastructure – estimated costs against development.

It was suggested that in most cases doctors' surgeries do not require cross funding and support themselves, they make up part of an active investment market.

Funding for a hospital such as the cottage hospital is different, there are different scenarios which could take place gifting land, gifting hospital building, renting the building etc.

Any developer when offering a facility should be asked to provide a viability study which assesses the return on the properties being developed.

It was noted a government white paper is expected imminently which is expected to put more pressure on local authorities to deliver housing.

- 2) Call for Sites – Letter Contents

It was agreed this should be raised with Fiona Hore at CW&C.

- 3) Car Park – Design and scoping of Car Park

Several contacts were discussed to contact regarding this work.

- 4) Compulsory Purchase- Process and Options

Only the principle authority can undertake a compulsory purchase, however this would need to be funded.

- 5) Entrance to Sports and Recreation Field (Brook Road)

It was believed that the right of access for the sports field should have been included in the transfer document, if not that can be agreed.

Mr Jamieson agreed to investigate funding available to construct the access road noting this would be needed for the future construction of the affordable homes.

Ann Wright
21st November 2016

**Informal Meeting with CW&C Planning Officers
Monday 28th November 2016 - Tarporley Community Centre.**

Present :

Parish Council - Elaine Chapman, Gill Clough, Ken Parker (chairman),
Gordon Pearson, Richard Statham.
CW&C Planning Officers – Nial Casselden & Steven Holmes.
Projects Coordinator – Abigail Webb
Clerk - Ann Wright.

The following points were raised during informal discussions: -

The Neighbourhood Plan (NP) gives green space a high degree of protection, without the NP the allotments and bowling green would have been lost to development.

The current proposal to develop the site retaining the bowling green, relocate the Car Park and retain part of the Allotments.

CW&C confirmed that they 'maybe' able to support the application as it stands, although it was noted Highways have not had enough detail to judge the application.

It was noted that NP policies are the starting point for judging applications but not necessarily the end point as other factors and policies must be taken into account and weighed in the balance.

It was noted that the allotments, car park and bowling green are all on private land.

A possible benefit of the application is that the above would be 'gifted' however no detail has been provided on how or who they could be gifted to. Gifting could protect these assets for perpetuity.

The details of the gifting would be included as a condition in the planning application and would be part of a legal agreement.

It was noted that the legal agreement would need to be agreed before any works took place on the site (permission subject to legal agreement).

It was noted there is still a short fall in housing delivery in Tarporley (very small) as such the delivery of housing is a material consideration.

The planning officers agreed that it would be beneficial if the Parish Council was involved in the gifting decisions and should also be a signatory on any legal agreement.

Planners confirmed they would want any legal agreement to be resolved and finalised as soon as possible and not delay the development, as such any permission would include a deadline by which the agreement would need to be finalised if this was not achieved the application would be refused.

It was suggested that compensation should be provided for the loss of part of the allotments, it was noted there is policy support for this however the applicant may argue that is not possible due to economic or financial viability.

It was noted the applicant must provide a viability appraisal with the application which is scrutinised by CW&C.

It was discussed that the viability of a smaller application would be different e.g. development of the hut only. The officers confirmed that they can only judge what is submitted and not suggest alternative proposals.

It was clarified that the viability appraisal does not justify the scale of the development but determines S106 contributions etc.

It was agreed there would need to be a legal agreement to protect access to the allotments and bowling green.

The detail and standard of the car park would be conditioned including provision for some future maintenance for a limited period.

Clarification was sort regarding what the benefit was to the community when they already have the allotments and bowling green, it was noted these sites although currently used by the public could be closed and no access allowed.

It was noted the draft proposal includes visitor parking which was seen as very important. Officers confirmed that the development will require a minimum of 2 off street parking spaces per house.

It was thought that the developer would seek to have the road adopted by CW&C.

The Pedestrian access to the school would be conditioned in any approval.

It was noted that any development of 10 or more houses is required to provide 30% affordable housing although this was subject to the contents of the viability appraisal.

The Chairman thanked both planning officers for attending the meeting.

Ann Wright
29 November 2016.