

Tarporley Parish Council Minutes of Working Groups and Other Meetings

March 2017

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Tarporley Parish Council Christmas Meeting
Wright Marshall Office
Thursday 9th February
10.30am

Present: Gill Clough, Elaine Chapman, Bill Mathers, Andrew Wallace, Jeremy Mills.
Abigail Webb – Project Coordinator

Review of event

What worked well?

Father Christmas was a success and spent a lot of time with the children.
Stalls had a successful evening.
Queuing around the Number 6 cafe worked well for the safety of the children.
Format of the evening was good.
Great turn out of local residents.
Band/Decibellas was well received.

What did not work so well?

Grotto needs improving.
Not enough marshals.
Risk of people falling off the mound.
Yellow hi viz vests needed for future events.
Lack of donation bucket at grotto.
Glasses from Cheshire Lamont (risk of injury).
Lights on the Chestnut tree – not enough/not equally distributed.

Issues identified from risk assessment

Electrical hazard – more marshals needed on the mound.
Falling hazard on mound – at least two marshals needed specifically on the mound.
Public area/bus stop – bollards used close to bus stop.
Stall holders – need to submit their own risk assessment.
Queue for grotto (close to window at Number 6) – marshall needed by window.

Chestnut Tree Lights

Overwhelming response to chestnut tree lights was disappointment. Not enough lights on the tree and the lights were only placed on the front and side of the tree. No lights were placed on the branches at back of the tree, close to the shops along the Chestnut Pavilion.

Currently signed into a 3 year agreement until Christmas 2018. A meeting to be set up with the Christmas Decorators and the Parish Council to inform them of the disappointment of the lights and to discuss

- ☒ Redistribution of current lights.
- ☒ Cost of additional lights.
- ☒ Option to withdrawn/change contract i.e. continue to rent or purchase lights.

If additional lights are purchased, the Parish Council will look to local businesses to sponsor the extra lights. Sponsors names can be printed on the new carol sheets.

Electrical Supply to Chestnut Tree

Abigail Webb currently exploring options with Cheshire West and Chester and Scottish Power which will allow the Parish Council to access electricity straight from the supply taken from the main source. This will require installing an electrical hub close to the Chestnut tree that the lights can be connected to. If this is the case, other electrical items can use it such as uplights at the base of the tree that can be used all year round.

Action Log

<u>Action</u>	<u>Owner</u>
Ensure fence / hi viz. vests are available for 2017 event	Andrew Wallace
Update risk assessment	Jeremy Mills
Circulate risk assessment	Abigail Webb
Contact Cheshire Lamont re glasses	Abigail Webb
Set up meeting with Christmas Decorators	Abigail Webb
Explore opportunities with electrical supply with Scottish Power/CWaC	Abigail Webb
Update carol sheet	Abigail Webb
Circulate date of Christmas event 2017	Abigail Webb
Approach local businesses re: sponsorship	Abigail Webb
Write to all businesses in September re: late night shopping on christmas event night	Abigail Webb
Ensure agenda item on March Parish Council meeting	Abigail Webb/Clerk

Notes from Meeting with Nat West Bank and Members of the Parish Council on Thursday Feb 23rd 2017 at the NatWest Bank Tarporley

Present

NatWest Bank – Stuart Finnerty, Angela Shirley

Parish Council - Gill Clough, Bill Mather, Jeremy Mills, Peter Tavernor

There had been an 8% drop in foot fall at the bank since the HSBC had closed. NatWest staff explained all they had been doing to help its customers manage their financial affairs once the branch closes in June, and that the customers' issues had been resolved. All the 125 medium size business customers were currently being contacted and no problems had arisen.

Issues raised by the Cllrs

- a) That the Post Office cannot cash cheques for its customers.
- b) That the Post Office had said to one Cllr that they can't handle large quantities of coins, as their safe is too small. Nat West staff said they had visited the Post office and the Post Office had said that handling coins would not be a problem.
- c) The provision of a mobile banking service.

Nat West said that this service is provided in Derbyshire and North Wales and that there was no vehicle capacity to expand the service to Tarporley. Tarporley was considered to be near enough to other Nat West Banks in Nantwich and Winsford, not to warrant a mobile banking service.

Nat West have a Digital Expert Anthony Welsh who visits the bank each Tuesday and Wednesday to help customers set up internet banking. Appointments can be made. Cllrs expressed the view that this service should be advertised throughout the village. Tarporley Talk, Tarporley News and the Country market were suggested as possible means of advertising.

NatWest had created new post of Community Banker, and Rosie has just been seconded to this post, to cover Tarporley and Whitchurch. She is expected to be working in this area by the end of March. She will provide financial health checks but won't be able to undertake over the counter bank transactions. Ideas of where she might be based were suggested, as was the need to publicise this services across the area.

Meeting with Parish Council and Antoinette Sandbach
Monday 13th February
Tarporley Community Centre
10am

Present: Ken Parker, Gill Clough, Andrew Wallace, Jeremy Mills, Richard Stratham, Peter Tavenor, Bill Mathers

Antoinette Sandbach - Member of Parliament

Abigail Webb Project Coordinator

Natwest Bank

During an informal discussion, the following points were noted:

A petition is currently in place to keep the Natwest Bank open. Only around 250 people have signed the online petition. Around 65 signatures were collected at the last Farmers Market.

AS suggested every customer of Natwest in the village should write to the branch stating they will switch banks if the branch closed down. Can the Parish Council start a campaign to ask all Natwest customers to individually write in? - **ACTION**.

AS suggested that TPC should still meet with the Natwest representatives however to change the purpose of meeting them to giving them a list of names of people who will leave the bank.

AW stated that the Natwest Bank is used a lot by farmers and the impact of the closure will have a negative consequence for the whole farming community. AS suggested that the Tarporley Branch should be a Rural Hub bank for all farming communities in the area to use. Cheshire Agricultural Society bank at the Tarporley Branch of Natwest, could they be persuaded to move banks if the Tarporley branch closes down?

There will also be a knock-on effect on people not coming into Tarporley to visit the bank and a reduction in trade on the High Street.

PT asked whether a Freedom of Information request can be applied for to the Natwest to ask about the amount of footfall at the branch – **ACTION**.

If the branch does close down, proper transitional arrangements need to be put in place by the Natwest for their customers i.e. provisions at the Post Office confirmed. PT also asked whether there would be an opportunity for the Natwest to have some limited provision in the village such as a counter in the Post Office a couple of days a week or a coffee shop/resource unit whereby a mobile counter would be available.

Services available from the Post Office:

1. Cashing of cheques subject to prior written approval being received from the bank concerned. If necessary, customers can arrange this one-off approval before the branch closes. In effect this bypasses the need to use pin numbers.
2. Bank cheques if they are accompanied by completed paying-in slips. Books of paying-in slips are available from banks.
3. Accept paper money and electronically credit customer accounts at the time of deposit.

A survey on Facebook showed that 67% of people who responded stated that they would consider

moving banks. This information needs to be shared with the Natwest Bank.

The opportunity for another bank or Building Society may be one way to resolve the issue. AS stated that if the Parish Council write to her, she would be happy write to the Chief Executive of Nationwide to inform them of a potential opportunity in the village - **ACTION**.

Royal British Legion

No planning application has been submitted yet.

The allotment and bowling green have been registered as a community asset. Can this be done for the car park?

AS suggested that the Parish Council need to know what the collective view of the Allotment and Bowling Green committee is – **ACTION**.

The question was asked whether if the Parish Council agree to the planning application, will this undermine the neighbourhood plan?

AS stated that the minister has recently changed and the focus is very much on housing needs. The Housing Bill is about to receive Royal Assent shortly and this will hopefully strengthen the neighbour plans.

AS stated that she would speak to key allotment committee members to discuss this further.

AS suggested that until the Parish Council have to see the full planning application, they should reserve the right to comment on it. AS said we must ensure that an outline application form is not submitted as this will provide an opportunity for details to be changed once planning permission has been granted.

AS suggested that we write to Mr Mattocks and ask him to confirm his offer. Also, a fully binding legal agreement should be in place between the Parish Council and Mr Mattocks before the planning application form is submitted so that no changes can be made. - **ACTION**.

AS informed the group that she is not able to call an application in unless there are 25 houses or more so on this occasion, she will not be able to do this.

Close.

Meeting with members of Tarporley Parish Council and Hollins Strategic Land

Present: Parish Council – Ken Parker (Chairman), Gill Clough, John Millington, Gordon Pearson, Bill Mather, Andrew Wallace. Hollins Strategic Land (HSL) – Matthew Symons. Project Co-ordinator – Abigail Webb.

Matthew Symons provided a brief overview of the history of the first planning application to build 100 houses on the fields off Rode Street. This was refused in June 2015 on 4 accounts: – 1. Landscape 2. Heritage (Salterswell) 3. Highways 4. Contribution (£106)

After taking advice from HSL Barrister, a landscape and heritage expert, and being made aware that CWaC could demonstrate they had a 5 Year Housing Land Supply, a decision was made to withdraw the appeal against the planning application refusal.

After reviewing the Local Plan Part 1 and Part 2, a new scheme had been developed which HSL believed would be more suitable for Tarporley. It was noted that HSL has not consulted CWaC about this new proposal.

The new scheme would provide 20 family homes, 10 affordable homes, 12 apartments for over 55's,

20 bungalows. This was a total of 62 properties as opposed to the earlier application of 100 properties

(see attached map).

The proposed scheme included more green open space and the site had been planned carefully to ensure that the view from Utkinton Road/ Burton Road was unspoilt by the provision of bungalows at the top of the site instead of houses.

MS said that the additional provision of properties for the over 55's was a considerable community benefit. GC stated that property for older people was not on the list of community benefits that had been developed by the Parish Council. Additional car parking and a new medical centre were of higher priority for Tarporley.

JM stated that another landowner/property developer was interested in developing a medical centre on a piece of land off Forest Road. However there had been no progress/update on this for a number of months.

MS stated that Andrew Laing had written to the surgery last year, but HSL had not heard back from them. GC mentioned that the surgery was very receptive to new sites and had also applied to Central Government for funding to relocate. MS stated that the financial director may be less keen to pursue the option of building a medical centre but noted this point.

BM raised the issue that it may not be appropriate for a medical centre to move out of the centre of the village and to the edge of the village, even if it was on a bus route.

JM stated that there are only about 2 houses away from the at least 300 new dwellings figure in the Local Plan for Tarporley. Although this new scheme sits outside the settlement boundary and the Parish Council would consider their application, there would need to be a considerable community benefit i.e. car parking, allotments, play area and/or a football pitch. The Councillors present did not think that the new scheme was of significant community benefit to be compliant with the requirements of Neighbourhood Plan, to allow the building of houses outside the settlement boundary.

It was suggested a park and ride car park for workers and possibly a football pitch just off Rode Street could make the application more desirable. Discussions also suggested that a play area on the green open space close to Utkinton Road would be a community benefit because there was a lack of play area provision in the north end of the village.

It was suggested that additional land for allotment would also be classed as a community benefit and this was something that HSL may want to consider should they progress their planning application.

It was noted that although the Parish Council are consulted on planning applications and CWaC do pay attention to the views of the Parish Council, ultimately it would be down to CWaC to approve or reject any new planning application. To that end, it was suggested that HSL should contact CWaC with their new proposal to discuss this further.

Informal Meeting with CW&C Strategic Planning Officers Thursday 17th February 2017, The Crown Hotel, Tarporley.

Present: Parish Council – John Millington, Gordon Pearson, Peter Tavernor (Chairman), Nigel Taylor. CW&C Planning Policy – Lyndsey Jennings, Rosie Morgan. Clerk - Ann Wright, Projects Coordinator - Abigail Webb

The following points were raised during discussions: -

Background The Neighbourhood Plan's key thrust was to establish a tight settlement boundary to force developers to come up with schemes with significant community benefit to come forward to allow any development outside the settlement boundary. Several developers/landowners have met with Councillors to discuss possible schemes already. Councillors have also met with Fiona Hore and Andrew Jamieson from CW&C to discuss ways the Council can encourage schemes to come forward which the Community can support and will bring with them much needed infrastructure improvements not purely more housing.

Policy & Process It was noted that any scheme which comes forward must be compliant with the CW&C Local Plan and the Tarporley Neighbourhood Plan. In the first instance schemes outside the settlement boundary are against policy. It was noted that the Neighbourhood Plan allows for schemes outside the settlement boundary if they demonstrate significant community benefit. Such schemes would still be contrary to CW&C Local Plan policies (Strat 9), planners would need to consider if the benefits of the scheme would outweigh the harm. It was suggested a Neighbourhood Development Order (NDO) could provide a route for a scheme to go forward, and through a formal process allows the Community to approve a development through a referendum. It was noted the NDOs follow a similar process to Neighbourhood Plans with formal consultation stages, examination, and referendum. It was suggested that the Council should look to write to all landowners and interested parties outlining the following: -

- Explaining the current position, that the Neighbourhood Plan has been adopted, that Tarporley is near its housing allocation and that the Council is not seeking to relax the Neighbourhood Plan
- That the Council is looking for creative schemes which will delivered identified infrastructure and facilities that will benefit the community and that the community can support.
- That the scheme might be developed through a NDO.

It was noted that the Neighbourhood Plan includes policies for the relocation of facilities outside the settlement boundary. It was noted that developments which go through the NDO process still need to comply with policy and that this covered by the examination. It was emphasized that the Council is not looking to open the door to large housing developments but is looking for schemes of significant community benefit and is seeking to gain some control and influence over what schemes come forward. It was noted that the Neighbourhood Plan identifies the need for infrastructure, and the plan's approval provides a mandate to undertake this process. It was noted there is also the option to review and amend the neighbourhood plan parallel to the NDP process to support a scheme.

It was noted that additional work is being done by CW&C on site allocations as part of the Local Plan Part 2, the 2014 Call for Sites results have been reviewed and updated and are due to be reported the CW&C working group at the end of February, it hoped maps will be finalised and available by the end of March. The publication draft of the plan is expected in

summer 2017.

Letter & Advertising It was noted that Council wants to make the process as open as possible and to avoid challenge in the future. As such it was agreed that letters should be sent to all landowners, agents and interested parties. It was agreed that CW&C would provide a list of such contacts as was used in the Neighbourhood Plan. It was also noted the letter should be advertised through the local media and on the Council's website. It was noted that the letter must clearly state what the Council is hoping to achieve and be specific e.g. to increase car parking capacity by X number of spaces.

Assessment of Schemes It was identified that there would be a need to assess different schemes, it was noted that two schemes were unlikely to be very finely balanced when looking in detail at the scheme, considering site specifics including ecology, access etc. It was noted any scheme going through the NDO process will need to be considered in that level of detail.

Summary

- The Council needs to review CW&C Local Plan Part 2 site allocations and consider their impact on Tarporley and this process.
- That the Council should move away from a call for sites model to a call for schemes process that delivers specific infrastructure and facilities possibly through a NDO process rather than planning, noting that it may be more appropriate for small schemes to go through the regular planning process.
- That the Council needs to hold discussions with other stakeholders to discuss if they are happy with this process and with items identified as being of community benefit including the medical practices.
- That the process must be open and transparent.
- It was agreed that the Council would be sent information on the NDO process and

examples where other communities have called for schemes or sites. The Chairman thanked all for attending the meeting.