

**Neighbourhood Plan steering Group**  
**Minutes of meeting 22<sup>nd</sup> September 2016**

**Present**

Mathew Martin, Joe Thompson, Jane Hough, Alison Kempster, Ben Dean  
Robin Turney (acting Chair)

Also present Rosie Morgan, CWAC and members of Tarvin Residents Association. (John Lynch, Jane Stephens and Andy Russell)

**1) Apologise**

Ted Lush, Roy Brereton

The chairman welcomed Rosie Morgan, from CWAC Planning Department to the meeting as well as members of the Tarvin Residents Association as observers.

The Steering Group agreed that observers could comment on the topics during the meeting.

The chairman explained that the Group had been meeting for over 18 months and the meeting tonight represented an opportunity to review important policy documents.

**1) General**

**1) Neighbourhood Plan and Local Plan part 2**

Ben Dean raised the point that the Settlement Boundaries being proposed by Tarvin Parish Council and by the Neighbourhood Plan Steering Group extended beyond Tarporley Road, whereas those of the Local Plan Part 2 ended at this road.

Rosie Morgan explained that, if supported by the majority of residents, it was valid for the Neighbourhood Plan to extend the boundaries beyond those shown in the Local Plan and these would become effective once agreed in the Referendum.

At the present time, Tarvin is expected to meet its obligations for new homes under the Local Plan up to 2030, without any further major developments.

In considering any additional housing it was most important that the NPSG considered the likely timing of any future housing, either before or after 2030.

**Action NPSG**

**1) Impact of NP on other planning decisions.**

In response to a question, Rosie stated that the impact of the NP on other planning decisions increased throughout the process until, on completion, it had full legal standing. The work carried out so far could have some impact but this would be very limited and would increase once the pre-submission and submission stages had been reached.

**Action NPSG**

**1) Results of Questionnaire**

A member of the Residents Association asked if the results of the latest questionnaire could be put on line and offered help. It was noted that the results should be online soon.

**Action NPSG**

**1) Transport**

The draft paper produced by Ted Lush and Roy Brereton was reviewed.

Rosie Morgan noted that

1) CWAC was aware of the congestion problems on the A51/A54 and had applied for funding to

improve the situation.

No update could be provided until after the Autumn Statement.

- 1) The Neighbourhood Plan could not link transport improvements to potential developments outside the NP area.

Even within the NP area, transport improvements should only be linked to significant developments.

- 1) The NP for Malpas provided an example of how the NP had been linked to the local road network and should be consulted.
- 2) If additional car parking was needed, e.g. off Tarporley Rd., it was relevant to show this on the plan.

Whilst it was desirable to seek the agreement of the landowner this was not essential.

- 1) Bus Services, whilst of importance, were outside the scope of the NP.

Other comments

- 1) There was some concern that individual comments in the questionnaire were being given undue weight as part of the evidence.

#### **Action on above Ted/Roy**

#### **1) Housing**

The draft paper prepared by Joe Thompson and Mathew Martin was reviewed.

- 1) The structure of the section needed to be revised in line with the Tattenhall template, with a clear statement of Policies.
- 2) The timing of development beyond current targets, either pre or past 2030 should be clarified.
- 3) The need for non residential developments, e.g. offices, manufacturing, hotels etc. also needed to be considered in the plan.
- 4) CWAC has standards on car parking provision for residential properties which should be consulted.
- 5) Whilst it was possible to restrict access to Affordable Housing to local people it was difficult, if not impossible, to place restrictions on free market housing.
- 6) Further consideration needed to be given to the demographics, particularly the provision of sheltered housing, both public and free market funded, for elderly residents.  
Both the Tarporley and Kelsall NPs' had considered these issues.

#### **Action on above Joe & Mathew**

#### **1) Landscape**

The draft prepared by Alison & Jane was reviewed.

- 1) The protection of views, both into and out of the village, which were important to the character of the village, could be included in the plan.  
The Tarvin Conservation Area was of special importance.  
(Note: Protection of views of Tarvin Church from outside of the village had been noted by an inspector as one of the reasons for restricting development at the Pool Bank Dairy site.)
- 1) The views to be protected needed to be defined and this could be done with photos, Alison

shared some examples, together with lines on a map showing limits of the vista.  
(Note after meeting: we need to establish a master electronic plan on which these and other features can be noted, do we have one)

- 1) Relevant views would be shared on-line.
- 2) CWAC had published criteria on the selection of Green Spaces for protection.  
Each proposed Green Space needed to be assessed and justified against these criteria and shown on a map.  
Rosie promised to forward the relevant link.

**Action Rosie**

- 1) It was possible for a site to be both Green Belt and a protected Green Space. In reviewing the Green Spaces the land between Townfield Lane and the A51/A54 would also be considered for inclusion.
- 2) Other documents of value were shared
  - a. Landscape Strategy
  - b. Areas of Special Landscape Value
- 3) The Tarporley NP provided some examples of protected Green Space.

**Action on above Alison and Jane**

1) **Leisure Facilities** (*Note should be 6 but word refuses to accept this*)

The note produced by Robin and based on the documents agreed by the NPSG and shared with the King George V Playing Field Committee and Tarvin PC in 2015 was discussed.

Some members of the Steering Group questioned the need for an all-weather training pitch and wondered whether it was appropriate for a village the size of Tarvin since youngsters could always catch the bus to Christleton for suitable facilities. Concerns were raised at the proposal for floodlighting and it was questioned whether changing facilities were really needed.

The policy was defended on the basis that it was important that youngsters, particularly those in the 11-16 age group, were provided with good leisure facilities. Facilities which were popular with this age group, such as a swimming pool, were unfortunately beyond the scope of the village at the present time but it was still important to take account of their needs. Any new facilities needed to be to current standards and suitable for the next 20-30 years.

- 1) It was agreed that the documents would be reviewed again when all members of the Steering Group are present.
- 2) A note outlining the pros and cons of siting an all-weather pitch at different locations, including on King George V Playing Fields, would be prepared.
- 3) There was a suggestion that a skate board park could be sited the little used additional car park at the Community Centre.

**Action on above Robin**

1) **Health** (should be 7, see above)

Carol had made contact the Area Health Authority, who had expressed interest in possible use of space in the Community Centre as a base for a GP.

- 1) Contact would be made with the Community Centre Management to confirm whether space could be made available. If this was so, the Area Health Authority would be invited to assess its suitability.

**Action Carol & Ted**

**1) Next steps**

- 1) **Drafts will be revised for discussion at the next meeting on the 13<sup>th</sup> October.**

**Action All**

- 1) Rosie agreed that a consultant could be useful in ensuring that the documents were completed to the relevant standards and that appropriate references were included. This could be after the next meeting.

**Action Chairman**

- 1) Rosie agreed that the outline time plan which had been prepared was relevant and indicated that some extra stages which needed to be included. The time plan will be revised and re-circulated.

**Action Robin**

- 1) **Based on current progress and assuming that outstanding issues are resolved rapidly a target date for the start of pre submission consultation would be January 2017.**
- 2) Members of the Tarvin Residents Association offered their help and it was noted that this could be very useful when planning and carrying-out the pre-submission consultation.

**Date of next Meeting**

**Thursday 13<sup>th</sup> October at 7:00pm**

**Edna Rose Room (Note has this been booked?)**

**Robin Turney**

**Acting Chair/Secretary**