

**MINUTES OF TARPORLEY PARISH COUNCIL EXTRAORDINARY MEETING
HELD IN THE MAIN HALL, TARPORLEY COMMUNITY CENTRE
ON Tuesday 17th SEPTEMBER 2019**

Parish Council

Chairman – Cllr Gordon Pearson

Cllr Toni Burke

Cllr Elaine Chapman

Cllr Gill Clough

Cllr Andy Hallows

Cllr John Millington

Cllr Jeremy Mills

Cllr Mark Ravenscroft

Cllr Peter Tavernor

Cllr Nigel Taylor

Cllr Andrew Wallace

Clerk Ann Wright

Deputy Clerk - Abbie Webb

Other

Public 60 (approx.)

CW&C Cllr Eveleigh Moore Dutton

1. Apologies for Absence

Cllr Jeremy Mills – Family Commitment

2. Declaration of Interests

No interests declared.

3. Public Participation

CW&C Cllr Moore-Dutton stated that she was attending the meeting to listen to the views of residents and the Council, she asked that consideration be given to the following three things:

- 1) That if approved the car park include the facilities for the charging of electric vehicles in the future.
- 2) That special measures are put in place to make the access/exit road junction with the High Street as safe as possible.
- 3) That the car parking spaces are a standard full size.

Church Bells

A resident and the Tower Keeper at St Helen's Church stated that the church bells are rang regularly including on Sunday mornings, Tuesday evenings and on other days and for weddings and events as such they need to be taken into account as one wing of the property faces the bell tower.

Parking

A resident asked for clarification of the number of car parking spaces being created for the Community Car Park and if these would be used for by the staff and visitors at the nursing Home. It was confirmed there is a separate 23 space car park for the staff and visitors at the nursing home, the community car park has 93 spaces, 87 car spaces including disabled spaces and 6 motorbike spaces.

Parking, Employment & Business

A business owner and resident stated that the nursing home would have a large number of staff and vehicles looking for parking at shift changes and that would result in the community car park being used by staff so there would be no community benefit.

She stated that as a business owner she struggled to find staff from Tarporley as such the staff for the nursing home were unlikely to be from Tarporley.

Due to the nature of the nursing home and the fact residents would not be going into the village to shop etc the development will bring with it no benefits only additional traffic.

Design

A resident who worked in this sector as an inspector stated her main concern was the design of the building which was not conducive to good care and was not inline with up to date thinking on design of nursing homes, particularly the use of large lounges for residents.

Property Owner

An owner of business properties in the village stated that Tarporley is in desperate need of parking as shoppers have now given up trying to find parking in the village. He stated Tarporley required between 260 and 440 additional parking spaces including 200 for employees. He therefore welcomed the new car park and stated that the nursing home would also make a great contribution to Tarporley. He pointed out that the you can't choose what development comes forward. He stated that a dramatic changed was needed in Tarporley to prevent the community and its services dwindling.

Access, Infrastructure, Car Park

A resident of Tarporley sated that he was broadly in favour of the application as it provided a much-needed car park which would cost approximately £700k to deliver and he encouraged engaging with the developer.

He asked that the access road be given careful consideration as it could create a ransom strip preventing future development of the site behind The Crown which could be used for development to deliver other required infrastructure as identified in the Neighbourhood Plan e.g. health centre. He also requested a pedestrian access from the proposed community car park top St Helen's. He asked what the position of the housing numbers/5 year supply is currently for CW&C. CW&C Cllr Moore Dutton confirmed that CW&C housing supply is up to date and that CW&C currently has a 7.2 years housing supply.

Hospital & Iddenshall Hall

A resident expressed concerns about the impact the proposed development would have on Tarporley War Memorial Hospital and Iddenshall Hall Care Home. He also asked how much it would cost to live in the nursing home noting that most properties in the village cost £700/800k noting there was nothing affordable for the young and elderly of Tarporley.

Development & Available Care

A resident and business owner in the village confirmed there was a need for more parking and that she understood peoples' reservations in developing the site but that she believed the site will be developed at some point. She stated that her elderly mother had recently needed to move into care and that she has had to move to Sandiway as there is no provision in Tarporley meaning she now feels isolated and cannot be easily visited by her friends and former neighbours.

Parking, Access & Available Care

A business owner and daughter of a lady now in residential care raised concerns given her experiences elsewhere that the staff car park was not big enough and would result in staff and visitors parking on the community car park. She also raised concerns regarding the delivery vehicles accessing the site.

She stated businesses are in dire straits and that there is a need for parking, she confirmed she would support the application if it could be guaranteed that the community car park spaces would not be used by staff and visitors to the nursing home.

She also confirmed the difficulty of finding residential care in Tarporley and that the closest her mother had been offered was in Mollington.

She raised concerns about the access onto the High Street which is on a blind bend where primary school cross, this needed addressing or it would be an accident waiting to happen.

High Street & Land Availability

A resident of Tarporley stated he had walked to the meeting along the High Street and was pleased to see The Swan refurbished and open and new shops coming forward, he stated the Community and Parish Council had a duty of care to the businesses to help them to succeed. He stated that a car park of this size can only be delivered as part of a commercial venture and that the community should grab this opportunity and make it happen. He stated that there are not many plots of land which would be suitable for a car park due to their location and he asked the Parish Council to support the application.

The Chairman thanked all for their contributions to the meeting.

4. Planning

It was confirmed that there is a strip of land between the proposed community car park and St Helen's who the developer has requested access across to create a pedestrian route and that the landowner has refused this.

Parish Councillors made the following points regarding the application:

Neighbourhood Plan

It was asked if the application would support or weaken the Neighbourhood Plan and was there very special circumstances to allow the development of the site in question. It was argued that the site had limited amenity value as it was not publicly accessible or visible and as such of all the green spaces identified in the Neighbourhood Plan this site had the least amenity value. It was stated the designation of the site had however resulted in the developer having to provide infrastructure for the village something which the majority of recent development had failed to do, and that this had not be provided at the cost of more housing. As a result, it was believed that the application demonstrated the strength and success of the Neighbourhood Plan.

It was stated the car park provides further opportunities for the Parish Council to promote tourism and the village through information boards, and by opening up the view.

Nursing Home & Car Park

It was noted that in the future parking could be time limited on the car park if it was needed although there was no proposal to introduce that at present.

It was noted that Tarporley really does need a nursing home with a growing elderly population, statistics from Age UK show that the as the population gets older the number of elderly people living longer with frailties is increasing as such there is a growing need for nursing homes, now and in the future.

It was stated that there was no other way the Parish Council could deliver a car park of this size, as CW&C would not pay for one, noting if you want a village with services there needs to be parking as demonstrated by the success of Rose Farm Shop and The Hollies both of which have large car parks.

Parking & Design

It was noted that there was a constant demand for more parking from businesses and the public and that this site was the closest available to the High Street and village centre. On looking at other nursing homes delivered by the company it had been noted one of a similar size in Sutton Coldfield had the same sized staff and visitors parking and in that case there was no alternative parking nearby.

It was stated that the developers engagement with the Parish Council had been positive noting the original scheme only included a 30 space car park and that following the discussions with the Parish Council this had been significantly increased.

In relation to the proximity to the Church it was noted the roof height of the building was in keeping

with the High Street and significantly lower than on Poppy Lane and the building was a good design set back on lower ground so it will not over dominate the Church or the views to it.

Vehicle Access

Concerns were voiced regarding the vehicle access/exit with the High Street and it was stated there was a need for some form of traffic calming and a safe crossing point to encourage use of the car park.

Type of Development

It was stated that the proposed development is far more acceptable than additional housing or large store, however there was a need to identify the unique very special circumstances that only apply to this development and could not be replicated elsewhere in the village on designated green spaces.

Green Space Designation

It was noted that the green space designations in the Neighbourhood Plan had been to protect these pieces of land and to establish a threshold of what development would be acceptable on these sites.

Employment

It was noted that no recent large-scale development had created additional employment and that employment was needed in Tarporley, which was recognised by the Neighbourhood Plan.

Positives

It was noted there are a lot of positives to the development, it is set back from the High Street where the land is lower, this has allowed the car park to be on the High Street. It was noted the Parish Council is unlikely to get another opportunity to deliver a car park and a scheme with the benefits it brings.

Highway Safety

It was noted the biggest issue with the development was the right turn out of the access/exit road onto the High Street.

GP Support

Concerns were raised regarding the impact on the medical practices in Tarporley and it was asked that the developer should have active discussions with the medical practices in advance of the nursing home being delivered and there should be facilities in the nursing home for consultations with and treatment of residents.

It was stated that the developers have been in discussions with the GPs practices and that there will be an agreement to retain a local GP to serve the nursing home, it was also noted that the majority of residents will be local and will already be registered with the practices.

Conditions

It was stated that if approved there must be planning conditions which prevent the approved scheme from changing, it must be a C2 nursing home.

It was noted the Car Park must be handed over as soon as possible and that the access road should be adopted by CW&C.

It was also felt that there should be a positive discussion with Highways to make sure issues around road safety are resolved.

Parking Surveys

It was noted that there have been a number of recent parking surveys undertaken in Tarporley, the Parish Council's survey which included detailed questions about customer and employee parking requirements. The majority of High Street businesses completed the survey which identified a need for an excess of 200 spaces. Another in depth survey identified a greater need and CW&C's survey recognised a need for 50 to 100 spaces immediately in the village as such there was no disputing the need for additional parking.

Over the last 2 years many businesses have left the High Street including a florist, butchers and

bakers and although there are new shops opening there is a high turnover of business in Tarporley. Businesses that have been successful locally including Rose Farm shop have plenty of parking.

Employment

It was noted the majority of people who work in Tarporley are local and the scheme provides a range of low skilled, trained and high skilled positions which are needed in the village.

The need for Employment, car parking and a nursing home are all identified in the Neighbourhood Plan.

Oathills

It was noted that the application had had no bearing on the closure of Oathills Lea and that they provided different services.

Resolved 19/070 – That the Council support that planning application and proceed to agree the detailed wording of the grounds for that support.

Resolved 19/071 – That the Council submit the following comments in relation to planning application **19/02899/FUL**, Erection of a 65-bed nursing home (use Class C2) with associated infrastructure, and creation of community car park, Land to the rear of 68 High Street, Tarporley. Tarporley Parish Council strongly supports application 19/02899/FUL.

Very Special Circumstances

The Parish Council, after careful review of the application and the policies of the Tarporley Neighbourhood Plan strongly supports this application which has demonstrated the necessary 'very special circumstances' as required by Tarporley Neighbourhood Plan policy TEH3 (Local Green Spaces) to justify the development of this Local Green Space outside the settlement boundary for the following reasons:

1. The proposal meets the requirements of the TNP policy TE4, Car Parking which states: *"Proposals for new public car parking facilities within or adjoining Tarporley village centre will be supported in their entirety or as part of new developments on suitable sites where: A. There is appropriate vehicular and pedestrian accessibility; and B. Appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting of the conservation area and nearby historic buildings."*

The application has met this requirement through careful design of a much-needed community car park which will be gifted to the Parish Council and will support businesses on the High Street which are currently struggling due to a decline in footfall resulting from a lack of parking. This lack of parking has been identified by three separate car parking reports including the Cheshire West & Chester Parking Strategy produced in January 2019 by Mott MacDonald which identified an immediate need of up to 100 spaces.

2. The proposal meets the requirements of the TNP policy TH3, Housing for Older People, which states: *"New housing, including nursing homes and older persons accommodation, which is designed to meet older peoples' needs, either as part of mixed developments or as separate schemes, will be encouraged."*

The application has met this requirement through the provision of a class C2 nursing home on the site.

3. The proposal meets the requirements of the TNP policy TE1, Additional Business Premises and Employment Opportunities which states: *"The development of new businesses and the expansion of existing businesses in Tarporley will be supported, subject to development respecting local character and residential amenity, and the residual cumulative impacts on highway safety and the local transport network not being severe. The regeneration and small-scale expansion of existing business*

sites, or the sympathetic conversion of existing buildings, for business and enterprise, will be supported."

The application has met this requirement by the development of a new business which has been carefully designed to respect local character, residential amenity and nearby Heritage Assets and will create a wide cross section of additional employment opportunities for Tarporley.

4) It should be noted that had the application only met one of the above requirements it would not have achieved the very special circumstances required and it is the fact that all 3 requirements have been met that results in the 'very special circumstance' being achieved.

5) The location of the proposed community car park also contributes to the 'very special circumstances' due to it being the only suitable piece of land for a car park which is directly accessible from the High Street in the centre of the village.

6) The Parish Council would like to draw your attention to the fact that this proposal provides much need infrastructure to the village of Tarporley by the provision of a C2 class nursing home and community car park without the development of more housing.

7) The Parish Council also believes that the amenity value of this designated green space is low as it is not accessible or visible to the public. Careful development of this site as proposed in this application and will increase the amenity value of this land and will open up key views into the surround Cheshire Countryside which are currently not available.

In conclusion the Parish Council believes that provision of the C2 class nursing home and community car park in this location on Tarporley High Street, given the design, positioning and landscaping of the proposal has produced a unique opportunity which will benefit the residents of Tarporley and the wider CW&C area by providing much needed infrastructure and will increase the 'natural capital' of Tarporley by opening up this area creating exceptional views of the Countryside which are not currently available and as such has met the very special circumstances required by the Tarporley Neighbourhood Plan.

Conditions

Tarporley Parish Council asks that the following conditions are applied when approving this application:

- 1) That the application is approved subject to a S106 legal agreement which includes the gifting of the community car park to Tarporley Parish Council, including:
 - a. That the car park is transferred Freehold to Tarporley Parish Council
 - b. That the car park position, layout, number and size of spaces is delivered as shown in the planning application with "A rated" LED lighting and perimeter landscaping
 - c. That transfer occurs at the earliest opportunity and before occupation, terms of which to be agreed as part of the programme of works for the development.
 - d. That Tarporley Parish Council is involved with the development of the S106 legal agreement and is a signatory to this agreement.
 - e. That the Parish Council is given a legal right of access to the Community Car Park along the access road in perpetuity.
 - f. That the nursing home staff are not permitted to park in the community car park while in work.

g. That the Parish Council's legal costs associated with the above are covered by the developer.

2) That the application is approved as is including the provision of specifically a C2 Class Nursing Home, community car park and landscaping.

3) That appropriate measures are adopted to increase the safety of the vehicle access and exit onto Tarporley High Street noting the busy nature of this stretch of road on route to both the primary and secondary schools, and that a pedestrian crossing is installed on the High Street to provide a safe crossing point.

4) That the access road from the High Street to the boundary between the nursing home and the community car park is built to an adoptable standard and that CW&C adopts this access road.

5) That during construction, workers', contractors' and construction vehicles are parked on site and not on Tarporley High Street, surrounding roads or public car parks and that delivery times to site are outside peak school dropping off and collection times.

6) That ducting is provided on the community car park which could be utilised for the provision of electric vehicle charging points in the future.

7) That the developer provides information boards and signage for the community car park and to promote Tarporley to be agreed by the Parish Council.

5. CW&C Planning Committee

Resolved 19/072– That the Council confirm that Councillors Pearson, Tavernor and Wallace represent the Parish Council at the relevant CW&C Planning Committee and speak on the above application based on Council's agreed comments.

Meeting closed: 8.53pm

Signed:

Dated:

Ann Wright
18-09-19

Next Scheduled Parish Council Meeting:

Monday 14th October 2019, 7pm.

The Committee Room, Tarporley Community Centre.

Tarporley Parish Council

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