

which require planning permission will not be supported unless:

- * it can be demonstrated that the continued use of premises for employment use is no longer commercially viable or environmentally acceptable
- * the premises in which the business takes place have been actively marketed for the two year period immediately preceding any planning application to seek alternative owners or tenants
- * the change can be supported by other relevant policies.
- * *Two years is specified as in current market conditions anything less would be unrealistic.*

Other policies cover:

- * maintaining the village character and sense of place
- * requiring development proposals to address traffic generation issues
- * an aspiration to extend the pedestrian footpath along the A54 as far as the Tarvin roundabout
- * protecting Local Green Space and sites of sport, recreation and amenity value from development
- * safeguarding important wildlife sites and those of archaeological or historical significance
- * supporting off-road car parking proposals
 - using funding from developers to deliver the aspirations in the Plan
- * major road improvements and traffic impact assessment
- * existing industrial sites
- * home-based businesses and communications infrastructure
- * health care facilities.

Conclusion

The PC wishes to thank the Plan Steering Group which spent hundreds of hours preparing a document which the PC believes will be of significant and lasting benefit.

There is no further opportunity to amend this Plan. It can only be accepted or rejected in its entirety. By using your vote on 5th September, you will be showing how much you care about the community you live in. Thank you.

TARVIN EDUCATION TRUST

This is a Charity established to manage the endowment of the old Tarvin Grammar School. Its purpose is to assist the educational needs of students of secondary school age and older who live in the Ancient Parish of Tarvin.

This assistance may take the form of financial assistance for tuition fees, books, apprenticeships, musical instruments and travel on approved courses.

The next round of applications should be made no later than Saturday 24th August to the Clerk to the Governors, Mr D H Cotgreave, Brown Heath Farm, Tarvin, Chester CH3 8NE - Tel 01829 740231 or e-mail to dhcotgreave@btinternet.com

Cllr. David Cotgreave (740231)	Cllr. Rob Ford (740371)	Cllr. Helen Flynn (309300)
Cllr. Matthew Pochin (741136)	Cllr. Pet Twigg (740509)	Cllr. Ted Lush (741468)
Cllr. Peter Ryan (740576)	Cllr. Steve Wiley (740737)	Cllr. Ben Dean (07789 278827)
Cllr. Sarah Dutton (07722 853120)		

To Contact Us via the Clerk:

Mike Hassall, Clerk to Tarvin Parish Council, Roy Cottage, Townfield Lane, Tarvin CH3 8EG
e-mail: miketarvinparish@aol.com - telephone 01829 741075

Your Cheshire West Councillors:

Cllr Harry Tonge (01829 752090)	harry.tonge@cheshirewestandchester.gov.uk
Cllr John Leather (01829 752558)	john.leather@cheshirewestandcheshire.gov.uk



TARVIN TIMES - The Newsletter of Tarvin Parish Council
Autumn 2019 *Newsletter No. 16*

PARISH REFERENDUM TO BE HELD ON 5th SEPTEMBER re THE TARVIN NEIGHBOURHOOD DEVELOPMENT PLAN

Introduction

On 5 September 2019, residents of the Tarvin Neighbourhood Development Plan Area will get their chance to vote on the Plan in a referendum, with voting to be held in the Small Room at Tarvin Community Centre, Meadow Close, Tarvin. If a majority of those voting agree with the Plan, it becomes a Planning Document with legal force. This means it must be taken into account when any planning matters affecting the Plan area are considered.

The Plan has been four years in the making. Residents have been regularly consulted throughout and the Plan reflects the majority view. The Parish Council ('PC') hopes that as residents as possible will consider its proposals and vote for the Plan.

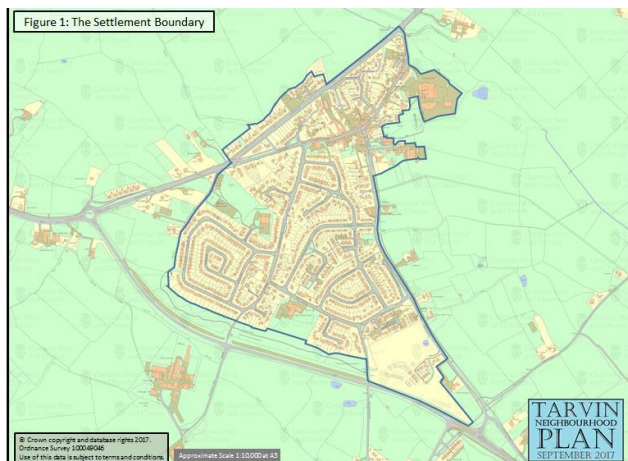
What does the Plan say?

The Neighbourhood Plan is a land use development plan covering the period up to 2030. It can be viewed in full on the PC website (www.tarvinparish.org.uk) or on TarvinOnline. This summary, delivered to every household in the Plan area, identifies the land use policies included in the revised Plan. It concludes that in the period up to 2030 there should be no significant housing development, because the current infrastructure capacity cannot support further significant population growth. The key problems are congestion in Tarvin village (exacerbated by having no public car parking), congestion on main roads, in particular the A51 from Tarvin roundabout to/from Chester and local access to health services.

The most important land use policies and aspirations in the Plan are as follows:

HOUSING - POLICY HG1 – INFILL HOUSING

Residential development on sites within the defined settlement boundary for Tarvin will be acceptable where it meets other relevant policies in the Plan. This applies to infill sites and redevelopment of existing previously developed sites and other sites within the defined settlement boundary.



HOUSING - POLICY HG2 – SMALL SCALE DEVELOPMENT

Outside the defined Settlement Boundary (see map), larger areas of new housing development will not be permitted. In this regard, a larger site is defined as amounting to 6 dwellings or more, taking into account related applications for different parts of the same site or adjacent site/sites with a shared access point.

Outside the defined settlement boundary for Tarvin, proposals for small-scale residential redevelopment of sustainably located previously developed sites could be acceptable where the rural character can be protected. Such development may take the form of either replacement buildings or conversion of existing structures to residential use. In this regard, sites considered to be small-scale are those that amount to less than 6 dwellings having considered related applications for different parts of the same site, or adjacent site/sites with a shared access point.

HOUSING - POLICY HG4 – SETTLEMENT SEPARATION

The character and significant features of the landscape between Tarvin and Oscroft should be protected and maintained.

LEISURE - ASPIRATION LSA 1 – LEISURE SITE

Land to the east of Tarporley Road is identified for recreational facilities; to include:

- Floodlit all-weather training pitch
- High quality changing facilities for both sexes
- A full-size grass pitch
- Adequate car parking.

Development proposals that would compromise the future use of the site for sport and/or leisure will be considered unacceptable by the PC

LEISURE - POLICY LS1 – NEW CYCLE ROUTES

Proposals which encourage, support or contribute to the delivery of a safe cycle route between Tarvin village and Oscroft, provided they are in accordance with other Plan policies, will be supported.

LANDSCAPE & ENVIRONMENT - ASPIRATION LEA1– FUTURE EXTENSION OF TARVIN COMMUNITY WOODLAND

Land adjacent to the east of the A51 at Tarvin roundabout is identified as an extension to

the north of the existing community woodland.

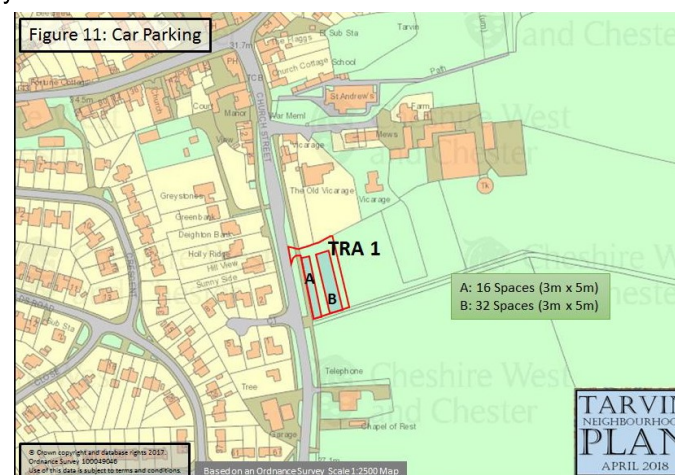
LANDSCAPE & ENVIRONMENT - POLICY LE5 – LANDSCAPE AND WILDLIFE

New development in Tarvin should seek to:

- Preserve and enhance the local character of buildings in the parish, by reference to the Village Design Statement
- Preserve existing green spaces that contribute to the local landscape identity (see Policies LE1-3 and Aspiration LEA1)
- Protect and enhance wildlife and ensure that, where mitigation would be appropriate, there is no net loss of biodiversity
- Conserve and enhance ponds, copses and significant individual trees
- Enhance access to the countryside through a wide range of properly maintained public footpaths and safe cycle routes
- Safeguard the best and most versatile agricultural land to enable it to be kept in productive use.

TRANSPORT - ASPIRATION TRA 1– PARKING (GARDEN FIELD)

The site at Garden Field, adjacent to the Old Rectory and Glebe Cottage, on the east side of Church Street is identified for off-street car parking (see below). Development proposals that would prevent the future use of the site for that purpose will not be considered appropriate by the PC.



TRANSPORT - POLICY TR3 – ADAPTING THE HIGHWAY NETWORK

Where planning permission is required, proposals for minor adaptations to highways infrastructure that will smooth traffic flows and reduce congestion on the A51 within Plan area, including preparatory works to allow for future major highway changes, will be acceptable. They must be implemented without significant negative alterations to the built and natural environs of residential properties that are adjacent or nearby.

ECONOMIC DEVELOPMENT - POLICY ED1 – CHANGE OF USE

Change of use from residential to business will be supported for developments within the Plan area where they provide additional work opportunities and do not compromise the rural setting and do not harm the amenity of neighbours. Change of use from retail to other business uses within the Settlement Boundary will be supported if the proposal does not result in a net reduction of employment opportunities. Changes of use from retail or business use to residential

