

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD VIA VIDEO-CONFERENCE USING ZOOM SOFTWARE ON MONDAY 28TH SEPTEMBER 2020

PRESENT:

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

IN ATTENDANCE:

6 Members of the public
Cheshire West and Chester Council – Councillor H Tonge
Cheshire West and Chester Council - Councillor J Leather
Parish Council Clerk – Mr M Hassall

APOLOGIES AND REASONS FOR ABSENCE:

Councillor H Flynn (family commitment)
Councillor S Wiley (family commitment)

20/077 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

20/077.1 New Written Requests for Dispensations

There were no new requests.

20/077.2 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. No such declarations were made.

20/078 OPEN FORUM

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

20/079 PARISH COUNCIL MEETING

RESOLVED: that the Council meeting be reconvened.

20/080 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)

Three members of the public had raised concerns and objections regarding apparent unauthorised significant activity on a small field alongside the A51 road approximately 200/300 metres on the Tarvin side of Okells. The entrance of the field and field gate had been covered with wooden feather boards obscuring the view into the field. There were caravans and vehicles on site plus a static home. It had been reported that two articles had been published on Tarvinonline highlighting the development and had over 2,000 reads, highlighting the local interest in this matter, and many concerns had been raised via facebook comments.

20/081 MINUTES OF THE MEETING HELD ON 24TH AUGUST 2020

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

20/082 REPORT ON ACTIONS ARISING FROM THE MEETING HELD ON 24TH AUGUST 2020 NOT COVERED BY THE AGENDA

20/082.1 Great British Clean (Previous Minute 20/060)

The Clear up had gone well with 18 volunteers covering Tarvin and 14 covering Oscroft.

20/082.2 Fingerpost in Oscroft (Previous Minute 20/065)

The work had been completed by the volunteer from Utkinton on 8th September 2020. The only cost to Council was the cost of paint, the invoice for which had yet to be received.

RESOLVED: that the Clerk forward a letter of thanks on behalf of Council

20/082.3 Tarporley Road/Cross Lanes hedge side verge (Previous Minute 20/069)

The work had been completed

20/083 PLANNING MATTERS

20/083.1 Planning Applications

20/02793/FUL - Change of Use of Unit 10 from D2 Use (play and imagination centre for children) to include D1 Use (day care centre for people with learning disabilities and autism) – Unit 10, Pool Bank Business Park High Street Tarvin

Comment: No Objections

20/02830/FUL - Single storey rear extension. Alteration to change front roof from flat to pitched - 6 Heath Drive, Tarvin

Comment: No Objections

20/02960/FUL – First Floor Rear Extension – 72 High Street, Tarvin

Comment: No Objections

20/03002/FUL - Alterations & extension to create first floor accommodation – Meadowside, Weetwood

Comment: We object to the proposed alterations and extensions as they are considered contrary to Local Plan Policies DM21 & STRAT9.

Policy DM21 seeks extensions to be subordinate to the original dwelling and the surrounding properties and the wider setting. The policy gives as a general guide - subordinate extensions should not increase the size of the original dwelling by more than 30%.

Notwithstanding the historic extensions that have already occurred to this bungalow, and acknowledging the 30% is a guide, what is proposed creates a very large two storey dwelling. If assessed as a replacement dwelling the policy seeks it should be no more larger than 30% of the existing dwelling.

The substantial alterations will result in a building that is visually more intrusive than the existing dwelling on the character of the open countryside location due to the scale, height and massing.

It is noted that no supporting planning statement was submitted as part of the application to explain justification of the works proposed.

20/03013/LBC – Replace four windows to the rear – 86 High Street, Tarvin

Comment: No Objections

20/02572/FUL - Alterations to existing dwelling and erection of one detached dwelling to garden with off road car parking, associated landscaping, bin store area and new vehicular access with drop kerbs off High Street – Spruce Cottage, 2 Hockenhull Lane, Tarvin.

Comment: We do not object to the principle of the proposed development. However, as the site lies within the Conservation Area it is considered that the removal of a significant length of hedge along High Street in order to facilitate the access will visually adversely impact on the character of the conservation area and streetscene. Officers should note that the Design and Access Statement quotes very outdated planning policy and there appears to be inaccuracy in that the existing site plan shows the existing garage hard up to the boundary and the proposed site plan shows what looks like an additional strip from the neighbours site being used.

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 – Amendment/Additional Information

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.

20/083.2 Notices

None

20/083.3 Land off Tarporley Road, Duddon (Planning Approval 19/01028 /FUL)

There had been significant activity on a small field alongside the A51 road approximately 200/300 metres on the Tarvin side of Okells. The entrance of the field and field gate had been covered with wooden feather boards obscuring the view into the field. There were a number of caravans and vehicles on site plus a static home. Concerns had been reported to Planning Enforcement on 14th September. Cheshire West and Chester Council had

since received a Planning Application for “Change of use of land from its lawful use for a stable building hard surface and parking area, for use as a family traveller site consisting of 1 static caravan, 5 trailer caravans, a day room, septic tank and landscaping” but the application had yet to be validated.

RESOLVED: that the following statement be approved and published on the Council website and on Tarvinonline.

The Parish Council (PC) is very well aware that a field on the A51 close to Okells has been subject to development that is not compliant with an approved planning permission. The PC has raised the issue with CWaC planning enforcement and our local Borough Councillors.

The PC understands that a new planning application has been submitted to CWaC that would seek to formalise, retrospectively, the development that has taken place which goes well beyond the permission. Until that application is validated and published the PC cannot comment formally on the application.

It may be helpful for residents to know that the PC has always strongly objected when planning permissions have been ignored because it believes it is very unfair on the majority of applicants who adhere to their permissions which may have been amended as part of the planning process. It also believes that unless permissions are followed it could lead to a free for all which would not benefit the community.

If and when an application does come forward the PC will consider it objectively taking into consideration the policies of both the Local Plan and the Tarvin Neighbourhood Plan. In addition, the impact of the proposal on the environment, on the community and the views of residents, as far as they are known, will be taken into account.

20/084 KING GEORGE V PLAYING FIELD

20/084.1 Children’s Play Area

An order had been placed with Wicksteed to repair the two gates to the Play Area and also carry out repairs to the Rocking Horse which were required on safety grounds. The cost, including the labour cost to fit was £1,244.40. The meeting noted that repairing the gates rather than replacing them was significantly cheaper.

20/084.2 General Update

Councillor Twigg reported that the field continued to be well used and overall users of the field continued to be well behaved. Tarvin Athletic FC had indicated that they would be running two teams from the playing field during the coming season. The Tennis Club had reported a good season considering the limitations due to the pandemic.

20/085 SPECIAL PROJECT 2020/21 (Gap at the Ridgeway)

This item was not progressed as Highways road safety team had yet to visit the Ridgeway.

20/086 STREETLIGHTING THREE YEAR CHECK

RESOLVED (20/086.1): that a quotation of £1,790.00 plus VAT from Grid Civils Ltd to cover the 23 lighting columns be approved.

RESOLVED (20/086.2): that the £300 from the road closure budget which would not be required be moved to streetlighting to cover the overspend on that item.

20/087 INSURANCE

Council Insurance was due for renewal on 1st October 2020. An alternate quotation had not been sought as Council had a long-term agreement which was due to expire on 30th September 2021.

RESOLVED: that the new premium of £1,941.70 be approved.

20/088 WEBSITE

The meeting noted that Then Media Ltd had completed their work to enable Council to meet the accessibility requirements as part of the annual maintenance charge.

20/089 SOCIAL MEDIA

The meeting considered a suggestion to improve communication with residents in the Parish by becoming more active on facebook. Councillors Norrie and Dutton offered to manage the site.

RESOLVED: that Councillor Norrie obtain further details to cover questions raised, the main one concerning removal of inappropriate comments, and report back to the next meeting.

It was considered that it would be helpful for a private Council facebook page to be established and for Councillors to be invited to look at it before the next meeting in order to help them reach a decision.

20/090 STREETLIGHTING

The following Oscroft lighting columns were not working and Grid Civils Ltd had been asked to repair them:

Shay Lane - opposite 13 Shay Lane

Cross Lanes - column mid-way between Nicholaston Lodge and Orchard Cottage

20/091 GRASS CUTTING AROUND THE GREEN, OSCROFT

RESOLVED (20/091.1) that Groundforce Landscape Ltd be asked to cut the triangular verge grass at the Green Oscroft at the same time as the fenced area behind the phone box.

RESOLVED: (20/091.2) that the CWaC Services Assimilation be used to pay for the cuts to March 2021 and that the cost be added to next year's budget.

20/092 REMEMBRANCE SUNDAY

Councillor Lush reported on a meeting that had taken place between himself, the Clerk, Rev Adam Friend and Mrs Jo Richards where the following had been provisionally agreed: For Remembrance Sunday 8th November St Andrews Church would be holding short acts of remembrance at 10.15am, 10.45am, 11.15am and 11.45am. The outside service would not take place due to Covid-19 and there would not be a parade or road closure. On Remembrance Day at 11am a socially distance act of remembrance would be held by the war memorial. Both events would require tickets being booked in advance by those wishing to attend. The intention was also to release a recorded service for Remembrance Sunday, which would include the Act of Remembrance and also local individuals talking about their experience post war. Councillor Lush had offered to produce a contribution from the Parish Council.

RESOLVED (20/092.1): that the Clerk order the wreath but make a total donation payment of £100.

RESOLVED (20/092.2): that plastic poppies be purchased to go on lampposts on High Street as previously agreed in November 2019. Councillor Twigg offered to pay for the poppies. Councillors Norrie, Lush, and Pochin offered to be responsible to putting the poppies on the lampposts and then removing them at the appropriate time.

20/093 CHRISTMAS ACTIVITIES

The Street Market would not be taking place on the High Street or in the Community Centre Car Park. The Christmas Market committee would like to do something and were considering options including a Christmas window competition. They were asking whether Council considered this a good idea and were also asking whether Council had any other ideas for them to consider. Another option that had been mentioned was to have a large Village Christmas Tree, at the front of the Methodist Church (subject to their permission) but off the footway.

RESOLVED (20/093.1): that the Clerk approach Williams Wood to see whether they would provide a large Christmas Tree.

RESOLVED (20/093.2): that the other Christmas Trees be purchased from the same source as last year.

RESOLVED (20/093.3): that the trees and lights be put up on Saturday 5th December.

20/094 LIST OF OUTSTANDING ITEMS

The report was noted.

20/095 CLERK'S REPORT/CORRESPONDENCE

20/095.1 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. What3words
- c. Stakeholder Update Community Policing August 2020
- d. ICO Newsletter – September 2020
- e. The Eddisbury Report – 5th Edition
- f. Cheshire West and Chester Council – Covid-19 Reflections and the next steps – Online meeting Monday 5th October 2020 - 2 till 4pm
- g. Cheshire Association of Local Councils – Online Annual Meeting – 19th November 2020 – 7pm.

The meeting noted that Councillor Ford would be attending.

- h. Cheshire West and Chester Council – Launch of the NHS Covid-19 NHS App
- i. Cheshire Police – New Approach to Community Policing – (PC Nicola Stenton and PCSO Sue Keers)

20/095.2 George and Dragon Public House

Following the August bank holiday weekend the Clerk had received complaints from a near neighbour to the George and Dragon Pub, based in Gunnery Mill, who had stated that he was representing a number of households including some outside of Gunnery Mill. The complaints covered noise, lack of social distancing within the pub, and the new landlords apparent lack of action after receiving complaints from neighbours. The complainant stated that he had photographs allegedly supporting everyone's concerns. The Clerk had informed Councillors and advised those complaining to report the issues to PCSO Sue Keers and also to speak to CWaC Licensing.

The meeting noted that the unauthorised banners and posters had not been taken down from the George and Dragon building despite the fact that the unauthorised use had been reported to the Planning Enforcement Team in March 2020.

20/095.3 Monitoring Speed Limits

PCSO Sue Keers had reported the following speed monitoring results following monitoring on 10th September 2020:

Cross Lanes – between Tarvin and Oscroft – limit 40mph – 31 vehicles checked – none exceeded the speed limit

A54 Holme Street – 40mph - 436 vehicles checked – 3 exceeded the speed limit

20/095.4 Dr R and Mr S Harding

The Clerk and Councillor Lush had met with Dr R and Mr S Harding on Friday 25th September at William’s Wood, formerly known as Broomheath Plantation and during the visit had been given an interesting tour of the site during which the Hardings had shared their plans.

RESOLVED: that the following comment approved by Dr and Mr Harding be approved and forwarded to Tarvinonline:

William’s Wood

William’s Wood, previously known as Broomheath Plantation, is a 20-acre woodland located off Broomheath Lane on the Waverton side of Tarvin. It has recently become apparent that some people think that William’s Wood is either part of the Tarvin Community Woodland or owned by Tarvin Parish Council, neither of these are correct. William’s Wood is privately owned by Dr Rachel and Mr Simon Harding. William’s Wood is a successful commercial business which also hosts activities that benefit the wider community and which are provided at the discretion and with the agreement of Dr and Mr Harding.

A further article will be provided by Dr Harding, who as a local GP is keen to see her woodland enjoyed by responsible Tarvin residents with all the benefits, both physical and mental, that this brings. She has chosen to ban dogs throughout her woodland and Tarvin Parish Council supports this stance entirely.

20/095.5 Newsletter

RESOLVED (20/095.5.1): that Council publishes a newsletter in November.

RESOLVED (20/095.5.2): that it be accepted and understood if some Councillors did not wish to deliver their normal round due to Covid-19.

20/096 FINANCIAL MATTERS

20/096.1 August 2020 Payments

Councillor Ford had confirmed in writing that the August 2020 payments authorised at the Council Meeting had been made by the Clerk as approved by Council and that the payments between meetings were as stated below.

20/096.2 RESOLVED: that the following payments made since the August meeting be approved.

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Groundforce Landscape Ltd	Grass Cutting King George V Playing Field + Millennium Garden + Oscroft Green August 2020 + Hedge cutting Playing Field August and September 2020	978.59
163.10	815.49	2,628.43
Mr S Wiley	Zoom – August 2020	14.39
2.40	11.99	402.04

20/096.3 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
Came and Co	Insurance Year to 30th September 2021	1,941.70
0.00	1,941.70	2,000.00

Payroll	September 2020	1,376.52
0.00	1,376.52	13,076.59
HMRC	PAYE and Nat Insce July to Sept 2020	1,166.24
0.00	1,166.24	11,700.07

20/096.4 Direct Debits

The meeting noted the following payment that had been made by direct debit:
British Telecom Plc – 1st September 2020 - Telephone and Internet August 2020 – £117.56

20/097 TOPICS FOR TARVINONLINE

RESOLVED: that articles be written on the land on the field just off the A51 road, grass cutting at Oscroft, Remembrance Sunday, speed monitoring, and Christmas Activities

20/098 DATE OF NEXT MEETING – Monday 26th October 2020 – 7.15pm – via Zoom software

20/099 RESOLUTION – “That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the public and press be temporarily excluded and they are instructed to withdraw” (personal data, staff conditions of employment)

20/100 STAFF SALARY REVIEW AND TERMS OF EMPLOYMENT.

RESOLVED: that the Clerk report that the items mentioned were not options that Council could progress at the present time.