

TARVIN PARISH COUNCIL

Clerk: Mike Hassall, Roy Cottage, Townfield Lane, Tarvin CH3 8EG

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NOTICE OF MEETING

MEETING: TARVIN PARISH COUNCIL
DAY/DATE/TIME: MONDAY 18TH MAY 2020 – 7.15PM
VENUE: VIDEO CONFERENCE VIA ZOOM

PLEASE CONTACT THE CLERK EITHER BY E-MAIL OR PHONE PREFERABLY BEFORE 6PM ON 18TH MAY 2020 IF YOU WISH TO JOIN THE MEETING.

AGENDA

1. WELCOME BY THE CHAIRMAN

2. APOLOGIES AND REASONS FOR ABSENCE

3. DECLARATION OF INTEREST AND DISPENSATIONS

- a. To consider new written requests for Dispensations for Disclosable Pecuniary Interests and where appropriate grant any requests.
- b. To receive any “Pecuniary Interest”, “Outside Body Interest”, or “Family, Friend, or Close Associate Interest” from Councillors on any items on the agenda.
- c. Annual reminder to all Councillors that before the next meeting they should check that their Members Declaration of Interests is up to date

4. OPEN FORUM – An opportunity for members of the Public to make comment and raise questions. (allocated time 15 minutes)

5. APPROVAL OF THE MINUTES OF THE MEETING HELD ON 27TH APRIL 2020

6. MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 27TH APRIL 2020 NOT COVERED BY THE AGENDA

7. PLANNING MATTERS

a. APPLICATIONS

The following Planning Applications will be examined at the meeting along with any others received up to the day of the meeting providing that the late application does not cover more than one dwelling:

None to date

b. NOTICES

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

20/00624/OUT – Erection of two office buildings – Apex House, Chester Road, Tarvin - The development straddles both Ashton Hayes and Tarvin parishes. – **REFUSAL** – detail as follows:

“In pursuance of their powers under the above Acts, the Council hereby REFUSES to grant planning permission in accordance with the application and plans submitted by you, for the following reasons:

1. By virtue of the site being located in the countryside, and the lack of a sequential test and an impact assessment identifying the individual and cumulative impacts of the proposal, the proposal conflicts with the strategy of the development plan to locate development in the most sustainable locations. On this basis, the proposed development would fail to accord with Policies STRAT1, STRAT2 and ECON 2 of the Cheshire West and Chester Local Plan (Part One) which state that town centre uses, such as offices, should be in town centre locations.
2. The proposed development would harm the intrinsic character and beauty of the countryside. With the buildings being wholly new units, they are of a scale and nature that is not considered to be proportionate to the nature and scale of the site and do not require a countryside location. On this basis, the proposed development would fail to accord with Policy STRAT 9 of the Cheshire West and Chester Local Plan (Part One).
3. The proposal represents inappropriate development within the Green Belt. There are no very special circumstances which would outweigh the identified harm to the Green Belt by way of inappropriateness. On this basis, the proposed development fails to accord with the requirements of Policy STRAT9 of the Cheshire West and Chester Local Plan (Part One) and the National Planning Policy Framework.
4. Based on the information submitted with the proposal, the development includes an underprovision of vehicle parking for the site as a whole. On this basis, the proposal cannot be favourably assessed against the requirements of Policy STRAT 10 of the Cheshire West and Chester Local Plan (Part One), Policy T5 of the Cheshire West and Chester Local Plan (Part Two), Parking Standards Supplementary Planning Guidance and the National Planning Policy Framework.
5. Based on the information provided, and the lack of details relating to a BREEAM rating for the proposed non domestic buildings, the application cannot be favourably assessed against Policy DM 4 of the Cheshire West and Chester Local Plan - (Part Two).

Notes

1. The local planning authority considers that the proposed development is unacceptable in principle. It has therefore not been possible to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area in line with the NPPF.

8. KING GEORGE V PLAYING FIELD

General Update – led by Councillor Twigg

9. FOOTPATHS

The meeting will consider the following report from a local resident:

“Because of "lockdown" and the warm and dry April I have walked - in most cases for the first time - every footpath in the pre-2015 Parish of Tarvin. I thought it might be useful to set out the problems which I noted while they are fresh in my mind so you can circulate this to Parish Councillors and inform the appropriate officials at Cheshire West and Chester Council for the time when remedial works can start again.

I refer to the official footpath numbers as recorded on the Cheshire West and Chester interactive map on the internet using all the rights of way data layers; and for some of the points that I make you will need to zoom in to the maximum scale on the map. It zooms in to a very large scale.

Footpath 4 - although there is a stile at each end of the relevant field, the course of this footpath from the road to Tarvin Mill across the field to the junction with Footpath 35 is obscure. I think the landowner probably wants to discourage use, taking the view that people can easily walk in front of the 8 industrial units at the back of the Mill. But that

should not be the point. The course of the footpath over the field is taped off and near Footpath 35 there is a pile of manure blocking the obvious line of the path. This needs investigation and action.

Footpath 6 - this is the very short path which continues the alignment of Footpath 5 and forms the base of a small triangle where Pool Lane and Barrow Lane join. The stiles at each end are complete inaccessible because of very dense brambles. I concede that it is not at all far to walk around the point of the triangle on the metalled roads but again that is not the point. It needs attention.

Footpath 19 - this is the path joining Old Moss to the Tarporley Road across several fields. The stile at the halfway point of this path, and some surrounding fencing, has completely collapsed and needs to be re-erected. Also there should be a metal sign where the footpath leaves Platts Lane in Old Moss--and that could make it abundantly clear that the path runs in the narrow space between the two hedges.

Footpath 30 - and it becomes Bruen Stapleford Footpath 7 -linking Platts Lane, Old Moss with Old Moss Lane. There is a metal sign in the correct place where the path leaves Platts Lane and also where it leaves Old Moss Lane. And there is a stile at the boundary of the two relevant properties--the Nurseries to the north and Rose Cottage on Old Moss Lane to the south. But the course of the footpath across the Nurseries has been totally defaced. There is a low wire mesh fence almost immediately after leaving the road, which can be surmounted with a little care. But then the course of the path is totally obscured by poly tunnels, long beds of plants and various debris. It is impossible to make out the course of the path. Similarly, at the other end, there needs to be more signposting so that walkers are assured they are not trespassing as the path now cuts right across the open plan garden of Rose Cottage. The landowner of the Nursery needs to be contacted to see whether he will agree to another route for the footpath being marked out.

Platts Lane, Hockenhull - you know all about this most irksome interference with what, for Tarvin residents, is a very attractive circular walk. Is there any word from CWaC as to when this might be sorted?

In fairness, I must add that the great majority of paths are well signed and well maintained.”

10. LIST OF OUTSTANDING ITEMS

Update.

11. CLERK’S REPORT/CORRESPONDENCE

E-Mail Correspondence

The following have been forwarded to Councillors via e-mail and are not shown elsewhere on the agenda – listing these items provides Council with the opportunity to comment on them: a. Cheshire Association of Local Councils E Bulletins b. Update from the Information Commissioners Office. c. Invitation to sign up to Eddisbury Parliamentary bulletin

12. FINANCIAL MATTERS

a. April 2020 Payments

b. Payment between meetings;

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Sage UK Ltd	Payroll Software – Annual Licence – Year to Apr 2021	234.00
39.00	195.00	525.00

c. Payments to be authorised with payments to be made by Internet Banking

Payee	Detail	Amount to be Paid
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VAT	Net Amount to Charge against budget	Budget available before payment
Groundforce Landscape Ltd	Grass Cutting King George V Playing Field April 2020	358.09
59.68	298.41	3,239.24
Mrs P Twigg	Re-imbusement of Expenditure - Red Hazard Warning Tape for Playing Field	9.99
0.00	9.99	1,500.00
JDH Business Services Ltd	Internal Audit Year to 31st March 2020	178.80
29.80	149.00	450.00

c. Audit Year to March 2020

1. Comments by Internal Auditor on Year to March 2020
2. Section 1 has been completed by the Clerk. Council needs to confirm that Council can say “yes” to each of the statements. The form will then be completed and signed by the Chairman of the meeting and the Clerk following the meeting.
3. Section 2 was completed by the Clerk and forwarded to the Internal Auditor along with all the documents/records used during the year. It now needs to be approved by Council and signed by the Chairman of the meeting and the Clerk following the meeting.

13. TOPICS FOR TARVIN ONLINE

14. DATE OF NEXT MEETING – Monday 22nd June 2020 – 7.15pm

Mike Hassall

Clerk

13th May 2020

THE PRESS AND PUBLIC ARE INVITED TO ATTEND THE ABOVE MEETING