

Tarporley Parish Council Minute Book

Committees, Working Groups and Other Meetings

Presented at the March 2019 Meeting

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**Notes of meeting with Tilstone & Tiverton Fearnall Parish Councillors.
11 February 2018, Tarporley Community Centre.**

Present:

Tarporley Parish Council (TPC): Cllr Toni Burke, Cllr Gill Clough, Cllr Bill Mather, Cllr Gordon Pearson, Ann Wright (Deputy Clerk)

Tiverton & Tilstone Fearnall (T&TF) Parish Council: Cllr. Gordon Ibbotson, Cllr. Ray Mould, Cllr. Leanne Vimalachandran, Carol Weaver (Clerk).

Purpose of meeting: To Discuss Highways Issues & Red Fox Traffic Lights

Cllr. Mould, Chairman of Tiverton & Tilstone Fearnall Parish Council provided the following information:

There have been frequent accidents at the Red Fox traffic lights and residents believed it would be a matter of time before there was a very serious or fatal accident at the junction.

As such T&TF have lobbied CW&C to take action for a number of years, roughly a year ago CW&C confirmed they were undertaking works to alter the junction creating a separate lane for going straight on or turning right when travelling between Tarporley and Nantwich.

They had refused to include a pedestrian crossing at the lights for those walking to Tarporley or using the bus stop there but an island will be created as part of the changes which should make crossing easier. It was noted some of these works have already started with some ducting being installed underground on Eaton Road.

T&TF had requested a speed limit assessment of the road from the Cheshire East boundary to Tiresford Cottage, the assessment has recommended a reduction of 50mph, although T&TF would have wanted a lower speed limit, they have agreed the 50mph. The cost of the speed limit reduction is £4k of which they have been asked to pay 50%.

They confirmed they had also requested a speed camera at the junction which has been refused by CW&C.

As such T&TF requested that TPC consider providing some funding towards the speed limit reduction.

It was agreed TPC would consider the request at the March Parish Council meeting.

Ann Wright
13-02-19.

**Notes of informal meeting with Chair of Tarporley War
Memorial Hospital Board.
13 February 2018, Tarporley War Memorial Hospital.**

Present:

Tarporley Parish Council (TPC): Cllr Gordon Pearson, Ann Wright (Deputy Clerk)

Tarporley War Memorial Hospital: Chrissy Lees Jones (Chair of Tarporley War Memorial Hospital Board).

Purpose of meeting: To Discuss Forest Road Proposal

It was noted that 2019 is the Hospital's centenary year and the board of trustees want to use the year to raise funds and raise awareness of what services the Hospital offers and also to have a community discussion as to what services the hospital should provide in the future.

It was noted there are 14 trustees who are volunteers and give up their time to help run the Hospital.

In terms of the proposal to develop the Forest Road site the Hospital Board supports the Doctors in whatever decisions they make including if they move to a new site.

It was recognised that the proposed development has a number of potential benefits for the community as a whole.

In the short-term the Hospital is not looking to relocate and is focused on improving and extending current provision while maintaining excellent standards of care. In the medium to long term the Hospital may find itself in a position where it would be an advantage to move.

Ann Wright
13-02-19.

**Notes of informal meeting to discuss initial housing needs survey results.
20 February 2019, Tarporley Community Centre.**

Present:

Tarporley Parish Council (TPC): Cllr Toni Burke, Cllr Gill Clough, Cllr Jeremy Mills, Cllr Gordon Pearson, Cllr Mark Ravenscroft, Ann Wright (Deputy Clerk)

Weaver Vale Housing Trust (WVHT):
Toni Reed.

Cheshire West & Chester Council: Rachel Rens Housing Policy Officer, Ward Councillor Eveleigh Moore Dutton

Cheshire Community Action: John Heselwood

Purpose of meeting: To provide initial results of the Housing Needs Survey.

(Items noted in red are agreed actions or questions to be answered in the report.)

John Heselwood took the meeting through some initial results from the Housing Needs Survey.

It was confirmed that there had been a good response to the survey with 437 out of 2289 surveys returned, 19% and there was a lot of data and information to be worked through.

68% (296) were returned by post
32% (141) were completed online

100 of those responding confirmed they or a family member would be looking to move in the next 5 years

Background/Context

Based on the last census and mid-year population figure estimates for 2017 looking at the 3 parishes¹ surveyed as a whole the area has a significant aging population with an increase in the number of 65+ residents.

The number of under 19s has remained roughly static.

Little Budworth has seen the largest increase in 65+.

Eaton & Rushton have had the largest increase in under 25s.

In terms on the Tarporley CW&C Ward the average cost of a house is £137K (56%) more than the costs of an average house in CW&C as a whole.

In 2018 the average detached house in Tarporley cost £495,473 in CW&C it cost £306, 338. It was noted that some average figures were distorted by very expensive dwellings.

Affordability V Earnings

CW&C house values are 6.08x average annual income for a household and 7.95x average income for those on the lowest quartile of income.

Tarporley ward the average homes is 7.88x average annual income and 10.32x average income of those on the lowest quartile of income.

¹ Tarporley, Little Budworth, Rushton & Eaton Parishes

This makes Tarporley the worst area in the Borough in terms of affordability, the worst area previously was Chester city centre.

Rental

Average weekly rental for CW&C is £109.

Average weekly rental for Tarporley Ward is £115.

It was agreed that the Parish Council would provide the number of houses built in Tarporley in the Local Plan Period, it was noted the number allocated to Tarporley as a key service centre was 300 and that the number had been almost delivered.

It was noted that 30 affordable homes had been provided at Haddington Park on Nantwich Road, these were 2 to 3 bedrooms discounted for sale properties sold for £130 to £240K. Taking into account the people on the survey in housing need looking for affordable housing it was noted the majority would not have been able to afford these properties.

It was stressed there was a need to focus on the needs of local people when looking at developing the affordable housing site on Brook Road.

It was noted that often developers provide the affordable element through discounted for sale schemes as they are unable to find registered social landlords who will take on the properties for rent. In many cases this was because registered landlords are unable to afford the properties from the developers and that the discounted rent (80% of market value) is unaffordable for their clients. It was noted due to slower housing market some of these schemes are becoming more affordable.

It was agreed the deputy clerk should contact CW&C and confirm if there is any S106 funding available for the provision of affordable housing in Tarporley.

It was reported that there are around 38 affordable houses in the pipeline for the area.

It was noted the survey results showed it was the younger age ranges which were in need of affordable housing and that a high percentage of older respondents owned their homes outright or had only small mortgages to pay off.

Current Occupation

83% of respondents lived in houses

14% of respondents lived in bungalows

2% of respondents lived in flats

39% of respondents lived in 3 bed properties

34% of respondents lived in 4 bed properties

11% of respondents lived in 5+ bed properties

2% (7) of respondents were looking to adapt their homes so as not to have to move.

25% (100) of respondents were looking to move.

The following questions were asked:

How many respondents were looking to move were single person households?

What were the age ranges of these respondents, particularly noting the age ranges of those 55+?

It was asked if the results of the survey could be scaled up. John Heselwood confirmed he would not normally scale up results, although it was possible to use background information etc to identify trends etc.

Rachel Rens confirmed developers often scale up housing needs survey results to identify need for their developments CW&C would accept a doubling of need but not anything above that usually.

It was noted that there were a large percentage of people who had not responded for whatever reason including disability or a lack of understanding who are in housing need and their needs must be recognised.

The percentage of older people who had responded to the survey was not representative of the older population of the area.

It was noted the largest percentage of respondents was the 65 - 74 year olds (189).

Why people were looking to move?

Need to downsize for a number of reasons including health and mobility, garden or property too big to manage.

People needing to move out to live independently.

Wanting to move closer to facilities.

Looking to buy their first property or Upsize.

Of the 96 people looking to move who answered this question:

48% were single (the increase in single people is a national trend).

40% were couples.

12% were families with children.

20% were looking to move in the next 12 months.

40% were looking to move in the next 3 years.

18 keyworkers were identified in the survey.

Required Tenures

56% of respondents were looking to buy market value properties

13% of respondents were looking to buy starter homes

9% of respondents were looking for affordable or social rented properties

9% of respondents were looking for discounted sale properties

6 of respondents were looking for shared ownership properties

7 of respondents were looking for open market rental properties

6 of respondents were looking for rent to buy properties

25% of respondents were looking for bungalows including 9% affordable.

It was asked if the ages of those looking to buy on the open market can be identified, plus the number of people looking for affordable rented properties and their age ranges.

It was agreed that CW&C would provide information statistical information regarding people on the housing needs register and also that had applied for the Haddington Park Properties (no information would be provided that would allow individuals to be identified).

18% of respondents were looking for 1 to 2 bed properties.

It was noted in terms of housing need people may 'want' a 2 bed property but they may only need a single bedroom property and would not be entitled to or afford a larger property, particularly if they are on housing benefit.

12 respondents were looking warden assisted properties.

11 respondents were looking for care homes.

8 respondents were looking for mobility or disability support.

2 respondents were looking affordable warden assisted properties.

3 respondents were looking for affordable care homes.

2 respondents were looking for affordable mobility or disability support.

23% of respondents said they could afford to spend over £350k on a property.

58% of respondents looking for rental accommodation could not afford + £600 per month (+£150 week).

48% of respondents aged 23-49 were looking for affordable properties opposed to only 5 aged 65+.

The survey results also showed that the older respondents were asset rich.

Income

The median annual income of those responding to the survey was £35K compared to £28K for CW&C.

Self & Custom Build

28% of respondents wishing to move were interested in self or custom build properties 8 of which were looking for affordable self builds.

It was noted that this is a significant percentage and that more investigation needs to be done on this result.

CW&C have a self-build register which it has a duty to meet the demands of, it was noted a significant percentage of those on the register are from the Tarporley Area.

38% of respondents knew someone who had had to move out of Tarporley.

Next Steps

John Heselwood will complete the analysis of the survey and produce a full report with an executive summary.

Rachel Rens will provide information on the housing needs register and the applications for Haddington Park as well as on housing stock turnover.

Priority was given to identifying the future of Oathills Lea complex.

Toni Reed agreed to forward the results of the open morning.

It was identified that there is a real challenge to provide affordable housing for a growing single population in what is the most unaffordable housing area in CW&C

Ann Wright
21-02-19.

Notes from Meeting on Friday March 1st 2019 at 9.30 am at Poppy Mount (ex-RBL land)

Present - Ed Wilkinson, Ken Foxwell – Williams Tarr
 Gill Clough – Tarporley Parish Council
 Isla Roberts – Tarporley Allotments Assoc.
 Mike Guest – Tarporley Bowling Club

The Gates and Access into the Allotments-Bowling Club Land

The entrance will consist of 2 gates opening 180o into the land – as per the planning application. The gates are to be provided and installed by the developers. The land at the entrance and along part of the pathway up towards the bowling club will be levelled into a gentle slope, allowing the gates to freely open and for vehicle access up the path. The top soil removed will be left on the allotment land for the allotment holders to use. The suggestion of a sliding gate was discounted as was the idea of having a vehicle and a separate pedestrian gate. With a separate pedestrian access without a gate, the site would not be secure.

Height of the Access Road above the Public Footpath.

The edge of the access road is to be constructed so that there would not be any soil or water run-off into the footpath – via the use of wooden batons and a gravelled area between the road and the hedge.

Planting Plan

A series of trees are to be planted in the border between the public car park and the Primary School boundary, and along the southern boundary between the access road and the back of Coronation Terrace. The planting plan has been signed off by CWAC planners.

Electricity to the Site

The developers are waiting for the electricity to be connected to the houses, via the connections already laid under the access road. This will necessitate closing the High St while the work is done. At the same time they will remove the green box on “our” land at the entrance to the car park.

Notice Board

The developers are aware that as part of the S106 agreement, they are to provide a notice board. We with the Allotment Assoc. and Bowling Club need to decide what we want and where it should be sited – near our land entrance and/or another near the access road by the High St.

Access to our Land

The current pathway into our land will be closed for 2 separate days while the road is made.

After the Meeting Discussion between Gill, Mike and Isla

1. Request to the clerk to find out if a road sign (of fingerpost design) could be installed on the High Street by Highways pointing to the car park, allotments and bowling club. There is currently a small finger post sign with a car park sign on it, which is difficult to see when driving down the High St. Needs to be bigger and have the allotments and bowling club on it.
2. Request via the clerk to the developers to ask them if BT are to remove the redundant phone line and post (which once went to the RBL building) on the left-hand side, at the entrance to the car park.
3. Clerk to ask the developers what is to happen to the metal kissing gate in the hedge between the access road and the public footpath, which is now redundant, following the creation of the new access point from the path into the car park.
4. Clerk to ask the developers how the gate to our land is to be locked. A keypad system is preferred because padlocks are not lasting and at £35 are expensive to keep replacing. Also, what height will the gates be and the boundary wall either side.
5. What should happen to the current notice board in the hedge shared with the High St. Rowcliffe Homes property. It is in poor condition and hidden by the hedge which has grown up around it. Suggestion to have a new notice board, similar to the others in the village with information about the car park, allotments and bowling club. Assume CWAC will want to put up a car park sign, if they agree to monitor it.
6. Concerns about rain water running down the access road and into the public foot path at the point of the pedestrian access into the carpark.

Gill Clough 1st March 2019

Notes of meeting re Brook Road Outdoor Sports & Recreation

6 March 2019, Tarporley Community Centre, 10.45am

Present:

Tarporley Parish Council: Cllr John Millington, Cllr Gordon Pearson, Cllr Mark Ravenscroft, Delia Cox (Clerk – minute taker)

Cheshire West & Chester Council (CW&C): John Seiler, Landscape Design and Built Environment, (Chartered Landscape Architect) Total Environment, Places Strategy.

Purpose of meeting: to discuss project management of works (planning reference: 16/04471/FUL) and next steps

Introduction

The project was discussed, including the access road (which will be paid for by CW&C), the status of the required ecology work, and pedestrian access onto Brook Road (including how to make this safe). The current delay is due to the inability to establish a drainage outlet solution with United Utilities, who wish a membrane to be put under the pitch (this would add greatly to the cost).

John Seiler from CW&C felt that the land drainage could be into the attenuation pond meaning there was no need for an outlet. There could be a tiered effect into the pond. It would be appropriate to line the pond to avoid it drying out. Under very exceptional circumstances the pitch might become waterlogged but he felt that would be unlikely.

Project costs were discussed, e.g. £310k was previously estimated for the MUGA² and £275k for the changing room. According to CW&C, these estimates from Sports England may be on the high end. It was noted that a review of overall project costs would assist with grant applications, as match funding needs to be demonstrated and not all sources of funding are applicable for all aspects of the project.

Possible sources of funding include WREN (Waste Recycling Grant), Veolia, Sport England and the Football Foundation. WREN has 4 application dates per year and it is a 3-month process. It is important to demonstrate community involvement (e.g. workshops with schools) and consultation.

Project management service

It was acknowledged that much work and consultation had already been done as part of the planning application process but that specialist skills/appointments would be needed to deliver the project.

John Seiler's team at CW&C could manage the whole delivery project for the Parish Council and provide a full cost breakdown. This would include design and compliance with CMD regulations³; commissioning and managing all contractors; assisting with funding sources and drafting grant applications (these would need to be reviewed and submitted by the Parish Council).

CW&C's project management fees are around 10% of the total project cost. NB Should any further studies be required, these would be priced separately.

² Multi Use Games Area

³ Construction (Design and Management) Regulations 2015

Next steps and first phase of work

Those present discussed the phasing of the works, balancing the need to get work underway with the best approach to ensure matched grant funding would be available. (Significant additional funding is needed to supplement the S106 money and Parish Council reserves that are being held for this project).

Proposed activities for phase one:

- Ensure required ecology work is completed (newt relocation including required fencing, and badger study mentioned in the Planning Decision Notice).
- By July 2019, have contractors on site for the ground works operation to strip the whole field of top soil, reprofile the field to all levels, dig the pond and install drainage connections from the pitch to the pond and from the eventual MUGA location to the pond.
- Re-soil the pitch and seed the grass (it would need to rest for a year). This work would need to be completed by end September/October 2019.
- Put in the footpath around the perimeter.
- The access road and car park would also need to be tackled in phase one.

Note: The Parish Council should aim keep at least £100k aside for future matched grant funding bids, reserving its own PC money rather than S106 developer money as far as possible. In parallel with the above activities, the process for seeking funding applications, e.g. for the MUGA and changing rooms, would start.

Recommendation

All councillors present agreed to recommend to the March 2019 Council Meeting that John Seiler's team should be tasked with delivery of the project. Terms and conditions would be agreed between Tarporley Parish Council and CWAC Council in parallel with initial urgent activities, which could be agreed by email confirmation.

It was noted that timings are tight to ensure work can get underway quickly in the window that is available.

Actions

- Clerk to ask Groundwork for copies of all underlying CAD drawings relating to project.
- Cllr Millington to locate his version of the topographical survey.
- Clerk to clarify with CW&C the timing and end dates of s106 money – and whether these are committed or end dates.
- Cllr Millington to clarify with Tarporley Vics their current requirements to see if that impacts on changing room design or pitch. (Clerk to seek a meeting with Vics, including sub groups).
- John Seiler to check with his colleague Laura Hughes re who should commission the ecology work (including the fencing) and let the Clerk know by 7th March. It was agreed that resolving the newt and badger issues are the priority.
- John Seiler to speak to the CW&C drainage officer on whether there is a requirement to have an outlet and let the Clerk know as soon as possible.
- John Seiler to confirm that CW&C have the capacity to undertake the delivery work and advise who would lead it. Subject to agreement at the March 2019 full Council meeting, there would be a follow up meeting with the nominated Project Manager.

**Notes from an informal meeting re. Forest Rd Proposal on Friday 8th March 2019
at the Swan Hotel, Tarporley**

Present Susanna Posnett (SP), Gill Clough (GC), Gordon Pearson (GP)

SP asked what the Parish Council considered were the current priority infrastructure needs for Tarporley, and whether they were for:-

- a) a new Health Centre
- b) land in the longer term for the re-location of Tarporley Hospital
- c) parking provision for the workers of Tarporley
- d) commercial space inc. space for other health care providers e.g. dentists, physiotherapists
- e) bod points to re-charge electric cars.

GP said that the points (i.e. first 4 points) were identified in the existing Neighbourhood Plan. It was agreed that this matter be discussed at the next Parish Council meeting, and also because the Parish Council are looking into reviewing and up-dating the Plan.

SP explained that the type of 3 day consultation event that Turnberry runs is expensive but it does enable residents of the village to discuss their views and preferences.

The bid that the GP surgeries had put into the CCG (via Jill Baker) for new premises had identified the Forest Rd site as that for the new Health Centre. SP agreed to obtain details about this bid.

Following our email to the surgeries, one of the Practice Managers had contacted SP (via Chris Patterson at Turnberry) requesting a meeting with them (and to include the other practice) before they met with the Parish Council.

Gill Clough 09.03.2019

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