

## **Minutes of the Tarvin Neighbourhood Plan Steering Group meeting, 10 November 2016**

Present: Roy Brereton, Cllr. Ben Dean, Jane Hough, Cllr. Ted Lush, Alison Kempster, Matthew Martin, Carol Over, Joe Thompson, Robin Turney

Also in attendance were Richard Thresh (Cheshire Community Action) and 3 members of the public representing the Tarvin Action Group (TAG)

There were no apologies

1. At the Open Forum TAG submitted a written statement outlining its concerns which in summary were:

- the different views of the Steering Group (NPSG) and the Parish Council (PC) on where the Tarvin village settlement boundary should be fixed (TAG want the settlement boundary to be fixed along a line which would make a possible gypsy/traveller site least likely to become a reality on Cheshire West and Chester (CWaC) -owned land east of Tarporley Road)
- the timetable being followed by the NPSG (TAG asked if it could be accelerated so that the Neighbourhood Plan (NP) could be considered seriously before the CWaC Local Plan (Part 2) is agreed)
- whether, as they had been advised, the NP could be drafted in such a way as to make it more difficult for a gypsy/traveller site to be established

In answer to these concerns it was stated that:

- under the current draft NP the NPSG is agreeing with the CWaC Local Plan (Part 2) proposal for a settlement boundary which would designate land to the east of Church Street and Tarporley Road as countryside and therefore subject to restricted future development possibilities
- an Extraordinary Meeting of the PC will be held on 14 December at 7.30 pm in the Edna Rose Room, Tarvin Community Centre. At this meeting the draft NP will be considered. The issue of the settlement boundary will be the main topic but parish councillors will be free to question and comment on any other part of the draft NP
- with regard to the timetable, Richard Thresh advised that it would be possible to concertina the timescale e.g. the Basic Condition Statement can be written in advance and the Consultation Statement drafted while the consultation is under way. In reality it is difficult to achieve much of a shortening of the process

2. The minutes of the meeting held on 13 October were agreed as a correct record

3. The NPSG discussed the notes of the meeting which had taken place between Matt, Joe and CWaC officers. It was noted that, even if the CWaC-owned land to the east of Tarporley Road were to be allocated for low-cost housing at some future date, it was highly unlikely

that any such housing could be ring-fenced for Tarvin residents (However, although not said at the meeting, it is worth noting that Muir Group Housing Association recently advertised the availability of two shared ownership properties on the Saxon Heath site on Tarvinonline i.e. targeted specifically at Tarvin residents). It was considered that work should be undertaken now to consider housing need beyond 2030

4. The NPSG considered each of the draft NP chapters in turn. Richard Thresh advised that all the policies should be framed in the context of future land use proposals – this would still enable the NPSG to say what outcome it wanted e.g. the NPSG wants to promote three safe cycle routes which have been identified; the NP should therefore use statements such as:

“any future development that would impinge on safe cycle route ABSC should not be agreed”

“any future development adjacent to the proposed line of safe cycle route ABC should contribute to its delivery”

**All authors** need to think how this should be applied to their chapter

Specific comments on each chapter were as follows:

a) Foreword – shorten to one page – **Ted**

b) Create a General Policies chapter – **Ted**

c) Housing

(i) policy statements – need to justify the proposed maximum of 5 units

(ii) delete sentence beginning “A review of Green Belt assignment”

d) Recreation - **Robin/Carol** to produce revised draft

(i) rename chapter as Leisure

(ii) review paragraph numbering

(iii) include maps of sites for playing fields/all-weather pitch and safe cycle routes

(iv) explain how potential sites have been ranked

(v) all NPSG members to comment on the analysis of the sites

e) Landscape and Environment – **Alison/Jane** to produce revised draft

(i) ridge and furrow south of Tarporley Road – if there is no evidence this must be removed or reworded

(ii) policy X delete last part of sentence “...unless very special circumstances”

(iii) sites of green space value confirmed not to include land off Townfield Lane. Townfield Lane included under history

(iv) include section on extending Community Woodland, with justification

f) Transport – **Roy/Ted**

- (i) when making statements about current conditions put in date e.g. “as at Nov 2016”
- (ii) sites for potential car park to be identified and evaluated (**Ben/Ted**) (Copy of report produced by PC sometime ago is attached)
- (iii) consider policies to restrict use of any car park to prevent “park and ride”

g) Employment - **Roy/Ted**

- (i) include policy for provision of ultra fast broadband as a consequence of any future development
- (ii) state that existing industrial sites should be retained for B1 and B2 use
- (iii) adopt policy to stop shops being converted to houses
- (iv) include policy to support a balance between retail, services and housing in the parish area (*It is hard to imagine what this would look like*)
- (v) say something about maintaining the character and design of the High Street in its Conservation Area setting (*Not obvious why this is necessary given Conservation Area status*)
- (vi) include policy to encourage use of upper floors of shops for housing or employment

h) Health – **Carol/Ted**

- (i) ensure policies include protection of land for non-residential health care
- (ii) include policy on existing provision

**All NPSG members** to complete their rewriting by 24 November and circulate to the rest of the Group for consideration at next meeting

5. Next meeting 8 December 2016 at 7.30 pm in the Edna Rose Room, Tarvin Community Centre

To be followed by meeting with PC 14 December 2016 at 7.30 pm (same venue)