

Minutes of the sixth meeting of Tarvin Neighbourhood Plan Steering Group held on 8th October 2015

Present: Cllr Edward Lush (Chairman), Roy Brereton, Matthew Dodsley, Jane Hough, Carol Over, Maria Pemberton, Merryn Shaw, Joe Thompson, Robin Turney

Also in attendance was Rosie Morgan (Cheshire West & Chester Council Planning)

1. Apologies – Mark Boulton, Celia Cummings, Gaynor Heath, Alison Kempinski
2. The minutes of the meeting held on 10 September 2015 were agreed as a correct record.
3. Matters arising – due to the size of the agenda the communications plan would be discussed at the November meeting
4. The Chairman welcomed Rosie Morgan who was there on behalf of Cheshire West & Chester Council (CWaC) to answer the questions which had been posed by the Steering Group. She stated that she was CWaC's main point of contact for the Tarvin Neighbourhood Plan. There followed a wide-ranging discussion around the questions, the main points of which are summarised below:
 - a) the current Local Plan provided for 200 additional homes in Tarvin up to 2030, of which 179 had been approved to date. Nevertheless it was still sensible to produce a Neighbourhood Plan (NP) as this would give the community greater control over future development. The NP could propose more development if the community so chose, perhaps to ensure investment in community assets. Production of an NP should ensure that community priorities were clearly set out. It could also be used as a lobbying tool
 - b) Rosie noted the steps taken to date by the Steering Group i.e. looking at the whole NP area, identifying potential sites that could be developed and stating why other areas were unsuitable; community and business surveys; considering environmental issues and health provision. She felt a good start had been made. She agreed that if there were to be more development in Tarvin parish then the only sensible and sustainable location was on land east of Tarporley Road, as identified by the Steering Group. Nothing she had heard from the Steering Group suggested that the NP was likely to be incompatible with policies in the Local Plan
 - c) CWaC was preparing Part 2 of the Local Plan, part of which work included defining settlement boundaries. This was a Tarvin Parish Council ambition which the Steering Group had already endorsed. It was **agreed** to ensure that this view was made known to CWaC
 - d) Rosie said that as far as she was aware there were no plans for the CWaC-owned land to the east of Tarporley Road. CWaC had identified about 6.5 years' supply of housing land, well above the minimum 5 years' supply required. This means that no speculative proposal for large-scale development (hundreds of houses) in a parish area such as Tarvin would be successful in the short term
 - e) Rosie noted that the community questionnaire had highlighted the need for investment in community assets such as a car park and playing fields (including all-weather facilities) with changing facilities. She suggested that the Community Infrastructure Levy (a levy on developers)

together with the New Homes Bonus (part of which is paid to the Parish Council on an annual basis) might be a source of funding

f) Rosie pointed out that there was money available to help the Steering Group. This could be used, for example, to engage planning consultants and/or Cheshire Community Action (CCA), which had built up expertise on the subject of NPs. It was **agreed** to invite CCA to the November meeting. The Steering Group needs to be specific in the support they would like to receive from CCA

5. The Steering Group discussed briefly the final results of the community questionnaire. The overall response rate had been approximately 41%. It was **agreed** that comments on the results should be sought from the community, without any steer from the Steering Group. Comments would be sought via Tarvinonline plus hard copies of the results would be made available in public places e.g. noticeboards, churches, pubs/restaurants and community groups – the **Chairman agreed** to arrange this

6. **Merryn Shaw** presented some information on health provision prepared by Suzanne Hill. It was **agreed** to discuss this at the December meeting

7. The **Chairman agreed** to produce for the next meeting a list of headings which the NP might contain, so that the Steering Group was clear what it was working towards

8. Next meeting – 12 November 2015 in the Small Room at the Community Centre at 7.30 pm
[NB Members of the public are welcome to attend]