

TARVIN PARISH COUNCIL

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NOTICE OF MEETING

MEETING: TARVIN PARISH COUNCIL
DAY/DATE/TIME: MONDAY 21ST DECEMBER 2020 – 7.15PM
VENUE: VIDEO CONFERENCE VIA ZOOM

PLEASE CONTACT THE CLERK EITHER BY E-MAIL OR PHONE PREFERABLY BEFORE 6PM ON 21ST DECEMBER 2020 IF YOU WISH TO JOIN THE MEETING.

AGENDA

1. WELCOME BY THE CHAIRMAN

2. APOLOGIES AND REASONS FOR ABSENCE

3. DECLARATION OF INTEREST AND DISPENSATIONS

- a. To consider new written requests for Dispensations for Disclosable Pecuniary Interests and where appropriate grant any requests.
- b. To receive any “Pecuniary Interest”, “Outside Body Interest”, or “Family, Friend, or Close Associate Interest” from Councillors on any items on the agenda.

4. OPEN FORUM – An opportunity for members of the Public to make comment and raise questions. (allocated time 15 minutes)

5. APPROVAL OF THE MINUTES OF THE MEETING HELD ON 23RD NOVEMBER 2020

6. MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 23RD NOVEMBER 2020 NOT COVERED BY THE AGENDA

7. PLANNING MATTERS

a. APPLICATIONS

The following Planning Applications will be examined at the meeting along with any others received up to the day of the meeting providing that the late application does not cover more than one dwelling:

20/04358/S73 - Variation of condition 5 (hours of delivery) on 19/00894/S73 – 2 By-Pass Road, Tarvin

20/04394/FUL – New vehicle access and hardstanding.- 15 Broomheath Lane, Tarvin

b. NOTICES

- **19/01768/FUL** - Change of use of outbuilding to one dwelling with minor external alterations - Outbuilding at Cross Lanes Farm, Ryecroft Lane, Bruen Stapleford –

PERMISSION

- **19/02322/FUL** – Conversion of buildings to 6no residential units with associated works and landscaping – The Moss, Ryecroft Lane, Bruen Stapleford – **PERMISSION**
- **19/04216/FUL** - Change of Use from retail (A1) to two dwellings (C3) with alterations – 36 High Street, Tarvin – **APPLICATION WITHDRAWN**

○ **20/00062/FUL** - Conversion and extension of barns to create 4 dwellings and sub-division of existing farmhouse into 2 dwellings with associated gardens and parking - The Limes Holme Street Tarvin – **PERMISSION**

○ **20/00281/S73** - Variation of condition 3 (Lighting) of 15/00304/FUL (To extend the time lighting can be used from 12:30 - 20:30 to 12:30 - 21:30) - Revised Description (Original request was for up to 10pm) – Tarvin Tennis Club, King George V Playing Field, Tarvin - **PERMISSION** – subject to the following conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans and specifications:

- 1:1250 scale site location plan
- TTC Plotting Floodlights plan 6.1.2016
- Philips Lighting Report dated 10.11.2015 reference 0244058482
- Surfacelux 6 metre Light and column design
- Leisuretime LT3000 Token meter
- Havells Time Clock Information

Reason - For the avoidance of doubt and in the interests of proper planning.

2. The floodlighting shall not be in use before 12:30 hours or after 20:30 hours on any day between 1st September to 30th April, and before 12:30 hours or after 21:30 hours on any day between 1st May to 31st August, with details of the methods to ensure this to be in accordance with the submitted details of the time clock and token meter. On 1st September 2021, the restrictions on the hours that the floodlighting is in use shall revert back to the original condition that the lighting shall not be used except between the hours of 12:30 and 20:30 on any day, with details of the methods to ensure this to be in accordance with the submitted details of the time clock and token meter.

Reason - The initial temporary extension to the time limit on using the lighting is to allow the potential impacts to be adequately assessed, in order to ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

3. No additional lighting shall be erected on the site.

Reason - To safeguard the amenities of the adjoining dwellings.

○ **20/00440/FUL** - Extension and alteration of existing outbuilding to form residential annexe (Partly in Retrospect) - Smithy Farm, Ryecroft Lane, Bruen Stapleford - **REFUSAL**
Reasons for Refusal

1. The proposal would lead to the retention of residential development within the countryside that is not necessary to meet the minimum levels of development for new housing. The development has an overtly domestic appearance and has been designed in a fashion which fails to preserve the intrinsic character of the countryside in which it is located. It thereby contravenes Policies STRAT2 and STRAT9 of the Cheshire West and Chester Local Plan (Part One) and Policy DM19 of the Cheshire West and Chester Local Plan (Part Two).

2. The development is not in keeping with the character and appearance of its setting and has led to the urbanisation of the countryside in a fashion which is visually harmful and detracts from landscape character. It therefore contravenes Policies ENV2 and ENV6 of the Cheshire West and Chester Local Plan (Part One) and Policy DM3 of the Cheshire West and Chester Local Plan (Part two)

○ **20/01050/FUL** – Erection of one dwelling - 2 Coronation Villas, Chester Road, Tarvin - **REFUSAL**

Reasons for Refusal

1. The proposal represents inappropriate development within the Green Belt and harms the purposes of including land within the Green Belt to assist in safeguarding the countryside from encroachment and its openness. In the absence of very special circumstances to clearly outweigh the resulting substantial harm, the proposal is contrary to Policy STRAT9 of the Cheshire West and Chester Council Local Plan Part 1, Policy DM19 of the Cheshire

West and Chester Local Plan Part 2, and relevant provisions within the National Planning Policy Framework.

2. The proposal would amount to the construction of a new dwelling in the countryside, without a requirement for a countryside location or being one of the specified forms of development that will be permitted in such locations. It would have a harmful impact on the generally less developed character of this part of the Countryside. As such, the proposal would be contrary to Policies STRAT1, STRAT2 and STRAT9 of the Cheshire West and Chester Council Local Plan Part 1, Policy DM19 of the Cheshire West and Chester Local Plan Part 2 which direct new development to identified settlements, and relevant provisions within the National Planning Policy Framework.

○ **20/03649/FUL** - Single storey side extension - Garden House 55 Hockenhull Lane Tarvin - **PERMISSION**

○ **20/03654/FUL** - Single storey front extension – 5 Park Close, Tarvin - **PERMISSION**

○ **20/01764/FUL** - Demolition of existing and construction of a replacement garage. Part replacement two storey extension. Link to conversion of redundant farm building to residential use. Change of use of agricultural land to form tennis court on site of former turkey shed (Revised Description) - Moss Lane Farm, Old Moss Lane, Bruen Stapleford - **PERMISSION**

○ **20/01978/FUL** - Change of Use of existing treatment room to D1 use to allow medical aesthetics – 36B High Street, Tarvin - **PERMISSION**

○ **20/02069/FUL** - Conversion of existing garage, installation of new windows, installation of new pitched roof over existing garage and porch, render finish to existing garage and main facade of existing dwelling – 5 Meadow Close, Tarvin - **PERMISSION**

8. KING GEORGE V PLAYING FIELD

- a. Rocking Horse
- b. General Update including grates inside the Children’s Play Area
- c. Scout and Guide Hut, Legal Agreement

9. LIGHTING COLUMNS

Consideration of a quotation to strengthen the two lighting columns (Previous Minute 20/124) This requires excavating around the base of each column down to a depth of roughly 500mm and once ensuring the column is straight, installing new concrete foundation and tarmac finish. They will need to use the hiab crane to hold the columns securely whilst they dig and will require a two person team to carry out these works. Cost including all materials £1,450.00 + VAT.

10. SPECIAL PROJECT

Consideration of LED Lanterns for P.C. owned lighting columns and maintenance of Noticeboard on High Street.

11. CHESHIRE POLICE – NEW FUNDING FOR COMMUNITY SAFETY PROJECTS

Consideration of suggestions/proposals from Councillors

12. LIST OF OUTSTANDING ITEMS

Update.

13. CLERK’S REPORT/CORRESPONDENCE

E-Mail Correspondence

The following have been forwarded to Councillors via e-mail and are not shown elsewhere on the agenda – listing these items below provides Council with the opportunity to comment on them:

- a. Cheshire Association of Local Councils – E Bulletins

- b. Cheshire West and Chester Council – Invitation to attend Live Cabinet Question Time on 3rd December 2020.
- c. Cheshire West and Chester Council – Press Release re Funding for Community Initiatives
- d. Cheshire Community Action launches Community Housing Hub – Press Release
- e. Information Commissioner – Newsletter December 2020

12. FINANCIAL MATTERS

a. November 2020 Payments

b. Payments between meetings;

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Mr M Pochin	Re-imburement of Expenditure – Christmas Lights	145.92
0.00	145.92	500.00
Mr R Ford	Re-imburement of Expenditure – Christmas Lights	40.00
0.00	40.00	354.08
Mr R Briscoe	Christmas Trees	263.50
0.00	263.50	314.08
Mr S Wiley	Re-imburement of Expenditure - Zoom – 23rd November to 22nd December 2020	14.39
2.40	11.99	366.07

c. Payments to be authorised with payments to be made by Internet Banking

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Wicksteed Leisure Ltd	Repairs to the two gates to the Play Area and a footboard for the Rocking Horse	1.493.28
248.88	1244.40	
Society of Local Council Clerks	Membership Fee 2021	166.00
0.00	166.00	

d. To note that the following payment has been made by direct debit:

British Telecom Plc – 30th November 2020 – Telephone and Internet November 2020 - £111.57

16. TOPICS FOR TARVIN ONLINE

17. **DATE OF NEXT MEETING** – Monday 25th January 2021 – 7.15pm

Mike Hassall

Clerk

16th December 2020

THE PRESS AND PUBLIC ARE INVITED TO ATTEND THE ABOVE MEETING