

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE ON MONDAY 24TH FEBRUARY 2020

PRESENT:

Councillor E Lush (Chairman)
Councillor R Ford (Vice Chairman)
Councillor D H Cotgreave
Councillor S Dutton
Councillor J Norrie
Councillor M Pochin
Councillor P Ryan
Councillor P Twigg

IN ATTENDANCE:

3 Members of the public
Cheshire West and Chester Council – Councillor H Tonge
PCSO S Keers (for early part of the meeting)
Parish Council Clerk – Mr M Hassall

APOLOGIES AND REASONS FOR ABSENCE:

Councillor B Dean (family commitment), Councillor H Flynn (family commitment),
Councillor S Wiley (unwell)
Cheshire West and Chester Council – Councillor J Leather

19/222 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

19/222.1 New Written Requests for Dispensations

There were no new requests.

19/222.2 Declarations of Interest

Members were invited to declare any Disclosable Pecuniary or other Interest in any item of business on the agenda and, if necessary, leave the meeting prior to discussion of that item. Councillor Dutton declared a Disclosable Pecuniary Interest in Minute 19/227.1 and Minute 19/234.1 No other declarations were made.

19/223 OPEN FORUM

RESOLVED: that the Council meeting be adjourned for the Open Forum.

19/224 PARISH COUNCIL MEETING

RESOLVED: that the Council meeting be reconvened.

19/225 REPORT ON OPEN FORUM (This minute was not reported to Council in the formal meeting. It is a record of the items raised in the Open Forum)

19/225.1 A member of the public had highlighted a problem caused to hedgehogs. As so many gardens had fence panels supported on concrete panels hedgehogs were unable to move freely between properties. The Chairman of the meeting had indicated that the item raised was not on the agenda and had suggested that the resident take up the issue using Tarvinonline.

19/225.2 Concerns had been raised by a business premises owner in Tarvin regarding the lack of suitable car parking highlighting this as one of the reasons why there were so many

vacant shops along High Street and she had highlighted what she considered to be the lack of progress in resolving this issue since 2009.

19/225.3 Borough Councillor Tonge had reported that as a result of the budget approved by Cheshire West and Chester Council the Borough Councils element of Council Tax Bills would be increasing by 3.99%.

19/225.4 PCSO Keers had reported that there had been a number of burglaries in neighbouring villages. She had issued “no cold caller” stickers to some properties in Tarvin following reports of a suspicious person knocking on doors. In response to questions she had said that she had not been informed of any vehicles being vandalised in Lower High Street or that some Shay Lane Oscroft residents had had their house signs knocked over. She had reminded the meeting that even low-level crime should be reported.

19/226 MINUTES OF THE MEETING HELD ON 24TH JANUARY 2020

RESOLVED: that the minutes of the meeting held on 24th January 2020 be signed by the Chairman of the meeting as a correct record.

19/227 REPORT ON ACTIONS ARISING FROM THE MEETING HELD ON 24TH JANUARY 2020 NOT COVERED BY THE AGENDA

19/227.1 Traveller Development Plan Document (Previous Minute 19/198)

The Cheshire West and Chester Council Cabinet meeting had chosen to abandon producing a Traveller Development Plan. Councillor Lush had attended the meeting and had spoken in the Open Forum. Reasons behind their decision had included:

- Reduced need for sites. Of the 21 extra permanent pitches now assessed as being required, 13 had recently been granted planning permission, and an application for a further five pitches on a long-established site was currently pending. While some additional pitches were needed for travelling show persons, the Task Group had concluded those could be accommodated on the current site in Winsford, by expanding onto adjoining vacant land and/or reconfiguring the site to provide more pitches
- The Government had announced plans to criminalise trespass when setting up an unauthorised encampment. Consequently more certainty was needed about enforcement arrangements under any new system – in particular, whether it would still be necessary for there to be a transit site available before the Police are able to use their powers to break up an unauthorised encampment. In the meantime it would not be sensible to proceed with a TDPD.
- Concern had been expressed about community cohesion in areas where a site had been proposed

From a Tarvin Parish perspective the likelihood of a permanent site being established on land owned by the Borough Council appeared to have been removed.

19/227.2 Cheshire Association of Local Councils meeting with Cheshire West and Chester Council - Doubletree Hilton 3rd March 2020 (Previous Minute 19/216.1a)

Councillor Ford offered to attend as Councillor Lush was no longer able to do so.

19/227.3 Meeting with Police and Crime Commissioner 28th January 2020 (Previous Minute 19/216.1(d))

Councillor Lush had attended the meeting and reported that:

- The Commissioner had discussed the upcoming budget. It had been difficult to determine what was going to happen as there had been a deluge of numbers with nothing in writing. As far as Councillor Lush could deduce the position was that
 1. Total cash increase over 2019/20 £14.8m, of which £4.8m would come from Council Tax
 2. £10m from Government of which £4.5m was for pay inflation

3. Of the remaining £5.5m, £4.5m was for 90 new police officers
- A named police constable would work with the local PCSO and there would also be a specialist road policing officer for every PCSO area
 - Every PCSO had been trained to use True Cam, which meant that the evidence gathered could be used to prosecute speeding road users
 - Cheshire Care (was Victim Support) could be accessed by residents even if they did not report a crime but were simply concerned. This was in addition to its role in helping victims cope and recover
 - Police shift patterns and numbers were adjusted if crime patterns changed

19/227.4 Operation London Bridge (Previous Minute 19/212)

Councillor Dutton reported that she had purchased fabric, three frames, and black ribbon at a cost of £55.25 and had made three tablecloths with the fabric.

It was noted that Councillor Dutton would purchase appropriate photographs as and when required.

19/228 PLANNING MATTERS

19/228.1 Planning Applications

RESOLVED: that the following comments be made on the planning applications submitted:

20/00329/FUL - Single storey rear extension and demolition of existing extension – Olaf, Shay Lane, Tarvin

Comment: No Objections

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

Comment: Policy HG2 of the Tarvin Neighbourhood Plan states that large scale development outside the defined Settlement Boundary will not be permitted and a large site is defined as six dwellings or more. Whilst the application refers to six dwellings it is five additional dwellings so under the circumstances we have no objection to the proposal. We have some concerns regarding the speed of traffic along the A51 road in front of the proposed access points to 19 parking spaces. Also immediately adjacent to this property alongside the A51 is a SUP (Shared User Path) and we would be concerned for the safety of pedestrians and cyclists using this section during and after re-development. We suggest that a condition be requested that a designated cycle path be marked on the pavement with appropriate dropped kerbs if required giving priority to pedestrians and cyclists over vehicles entering and leaving the site. Improved SUP signage would also improve safety. Funding and build of the SUP improvements to be provided by the eventual developer prior to commencement of works. Improvements to the standard of the SUP either side of the property vehicle access points could also be requested particularly heading west to join Lansdowne Road.

20/00463/FUL - Single storey rear extension and double storey side extension to include removal of rear conservatory and roof alterations to front porch – 65 Crossfields, Tarvin

Comment: No Objections

20/00506/FUL – Single Storey Rear Extension – 15 Millside Close, Tarvin

Comment: No Objections

19/228.2 Notices

19/04051/FUL - Single storey extensions to front and rear and two storey side extension – 17 Hunters Drive, Tarvin - **PERMISSION**

19/02154/FUL – Erection of two storey rear extension – 61 Hockenhull Lane, Tarvin - **PERMISSION**

19/00894/S73 - Variation of Condition 9 (allow deliveries to be made to the premises on Sundays and Bank Holidays) of 10/04304/FUL – 2 By-Pass Road, Tarvin - **PERMISSION**

19/04192/FUL - Demolition of conservatory and erection of part single storey, part two storey rear extension – 8 Hockenhull Avenue, Tarvin - **PERMISSION**

19/04402/FUL – Single storey rear extension – Hollowmoor House, Sandy Lane, Tarvin - **PERMISSION**

19/228.3 OTHER

Cheshire West and Chester Local Plan: Draft House Extensions and Domestic Outbuildings Supplementary Planning Document – Consultation.

RESOLVED: that Council make the following comments:

Paragraph 4.3 - Two-storey rear extension

In terms of residential amenity, proposals for 2-storey rear and first-floor rear extensions have the ability to have a significant impact on visual amenity, and great potential to adversely affect neighbouring windows and gardens/yards. 2-storey rear extensions projecting up to 4 metres from the original rear wall of a house will usually be supported where it can be demonstrated that the extension will not cross a 45 degree line taken from the boundary

Comment: We consider that a 45 degree line taken from the boundary is over restrictive and that the centre point from the window would be much fairer

Paragraph 4.8 - Side extensions

Where habitable rooms in the side elevation of a neighbouring dwelling will directly face a proposed 2-storey side extension, the proposal will not normally be supported unless the minimum separation distances set out in the 3 'General Principles', can be achieved. In assessing any loss of natural light and/or outlook to such windows, regard will be had to whether affected rooms have other sources of natural light and/or outlook.

Comment: As this scenario is not addressed for single storey side extensions above, can we assume that a single storey side extension which faces a habitable room window is acceptable?

Paragraphs 4.9 & 4.10 - Corner plots

4.9 Extensions on corner plots are often particularly prominent and can adversely affect more than 1 street scene. A single storey side extension to a 2-storey dwelling on a corner plot must be at least 2 metres from the boundary of the property (excluding for example service strips and verges)

4.10 A 2-storey or first floor extension on a corner plot must be at least 2 metres from the boundary of the property (excluding service strips and verges), and must not project beyond the building lines of properties on both streets. Where a clear building line is not evident an assessment will be made on a case by case basis.

Comment: If the words "must" were replaced with 'should' it offers more flexibility

Paragraph 4.12 – Front extensions

The front elevation of a building usually faces the street and is therefore particularly sensitive to change. In designing front extensions great care must be taken to ensure that the character of the existing building and surrounding buildings is taken into account. Original design features such as bay windows must be given adequate clearance, and regard should be had to preserving any existing symmetry. To limit the visual impact, a single-storey front extension should not project more than 1.5 metres from the main original front wall of the dwelling. It should not join a side extension to project in front of the main original front wall of the house i.e. creating a wrap-around extension. The roof of a front extension should not project above the height of first floor window cills. 2-storey front extensions to semi-detached and terraced properties will not normally be supported.
Comment: Why not if the design and appearance and amenity etc is acceptable?

19/229 KING GEORGE V PLAYING FIELD

Councillor Twigg provided an update on the maintenance of the play area and equipment on the field. Proludic Ltd would be replacing the cap and brackets for the double giro and a number of parts had been received from Wicksteed Ltd and would be installed as soon as the weather improved.

An offer from Councillor Ryan to try to adjust/repair the gate to the Children's Play Area was gratefully received.

19/230 SPECIAL PROJECT 2020/21

Three of the five properties consulted had responded and all supported the proposal to install an unlocked gate.

RESOLVED: that Councillor Ryan draw up some plans for the project before the Clerk consulted with Highways.

19/231 FOOTPATHS

19/231.1 Platts Lane (Previous Minute 19/203.1)

Councillor Ryan reported that the road would remain flooded and closed until a ditch on the north side of Platts Lane was cleared. The land owner had agreed to deal with the problem once the weather improved.

19/231.2 Path to Roman Bridges (Previous Minute 19/203.2)

A meeting had taken place on 4th February and that had been followed by a site visit. Those in attendance had been Borough Councillor John Leather, Mark Wyatt, Roger Hones, Councillor Peter Ryan, and Adele Meyer. Significant progress had been made on the day. Ms Meyer had been given a substantial volume of historically relevant documentation relating to the immediate area. A response was expected in the near future.

19/232 TARVIN PRIMARY SCHOOL

19/232.1 Parking

The Head Teacher had apologised for the slow response and said that Council should not take it as a lack of interest. He had agreed with comments made to the Clerk by a representative of the School PTA and had added that they had gone further in inviting parents who spotted poor parking to email a photo of offending cars to school and any sent in had been sent to the PCSO. Comments made by the School PTA representative had included the following:

“In terms of the parking issue the school does what it can to remind parents that they are to park responsibly in the public realm. You can appreciate that the school can only ask parents to be responsible as they have no jurisdiction outside of the school gates. We

have liaised with the local police and have permission to control parking in close proximity to the school for the safety of all crossing the road.

We installed bike shelters with part funding from the local councillors a year ago in a bid to offer more options to parents in how they get their kids to school. We were hoping that by opening up a route from the Woodland Walk this would also assist. Unfortunately it seems we won't be able to implement that scheme now without much needed funding.

I can only suggest the Parish Council raise their objections with the local police who can enforce penalties to those found breaking the law. If no laws are being broken then there's little the school or the police will be able to do other than to keep reminding parents to park responsibly, as we regularly do."

The meeting noted that one parent who lived in close vicinity to the school and had a child at the school had stated that he had not received anything from the school since September 2019 regarding parking.

RESOLVED: that the Clerk respond accordingly to the school.

19/232.2 Consultation from Tarvin Primary School about whether to academise to join Tarporley High School and Eaton Primary School in a Multi Academy Trust

The meeting noted the consultation.

19/233 BARRED GATE FROM HOCKENHULL LANE

A wooden post at the Armco barriers at the end of Hockenhull Lane (Tarvin side) leading to the by-pass had rotted. The matter had been reported to Greenspace who agreed that the post need to be replaced. However it had yet to be agreed who was responsible for funding the work.

RESOLVED: (19/233.1) that an offer from Mr Peter Maiden to install a new post be accepted.

RESOLVED: (19/233.2) that the Clerk order an appropriate post and fittings that Council fund the work

19/234 NEIGHBOURHOOD PLAN ASPIRATION FOR NEW RECREATIONAL FACILITIES

19/234.1 When Councillor Lush spoke at the Borough Council Cabinet meeting on 5th February regarding the proposal not to develop a Traveller Development Plan Document he had highlighted that the Tarvin Neighbourhood Plan had identified a site owned by the Borough Council in Tarvin, but currently subject to a life time tenancy, that was the most suitable for much needed recreation facilities. The responsible Cabinet member suggested after the meeting that it might be useful for him and the Leader to have a meeting with the Parish Council to look at the proposal.

RESOLVED: that Councillors Lush and Dean together with Mr Robin Turney, the lead on recreation from the original Neighbourhood Plan Steering Group, plus the Clerk meet Cheshire West and Chester Council representatives.

19/234.2 Parking

In response to comments raised during the Open Forum Councillor Lush highlighted that a considerable amount of work had been undertaken on parking in Tarvin and at the present time there was little else that Council could do. The Neighbourhood Plan included an aspiration for a 45-bay car park on Garden Field, the site on the east side of Church Street closest to the village centre and St Andrews Church. However, the field was in the ownership of the Diocese which did not wish to discuss moving this matter forward with the Parish Council.

19/235 LIST OF OUTSTANDING ITEMS

RESOLVED: that if the report from Highways regarding Broomheath Lane was not received by the end of March 2020 then Council ask Borough Councillor Tonge to chase it up.

19/236 CLERK’S REPORT/CORRESPONDENCE

19/236.1 The following e-mail correspondence had been forwarded to Councillors who were provided with an opportunity to comment on them.

- a. Cheshire Association of Local Councils E Bulletins
- b. Cheshire West and Chester Council - A51 Tarvin to Chester Feedback Report
- c. Cheshire West and Chester Council - Fibre First Rural Programme – Openreach build announcement:
- d. Cheshire West and Chester Council – Textile Event – 21st March 2020 – Rowton Hall – 11am to 4pm
- e. Brightlife Social Prescribing in Tarvin

RESOLVED: not to invite Brightlife to make a presentation at a future meeting.

- f. Tarvin Community Woodland Trust – Minutes of their February 2020 meeting

19/236.2 The meeting was reminded that the Tarvin clean up would take place on Saturday 21st March and that the Oscroft clean up would take place on Saturday 28th March.

19/237 NALC CHAIRMAN’S OPEN LETTER TO ALL COUNCILLORS

The meeting considered the 2020 priorities that NALC had set for Parish Councils and noted the following which it did:

	Directly	Indirectly
Health and wellbeing	Keep fit equipment on the KGV Playing Field Through Neighbourhood Plan seeking extension to the Woodland Trust Walk and safe pedestrian footway along A54	Grant Aid to Tarvin Community Centre and Tarvin Community Woodland Trust
Climate emergency	Not claiming travelling expenses thereby discouraging travel Through Neighbourhood Plan identifying new cycle routes	Encouraging CWaC to keep joint cycle/footpath along A51/A54 accessible

Engaging young people New equipment on Playing Field

RESOLVED: that the Clerk ask the Borough Council whether the housing associations that own properties in the Parish would be installing solar panels on the buildings that they owned/controlled.

19/238 FINANCIAL MATTERS

19/238.1 January 2020 Payments

Councillor Ford had confirmed in writing that the January 2020 payments authorised at the Council Meeting had been made by the Clerk as approved by Council and that the direct debit payments were as per Council resolution.

19/238.2 RESOLVED: that the following payment made since the January meeting be approved.

Payee	Detail	Amount to be Paid
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VAT	Net Amount to Charge against budget	Budget available before payment
Deva Print Ltd	Printing Newsletter	170.00
0.00	170.00	1,381.06

19/238.3 RESOLVED: that the following payments be authorised, and that payments be made by internet banking:

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Mr M Stallard	Final Invoice Re Traveller Development Plan – 2 meetings + research and prep work	275.00
0.00	275.00	0.00
Cullimore Dutton	Scout and Guide Legal Agreement – Year to Jan 20 – based on a rate of £230.00 per hour plus VAT	828.00
138.00	690.00	0.00
Payroll	February 2020	1,307.51
0.00	1,307.51	1,105.03
Miss S Dutton	Reimbursement of Expenditure Re Operation London Bridge	55.25
0.00	55.25	75.00

19/238.4 Direct Debit

The meeting noted the following direct debit:

British Telecom Plc – 29th January 2020 – Telephone and Internet January 2020 - £261.19

19/239 TOPICS FOR TARVINONLINE

RESOLVED: that articles be written on the Open Forum items, Police and Crime Commissioner Meeting, Village Clean Up, Primary School Parking, and the Gate on Broomheath Lane.

19/240 DATE OF NEXT MEETING - Monday 23rd March 2020 – 7.15pm – Edna Rose Room, Tarvin Community Centre