

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE ON MONDAY 25TH JANUARY 2016

PRESENT:

Councillor E Lush (Chairman)
Councillor S Hardacre (Vice Chairman)
Councillor D H Cotgreave
Councillor L Holmes
Councillor C Jones
Councillor M Lloyd
Councillor M Pochin
Councillor P Twigg
Councillor R Williams

IN ATTENDANCE:

18 Members of the Public
Parish Council Clerk – Mr M Hassall
Cheshire West and Chester Councillor H Deynem

APOLOGIES:

Cheshire West and Chester Councillor J Leather

15/201 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

15/201.1 New Written Requests for Dispensations

There were no new requests.

15/201.2 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 Cotgreave declared a “Family, Friend or Close Associate Interest” in Minute 15/213 and confirmed that he would not take part in any discussion or vote but would remain in the room. Councillor Jones declared a “Family, Friend or Close Associate Interest” in Planning Application 15/04979/OUT and confirmed that she would not take part in any discussion or vote but would remain in the room. Councillor Twigg joined the meeting after minute 15/201.2 but declared an interest in minute 15/213 as soon as it was introduced.

No other declarations were made.

15/202 OPEN FORUM

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

15/203 PARISH COUNCIL MEETING

RESOLVED: that the meeting be reconvened.

15/204 REPORT ON OPEN FORUM

15/204.1 A local resident had asked what Council knew about the felling of two mature beech trees in the grounds of Beech Tree Barn, High Street, Tarvin. The Clerk had

confirmed that Council had not been aware that the work had been carried out although Council were aware of the decision taken by Cheshire West and Chester Council. The Clerk had stated that he would liaise with Cheshire West and Chester Council to obtain the full facts and then report to the next Council meeting and also let the resident know of the findings.

15/204.2 Concerns had been raised regarding Planning Application 15/04979/OUT. It was thought that the paperwork was confusing, particularly the location plan drawings and the lack of clarity as to which caravan the paperwork referred.

15/204.3 One of the Tarvinonline editors had spoken of concerns of a local resident, expressed to Tarvinonline, about safety issues along the A54 due to speeding traffic particularly between the junction of Upper High Street and Tarvin Sands. A request had been made for a local campaign to improve safety.

15/204.4 Concerns had been raised regarding Planning Application 15/05150/FUL. Two residents had also asked to see the amended plans as they had only been able to view the original plans.

15/204.5 Concerns had been raised over Application 16/00049/TPO. It had also been asked whether one needed a professional report to confirm the health of a tree.

15/205 MINUTES OF THE MEETING HELD ON 21ST DECEMBER 2015

RESOLVED: that the minutes of the meeting held on 21st December 2015 be signed by the Chairman as a correct record

15/206 REPORT ON ACTIONS ARISING FROM THE MEETING ON 21ST DECEMBER 2015

Speed of Traffic along Tarporley Road (Previous Minute 15/188.1)

PCSO Reid had confirmed that

i. the speed of vehicles travelling both ways along Tarporley Road was being checked and findings were very similar in both directions.

ii. he would continue to deploy the Speed Indication Device whenever possible to warn drivers both on Tarporley Road and in Oscroft, and, that he would carry out periodic speeding enforcement with his Police colleagues where those caught speeding would be sent warning letters, with the worst offenders will be prosecuted.

RESOLVED: that the Clerk ask PCSO Reid for a detailed report.

15/207 CO-OPTION OF NEW COUNCILLOR

RESOLVED: that Mr Robert Ford be co-opted onto the Council to serve until the next Parish Council election.

15/208 PLANNING MATTERS

15/208.1 Planning Minutes

RESOLVED: that the minutes of the Planning Meeting held on 6th January 2016 be approved

15/208.2 Planning Applications

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

15/04979/OUT – One Bungalow - Land At Broomacres, Broomheath Lane, Hockenhull

Comment: We object to the proposal.

This application proposes the erection of a dwelling in open countryside – it is considered that:

1. The principle of the proposal is contrary to national and local plan policies that seek to prevent inappropriate sporadic dwellings in the open countryside. (A similar application was refused opposite this site – ref: 6/19464 in 1989).

2. It is noted that the justification and supporting documents submitted with this application are inaccurate and insufficient. e.g.:

- “Prescriptive Right of Tenure” – ?
- All matters to be reserved applied for - but all reserve matters applied for ticked
- Importantly the location of the caravan approved at appeal (6/9143) isn’t even on this site (see attached pdf)
- No continuous 4 year occupation evidence has been submitted – if this operates as a separate dwelling it will have been paying council tax and have its own utility bills

15/05150/FUL - Conversion of existing building to provide two dwelling houses – 61 High Street, Tarvin

Comment: We have no objection to the proposal. Any materials used on the exterior of the building should be appropriate/sympathetic to the Conservation Area setting (e.g. no UPVC)

16/00049/TPO - Removal of copper beech and reduction of branches to walnut and sweet chestnut trees - Moreton Croft, Off Park Close, Tarvin

Comment: We object to the proposal. The supporting Arboricultural report does not make the case that the tree is diseased, the Parish Council therefore considers that no case to justify the removal of a high amenity value tree has been made, nor for the removal of branches on the other trees. The tree should not be removed, just because it now suits the developer. In addition the Parish Council draws Officer’s attention to the valued representation made by Peter Maiden, the Parish Tree Officer.

15/208.3 NOTICES

15/04661/FUL – Extension to agricultural shed – Oscroft Hall Farm, Cross Lanes, Oscroft - **PERMISSION**

15/00304/FUL – Erection of 8 no. 6 metre high floodlight columns to two Tennis Courts – Tarvin Tennis Club, King George V Playing Field, Tarvin - **PERMISSION**

It was confirmed that the conditions attached to the approval of 15/00304/FUL included the following:

“The lighting shall not be used except between the hours of 12:30pm and 20:30pm on any day, with details of the methods to ensure this to be in accordance with the submitted details of the time clock and token meter.

Reason: to safeguard the amenities of the adjoining dwellings

No additional lighting shall be erected on the site.

Reason: to safeguard the amenities of the adjoining dwelling”

15/208.4 Attending Cheshire West and Chester Council Planning Meetings

RESOLVED: that when a Tarvin Parish Planning Application is called in Council will normally be represented at the Cheshire West and Chester Council Planning Meeting to put Council’s case across to support what has been said in the written comment on the application.

15/209 NEIGHBOURHOOD PLAN

The meeting noted the following:

15/209.1 Cheshire West and Chester Council – Revised Neighbourhood Area Application for Ashton Hayes and Horton-cum-Peel.

15/209.2 Cheshire West and Chester Council – Ashton Hayes and Horton-cum-Peel - Regulation 14 Consultation with Non Statutory Consultees. The consultation covered a 6 week period from 18th January 2016 to 6th March 2016.

15/209.3 Minutes of the Tarvin Steering Group Meeting held on 10th December 2015.

15/210 BUDGET YEAR TO MARCH 2017

The Finance Working Party had met on 6th January 2016 and prepared a draft budget along with a number of recommendations. A copy of the draft budget along with a report from Councillor Lush is attached to the minutes.

RESOLVED: (15/210.1) that the draft budget be approved and that Council request a budget requirement of £41,950.

Once the Council Tax Reduction Grant of £1,161 was taken off the precept requirement would be £40,789. As result the Parish Council part of the Council Tax charge would remain unchanged in 2016/2017.

RESOLVED: (15/210.2) that the following recommendations from the Finance Working Party be approved:

(15/210.2.1) that Council consider the following as potential special projects for 2016/17:

- Provision of a barrier on the A51 where Hockenhull Lane crosses it;
- Provision of a permanent parish footpath display in the village centre and printed maps;
- Replacement of the corroded lighting pole at the Bowling Club (following discussion with and the agreement of the Club, including a contribution from the Club);
- Installation of an outdoor table tennis table on the Playing Field

(15/210.2.2) that Council consider the following as potential uses of the New Homes Bonus:

- Installation of flashing solar panel-powered speed warning signs on Shay Lane, Willington Road and Cross Lanes in Oscroft and on Tarporley Road in Tarvin;
- Improvements to Duckers Well to improve its appearance and make it easier to maintain;
- Provision of raised flower beds on the east side of Tarporley Road and south side of the upper High Street with “Welcome to Tarvin” signage;
- Clearing the pathway from the bottom of the Hockenhull Hatchery track along Platts Lane to the Roman Bridges, plus commissioning and installation of interpretation panels for the Bridges;
- Support where necessary for village institutions through grants (if appropriate additional to the £2,900 for grants in the budget)

RESOLVED: (15/210.3) that the pot holes in the King George V Playing Field Car Park be repaired from the current year’s budget

RESOLVED: (15/210.4) that a quotation be obtained to purchase and install a Tarvin Parish sign at the entrance to the parish from Foulk Stapleford

RESOLVED: (15/210.5) that the following Councillors take the lead in developing specific projects, including scoping and costing alternatives and that where practical an unnamed Councillor assist the named Councillor:

- Improving communications (*Tarvin Times* and the website) – Councillor Hardacre
- Provision of permanent footpath display and maps – Councillor Williams

- Speed signs – Councillor Lloyd
- Duckers Well – Councillor Holmes
- Table tennis table – Councillor Twigg
- Flower beds and signs at entrances to village – Councillor Pochin
- Pathway to Roman Bridges and interpretation panels – Councillor Williams

RESOLVED: (15/210.6) that the Clerk take the lead on the A51/Hockenhull Lane barrier and also liaison with the Bowling Club over a new lighting column.

RESOLVED: (15/210.7) that Council aim to bring forward costed proposals as soon as possible so that they can be agreed by Council and implemented during the summer or early autumn of 2016.

15/211 A54 ROAD

The Chairman used Standing Order 16d (last sentence) to introduce an item that had been raised in the Open Forum but was not on the Agenda. The item had been previously discussed in some detail by Council but as it was not within the previous six months (completed May 2015) it complied with standing order 27.

The complainant had said it was extremely difficult to cross the A54 road due to speeding traffic between the entrance to Upper High Street and Tarvin Sands.

RESOLVED: (15/211.1) that Council ask Cheshire West and Chester Council to review their decision.

RESOLVED: (15/211.2) that before approaching Cheshire West and Chester Council some evidence be obtained to support the case for a review. The evidence would include results of a survey to be carried out on a selection of properties along the A54 road.

15/212 KING GEORGE V PLAYING FIELD

15/212.1 Fencing between Bowling Club and Tennis Club

The meeting noted that the Clerk had attended an informal and very positive meeting between the Tennis Club and Bowling Club during the previous week. Both parties were keen for the new fencing to be installed as soon as possible. The Bowling Club would carry out the preparation work in order to keep the cost to the Council down. Both parties considered that the work could be done before the Tennis Clubhouse was demolished. The Bowling Club were aiming to have all their work complete by 24th March (the start of their season). The Tennis Club were hoping to begin work on the clubhouse early March.

RESOLVED: that a quotation of £991.67 plus VAT from Ringwood Fencing to infill the gap between the Tennis Club and Bowling Club be approved.

15/212.2 Additional Seating

RESOLVED: that a quotation of £1,601.62 plus VAT from Glasdon UK Ltd for additional seating at the top end of the Playing Field be approved.

15/213 PROPOSED RESIDENTIAL DEVELOPMENT LAND EAST OF CHURCH STREET, TARVIN

A copy of an e-mail letter from Gladman is attached to the minutes.

RESOLVED: that the following be sent to Gladman as a response to the letter:

1. We appreciate the fact that the developer has listened to our comments made in June 2015
2. The site is within the area which the PC has in the past identified as appropriate if more development is to take place in the parish area i.e. east of Tarporley Road and not extending further than the public footpath (which we hope will form Tarvin Village Settlement boundary)

3. The design of the road layout and community facilities should ensure that views towards Kelsall from Tarporley Road are maintained
4. The community facilities are ones which the PC believe to be appropriate – in fact should have been provided already given the scale of recent development
5. The proposed car park should ideally be doubled in size.
6. It is disappointing but perhaps not surprising that the diocesan authorities did not want to engage
7. It is regrettable that Cheshire West and Chester Council (CWaC), having designated Tarvin as a Key Service Centre in the Local Plan, has chosen not to engage with Gladman.
8. Currently the Local Plan envisages approximately 200 new homes being built in Tarvin between 2010 – 2030. To date 180 have been approved and most have been built. Other outstanding proposals e.g. barn conversions are likely to bring the figure close to 200. It follows that **unless** CWaC fails to keep a five-year supply of identified housing land, **or** the total of 200 for Tarvin is increased within the Local Plan, then no major development of the size proposed will be approved
9. If circumstances change, the size of the proposed development, its location and the associated community facilities are all aligned with PC thinking. In addition, of course, the PC has views on the mix of housing which should be built and its design. The Tarvin Neighbourhood Plan Steering Group is currently looking at the whole basis of future land use planning in most of the Tarvin parish area. It is likely that representatives of the Steering Group will be speaking to the Diocese.
10. Should development take place Council would want to have a say on the mix of housing and also their design

15/214 STREETLIGHTING

15/214.1 The meeting noted that Ringway had agreed in principle to repair Parish Council owned streetlights. However there would not be a formal contract between Council and Ringway. The Clerk was continuing to seek alternatives.

15/214.2 The following report was presented by Councillor Cotgreave:

“Tarvin Parish Council has been a Street Lighting Authority for over 50 years, back to the time of Tarvin Rural District with Cheshire County as the Highway Authority. This power enables the P.C. to install and maintain Street Lights at locations of its choosing – usually single lights in strategic places, but also including small schemes such as that in Oscroft. When the large housing Estates were developed in the 1960s. Lighting was provided by the developers in accordance with Cheshire County requirements. In Hockenhull Lane there were a number of sporadic P.C. lights serving the existing houses. Since this road was an existing Highway the Developers were not responsible for providing lights and Cheshire refused to do so but agreed that if the P.C. filled the gaps with lights spaced to their requirements they would then take them over and maintain them thereafter. This was carried out (probably 6 or 7 lights). The lights in Oscroft were provided by the P.C. much later (probably 1980s) and still belong to the P.C.

The next situation to arise was in Broomheath Lane when Antler houses were built on the south side. Again (2009) the P.C. provided 4 lights on the north side and they were taken on by Cheshire West & Chester. The P.C. also own and maintain the three Conservation Lights in Lower High Street but not those in Upper High Street – this may be related the latter’s former status as a trunk road lit by the Highways Agency.

So with a budget of approx. £2000 per year the P.C. owns, maintains and runs some 27 lights which over the years have been upgraded to modern standards of efficiency. The Clerk holds a plan showing all the lights in the Parish indicating their ownership.

Recently the P.C. has been pressing Cheshire West Highways to repair six or more lights on the A51 bypass especially several at the Tarporley Road junction so far without any success. Conversely several of our own lights reported as out of order have been repaired within 6 weeks by our own contractor.

The present situation is that our contractor wishes to withdraw and the Clerk is seeking a replacement. As most of our lights are only of medium height they could be serviced with a van-borne “cherry picker”.

I would recommend that we agree to retain our independent status as a Lighting Authority and continue to provide and maintain our own system.”

RESOLVED: (15/214.1) that Council continues to retain independent status as a Lighting Authority

RESOLVED: (15/214.2) that the Council use Ringway as contractor unless, or until, the Clerk finds another contractor that will provide a better value for money.

RESOLVED: (15/214.3) that if the cost of maintaining streetlights becomes excessive Council reconsider the decision taken under minute 15/214.1

15/215 COMMUNITY PRIDE COMPETITION 2016

The following minute from the May 2015 Council meeting was noted:

“**RESOLVED:** (15/020.2) that the request for £40.00 from Tarvinonline for the 2016 Community Pride Competition be approved and paid from Councils reserves at the appropriate time in 2016”

The paperwork for the 2016 had been published and the entry fee was £60, not £40, as expected.

RESOLVED: that the cost of £60 be approved.

15/216 HEDGE

A complaint had been received regarding the hedge along Park Close which the complainant considered was overgrown.

RESOLVED: that the Clerk ask the local resident to have the hedge cut back.

15/217 NEWSLETTER

A draft copy had been forwarded to Councillors prior to the meeting.

RESOLVED: that the newsletter cover two sheets of A4 paper on this occasion and that articles on the budget, tennis club floodlights, and possible development east of Tarporley Road be added to the draft.

15/218 LIST OF OUTSTANDING ITEMS

A copy of the report is attached to the minutes.

2.1 Hedge

RESOLVED: that the Clerk remind the Enforcement Officer that the year to comply would finish on 6th March 2016

4.7 Speeding Review Oscroft

The public notice had been published in the Chronicle on 14th January 2016 and the closing date for objections was Friday 5th February 2016.

15/219 CLERK’S REPORT/CORRESPONDENCE

The following had been forwarded to Councillors:

- a. INEOS Shale – re award of Petroleum Exploration and Development Licences (PEDL’s) covering part of Cheshire
- b. Cheshire West and Chester Council – Neighbourhood Planning Grants/Support

- c. Cheshire West and Chester Council – Planning Training Sessions – 23rd February 2016
- d. National Association of Local Councils – LGA Leadership Programme
- e. Police and Crime Commissioner – Invitation to attend meeting Tuesday 9th February 2016

RESOLVED: (15/219.5) that Councillor Lush represent Council at the meeting

- f. Cheshire Constabulary Rural Crime Conference Mon 29th February 2016 – Willington Hall – 10.00am to 3.30pm

RESOLVED: (15/219.6) that Councillor Holmes represent Council at the meeting

- g. Cheshire West and Chester Council – Clean for the Queen – 4th to 6th March 2016

RESOLVED: (15/219.7) that Council register with the event

- h. Cheshire Association of Local Councils – Chester and Vale Royal Joint Area Meeting – 27th January 2016

- i. Cheshire Association of Local Councils – E Bulletins

- j. Copy of e-mail from local resident to Mr S Robinson, Cheshire West and Chester Council regarding footway along Tarporley Road

- k. e-mail from Broomheath Plantation

- l. Letter from the Post Office regarding Tarvin Post Office, 46 High Street, Tarvin

15/220 FINANCIAL MATTERS

15/220.1 Cheque Payments

RESOLVED: that the following payments be authorized:

Payee	Detail	Amount to be Paid
VAT	Net Amount to Charge against budget	Budget available before payment
Fastrack Maintenance Ltd	Grass Cutting December 2015	275.32
45.89	229.43	310.16
Mr R S Law	Hedge Cutting	96.00
80.00	16.00	200.00
Scottish Power	Street Lighting – October to December 2015	273.92
13.04	260.88	975.88
Mr M Hassall	Reimbursement of Expenditure- Printer Ink Cartridges, 5 Reams of white paper, pack of envelopes Norton Antivirus Subscription for Laptop Year to January 2017	392.71
65.45	327.26	400.01
Payroll Cheques	January 2016	870.28

0.00	870.28	3,452.48
------	--------	----------

15/220.2 Direct Debit

The meeting noted that the following payment had been made by direct debit on 31st December 2015

British Telecom Plc – Telephone and Internet December 2015 – £57.24

15/220.3 Management Statement of Accounts

Management Accounts for the 9 months to 31st December 2015 were presented and accepted.

15/221 TOPICS FOR TARVINONLINE

RESOLVED: that articles be written on the following:

Budget, possible development off Church Street, Clean for the Queen, tennis club floodlights, trees, and planning applications

15/222 DATE OF NEXT MEETING - Monday 22nd February 2016 – 7.15pm - Edna Rose Room, Tarvin Community Centre.