

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE ON MONDAY 23RD AUGUST 2021.

PRESENT:

Councillor R Ford (Chairman)
Councillor D H Cotgreave
Councillor B Dean
Councillor H Flynn
Councillor R Harrison
Councillor E Lush
Councillor P Ryan
Councillor P Twigg

IN ATTENDANCE:

3 Members of the Public
Cheshire West and Chester Council – Councillor J Leather
Parish Council Clerk – Mr M Hassall

APOLOGIES AND REASONS FOR ABSENCE:

Councillor S Dutton (Family Commitment)
Councillor J Norrie (Family Commitment)
Cheshire West and Chester Council – Councillor H Tonge

21/062 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

21/062.1 New Written Requests for Dispensations

There were no new requests.

21/062.2 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. Councillor Ryan declared a Pecuniary Interest in Planning Application 21/03153/FUL and indicated that he would leave the room at the appropriate time.
No other declarations were made.

21/063 OPEN FORUM

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

21/064 PARISH COUNCIL MEETING

RESOLVED: that the Council meeting be reconvened.

21/065 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)

21/065.1 A member of the public had objected to the Ridgeway Project as she believed that some of the hedge would need to be removed and that a tree may be damaged. Her preference would be to leave the gap as it was.

21/065.2 A Crossfields resident had complained that broken tree branches were not dealt with quickly enough, stating that as soon as a hazard was identified it should be dealt with immediately. The specific fallen branch that he had referred to was one between the properties 50 and 52 Crossfields and close to, but outside the Woodland. The resident had been informed that the tree was not on land owned by Cheshire West and Chester

Council, the Parish Council, or Tarvin Community Woodland Trust, but Cheshire West had eventually dealt with it. The resident thought that members of the Woodland Trust should go through the woodland every day and deal immediately with any problems and then added that it was difficult to get hold of Trust members. He had asked for the address of the Secretary of the Trust and the Clerk had agreed to provide it following the meeting.

21/066 MINUTES OF THE MEETING HELD ON 23RD JULY 2021.

RESOLVED: that the minutes of the meeting held on 23rd July 2021 be signed by the Chairman of the meeting as a correct record.

21/067 REPORTS ON MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 23RD JULY 2021 NOT COVERED BY THE AGENDA

There were no items under this heading.

21/068 PLANNING MATTERS

21/068.1 Planning Applications

RESOLVED: that the following comments be made on the planning applications submitted:

21/02637/FUL- Single storey front, side/ rear extension, rooflights to side, to include render and cladding – 3 Hockenhull Crescent, Tarvin

Comment: No Objections

20/04865/FUL - Two storey side extension and single storey rear extension – 6 Andrews Close, Tarvin

Comment: No Objections

21/02853/FUL - Single storey rear extension -5 Hockenhull Avenue Tarvin

Comment: No Objections

21/03153/FUL - Single storey rear extension to create Granny Annexe and single storey extension to front and paint treatment to recessed brick panel - Fernlea Cross Lanes Oscroft

Comment: It is noted that the extension does not reflect the recently adopted SPD for House Extensions that states that the 45-degree code be drawn from the corner of the house (not the mid-window point that is currently shown). We suggest that the applicant revisits this requirement and adjusts the floor area accordingly.

21/068.2 Notices

21/00932/FUL - Two storey extensions and detached garage – Rose Cottage, Weetwood - **PERMISSION**

21/00950/FUL - Installation of 3no rooflights to front of property - Lichfield 1 Pryors Hayes Barns, Willington Road, Pryors Hayes - **PERMISSION**

21/00964/S73 - Variation of condition 2 (approved drawings) on planning permission 19/03142/REM – Broomacres, Broomheath Lane, Hockenhull - **PERMISSION**

21/00994/FUL - Demolition of existing single storey side extension and erection of a two storey side extension – 66 Crossfields, Tarvin - **PERMISSION**

21/01049/FUL - Alterations to garage door, first floor side extension – 67 Crossfields, Tarvin - **PERMISSION**

21/01095/FUL – Single storey front extension, alterations to side, single storey rear extension – 56 Crossfields, Tarvin - **PERMISSION**

21/01253/FUL - First floor side extension and single storey rear extension – 9 Hunters Drive, Tarvin - **PERMISSION**

21/01571/FUL - First floor side extension - amendment to 20/01342/FUL - Hillside Holme Street Tarvin - **WITHDRAWN**

21/01751/FUL – Change of use to an independent Craft Beer Bottle Shop for take away/ small sit in area for tastings – The Manor House, Church Street, Tarvin - **PERMISSION**

21/01993/FUL - Extend existing steel portal building to side and rear - S P and G Blything Cross Lanes Oscroft - **PERMISSION**

21/068.3 Enforcement

20/03392/FUL - Change of Use of land for use as traveller site consisting of 1 static caravan, 5 trailer caravans, day room, septic tank and landscaping – Land at Tarporley Road, Tarvin.

The Enforcement Officer had attended the site on 5th August and had seen the pipeline exposed and the Agent had confirmed that they intended to re-submit a planning application within four weeks from the date of the visit.

21/069 LICENSING

Consideration of the following application made under Licensing Act 2003/Gambling Act

Applicant and app. number	Premises and Address	Permitted activities and opening hours of the premises	Reason for application	Consultation end date
Suvarnan Sivapatham 554855	Green Acre Garage Church Road Tarvin Chester CH3 8NA	Supply of alcohol off the premises. Monday to Sunday 00:00 to 23:59 Late night refreshment Monday to Sunday 23:00 to 05:00 Opening hours Monday to Sunday 00:00 to 23:59	Application for the grant of a premises licence.	30 August 2021

RESOLVED: to note the application and not to comment or attend the Licensing Sub-Committee meeting.

21/070 KING GEORGE V PLAYING FIELD

21/070.1 Legal Agreement Re CCTV

The Scout and Guide Management Group had asked Cullimore Dutton for a copy of the Charities Act 2011 valuation report prepared by Wright Marshall and said that their Trustees would need to approve it before signing the agreement.

21/070.2 Annual External Inspection of Play Equipment

The visit had taken place during the week commencing 9th August 2021 and the written report was expected during October 2021.

21/070.3 Repairs

RESOLVED: that the following quotation from Wicksteed be approved:

To fit a long access pull up rope assembly to the existing Storm Unit, to replace and fit a rocking horse insert, to repair black wet pour £521.00 plus VAT.

21/070.4 Dogs on the field

Concerns had been raised that those who run the football teams who train and play on the field regularly had to remove dog poo before they started. A suggestion was being made that the notices banning dogs off the lead were replaced with something more prominent and that people were asked to stick to the path. The Community Amenity Operative had agreed with the concerns raised and suggested solution.

RESOLVED: that two new signs be purchased and installed on the field, one close to either entrance.

21/071 RIDGEWAY PROJECT

It was reported that this item had not progressed since the last meeting.

In response to the item raised in the Open Forum Councillor Ryan confirmed that the tree would not be lost but a small amount of hedge would be removed.

21/072 SPECIAL PROJECTS

Grants to community groups whose finances had been badly hit by Covid-19.

Looking Forward Activities Ltd had been included in the list at the previous meeting on the understanding that the legal set up was the same as Tarvin Pre School and Nursery. The Clerk had been informed following the meeting that this was not the case. Looking Forward Activities Ltd was registered as a business but not as a Charity and so they had been removed from the list.

Letters had been sent to the other organisations with a request for a response by 27th September 2021.

21/073 CHESHIRE WEST AND CHESTER COUNCIL – LOCAL PLAN EARLY CONVERSATION 2021

A report prepared by Councillors Lush and Norrie was considered by the meeting.

RESOLVED: that a paragraph on planning and enforcement be added and that the report be approved. A copy of the approved report is shown under Appendix 1.

21/074 TARVIN/OSCROFT CLEAN UP

The meeting noted that the date for the clean-up published in the newsletter was Saturday 25th September.

21/075 CLERK'S REPORT/CORRESPONDENCE

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. National Bus Strategy - Public Engagement Survey
- c. The Eddisbury Report
- d. Cheshire West and Chester Council – updating the Heritage List
- e. Police & Crime Commissioner Stakeholder Bulletin - August 2021
- f. Connections Event: Flood Management Awareness and Community Resilience Plans 20th September - 6pm. Councillor Ford indicated that he would attend the event.
- g. Manchester Airport Future Airspace project

21/076 FINANCIAL MATTERS**21/076.1 July 2021 Payments**

Councillor Ford had confirmed in writing that the payments approved at the July Council Meeting had been made as approved by the meeting and that the payments between meetings had been made as stated.

21/076.2 RESOLVED: that the following payments made since the July meeting be confirmed:

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Mr P Ryan	Replacement batteries for Defibrillator at Oscroft	21.90
0.00	21.90	750.00
Groundforce Landscape Ltd	Grass Cutting King George V Playing Field July 2021	578.93
96.49	482.44	2,214.78

21/076.3 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
Wicksteed Leisure Ltd	Repairs to Equipment on King George V Playing Field	930.73
155.12	775.61	1,667.00
Tarvin Community Woodland Trust	Grant – as approved under Minute 21/043.2	1,000.00
0.00	1,000.00	3,000.00
Tarvinonline	Grant – as approved under Minute 21/043.2	725.00
0.00	725.00	2,000.00
Ashton Hayes & Tarvin Flower Club	Grant – as approved under Minute 21/043.2	200.00
0.00	200.00	1,275.00
Tarvin Christmas Festival	Grant – as approved under Minute 21/043.2	150.00
0.00	150.00	1,075.00
Deva Print Ltd	Printing Newsletter August 2021	175.00
0.00	175.00	1,325.00
Tarvin Community Centre	Hire of Room for Council Meetings 26th July and 23rd August 2021.	37.48
0.00	37.48	207.28
Payroll	August 2021	1,550.46
0.00	1,550.46	15,420.13

21/076.4 Direct Debit

The meeting noted the following direct debit payment.

British Telecom Plc

29th July 2021 – Telephone and Internet July 2021 – two venues - £111.57

21/077 LIST OF OUTSTANDING ITEMS

The report was noted.

21/078 TOPICS FOR TARVIN ONLINE AND FACEBOOK

Dogs on leads, planning enforcement, craft beer bottle shop approval, clean up, local plan.

21/079 DATE OF NEXT MEETING – Monday 27th September 2021 – 7.15pm – Edna Rose Room, Tarvin Community Centre

APPENDIX 1

Local Plan Consultation

Tarvin Parish Council does not feel that there is any reason to review the current Local Plan given that it is relatively up to date and was subject to a very comprehensive public consultation; there is also the possibility of substantial changes to the planning system being implemented by the current Government. There are also a large number of made Neighbourhood Plans which are consistent with the current Local Plan and which would need to be revisited if the Local Plan were to be significantly altered. However, the Council would like to make the following general points about planning issues:

- a) Development should be restricted if
 - land is designated Green Belt, unless the designation has become anomalous as a consequence of other changes;
 - the area is designated as a Conservation Area;
 - it is an important area of green space, an important wildlife site or currently productive farmland.
- b) Development should be allowed within existing settlement boundaries, particularly where the settlement has shops, services and community facilities and is on a regular bus route. Priority should be given to land previously developed or where the current use of the building is no longer viable or sustainable.
- c) The Council (CWaC) should require developers, to the limit of its powers, to build to the highest environmental standards and to make all developments as carbon-neutral as possible, including energy conservation, energy generation, use of materials and provision of ultra-fast broadband to the property. It should also lobby Government directly and via the Local Government Association to raise substantially the minimum standards that are currently applied in these areas.
- d) The Council (CWaC) should use land it owns within or directly adjacent to established settlement boundaries to build affordable homes to buy and homes for rent which would be offered, initially, to people with a proven connection to the local area.
- e) Planning is such a potentially controversial area of activity in the rural area that the Parish Council believes general staffing needs to be properly resourced to deal with issues in a timely manner, and that this applies particularly to the enforcement function.