**Notes of the Tarvin Parish Council (PC) meeting held 18th August 2025**

These notes are produced following the meeting to give anyone interested a timely update of the most significant issues discussed. They are not the official minutes. The minutes will be considered and approved at the next meeting **on 22nd September 2025 at 19:15** in the Edna Rose Room at the Community Centre. All are welcome to attend PC meetings and stay as long as they want.

45 members of the public attended the **Open Forum.** Most wanted to speak about the proposed housing development on land off Church Street, Tarvin. A wide range of views were expressed which were very helpful to the PC before they considered their response. There was considerable concern expressed, backed up by photographs, of the capacity of the **current pipe network** to deal with foul and surface water which, should 60 houses be built, would potentially make the problem worse. Other capacity concerns mentioned included the ability of the school and doctor surgery to cope with higher numbers. Reference was made to the potential increase in traffic around the school which was already “terrible”. A comment on the siting of the 2 car parks, integral to the outline plan of the housing scheme, was made. It was felt their position was not beneficial to the wider community. Other comments covered the siting of bus stops, preservation of the trees on the site, retaining the public footpaths adjacent to the site and some facilities for children with bikes should be part of the proposal. There was support for the scheme and in particular the provision of a much needed full-size football pitch, the extra houses/residents should benefit local businesses, the school should benefit as it was under capacity, and that if properties have to be built in Tarvin that was the ideal place. The Chairman encouraged everyone to ensure their views were logged on the Cheshire West and Chester Planning website before the deadline.

Also in the Open Forum members of the public who had volunteered to be trained to use speed cameras on the lower High Street were concerned, following discussions with the Police Community Support Officer, that he had no budget they might be expected to buy the equipment. *The PC considers that it is getting mixed messages from the Police on the best way of approaching the problem of speeding traffic using volunteers. It will therefore arrange a meeting with the Police to seek clarification but, for the avoidance of doubt, no volunteer would be expected to pay for any equipment required that would be the responsibility of the PC.*

The PC had a comprehensive discussion on the proposed housing development on Church Street. Many of the points expressed in the Open Forum, in particular the issue of dealing with foul and surface water, were endorsed. The formal PC response to the application and sent to CWaC is set out below.

“We have no objection but are extremely concerned about the ongoing problem with surface water and foul drainage which has built up over many years and fundamentally needs to be addressed. Residents have separately raised valid and evidenced concerns regarding these existing problems and we fully support those concerns.

Regarding the affordable properties we wish to see the Discounted Market Sale Scheme used as eligibility is determined with regard to local incomes and local house prices, and frequently households with a local connection to the area are given priority.

Should the application be approved, we would like to see the following conditions:

* It is crucial that ALL the community benefits specified in this application are delivered as specified.
* In designing the layout of the houses, consideration MUST be given to ensuring views from Church Street/Tarporley Road towards Kelsall Hill are preserved as far as practicable. There also needs to be recognition that the site is close to the Tarvin Conservation Area
* Internal roads, street lighting and drainage must be constructed to an adoptable standard.”

The PC, mindful that the development of some of the land on Church Street for housing might only be the first of many, decided to appoint specialist planning consultants to prepare a **Tarvin Settlement Spatial Plan.** The consultants would work with the PC to collect and analyze essential data to build and test various scenarios for future housing. The method is designed to expose the critical inter-relationships between land use changes that require trade-offs to be made rather than avoided. The output is sharply focused on defining the key land use, development and infrastructure principles to inform what the PC might say when faced with future planning applications and its own future plan making.

The PC has received a report from CWaC prepared, by a consultant, which has rejected the PC’s application to turn the so-called **“cinder track”** between Church Street and Cross Lanes into a public right of way. The PC are exploring how this decision can be successfully appealed. This might well require more members of our community completing a form on how often and for how many years they have been using this path. (It would be fair to comment that most people actually thought the cinder track was already a public right of way.)

**The next community clear-up day will be 11th October at 09:30 Tarvin Community Centre and the Green, Oscroft. Please just turn up, no need to let the Pc know in advance.**