

## TATTENHALL & DISTRICT PARISH COUNCIL

Minutes of the Planning Committee Meeting held on the 19th September 2016 in The Barbour Institute at 7.30pm.

Cllr. Matthews(in the Chair)

Cllrs. Black, Chapman, Haynes, Keeping, Sharp, Pritchard, Weaver, Scarratt, Blackhurst and Snowden

16/24. Apologies from Cllrs. Kershaw, Spencer and White were received and accepted.  
Snowden

16/25. Cllr Matthew registered an Pecuniary Disclosable Interest on application 16/03534/FUL

16/26. Planning Applications

**16/03651/FUL** – Mr M Bailey Long Barn Tattenhall Hall High Street Tattenhall  
Oakframed Outbuilding/Garden Store. Draft comments had been circulated to all Cllrs.

It was proposed by Cllr. Chapman, seconded by Cllr. that the following comments be sent to Planning:

1. A site visit has been made. 2. The Parish Council can support this application. All were in favour.

**16/03534/FUL** – Ice Cream Farm Newton-by-Tattenhall Change of use of agricultural land to overflow car park – This application was discussed and it was proposed by Cllr.Black, seconded by Cllr. Weaver That the following comments be send to Planning: 1. The Parish Council proposes that the matter of the overflow car park be held over until the Ice Cream Farm discussions with Highways reach a satisfactory conclusion, particularly with regard to the pedestrian safety. 2. The Parish Council would like to ask if the Ice Cream Farm has considered additional parking on the same side of the road as the business premises. 3. However, should this application be approved the Parish Council would request that a purpose built pedestrian crossing be provided. A vote was taken which resulted in 9 for with 1 abstention. **Resolved:** The comments on the two planning applications above be sent to Planning.

16/27. There were no other planning applications.

5.

6.

7. 16/28. Decision Notices

**16/02315/FUL** – Demolition of existing garage and erection of annex - Melrose Tattenhall Road  
Tattenhall **Approval**

**16/02772/S73** – Variation of condition 2 (approved plans) of planning application 15/04748/FUL - Lion  
House Tattenhall Road Tattenhall **Approval**

**16/00924/S73** – Variation of conditions 1,5,6 and 11 on application 15/01125/S73 (Amended Plans for  
phase 1B -36 Assisted Living Units) for redevelopment of farm buildings to provide a Continued Care  
and Retirement Community comprising 36 Care Bedrooms, 21 Close Care Units, 14 linked Assisted  
Living Units and 95 Assisted Living Units and associated works. The amendments allow for the removal  
and replacement of tree T16 and for an additional roof material to be added to the material schedule.

**Approval**

**16/03238/FUL** - Single storey side extension (existing garage to be removed) – 2 HigherHuxley Hall  
Cottages Red Lane Huxley **Approval**

16/29. Clerk had reported the advertising sign which had appeared at Ryders Farm which was distracting to motorists but had not received a reply as yet

16/30. Site Allocations – A meeting had been held to discuss our comments on this consultation  
We need 44 dwellings to meet our allocation. A long discussion followed. Everyone was happy to  
put forward the brownfield site at the old school but this would not meet the 44 houses. Another  
suggestion was to extend the settlement boundary on the Grakle Court site by 1 hectre to accommodate  
a minimum of 30 houses. Cllr Keeping expressed the view that land adjacent to Grakle Croft would not be  
considered viable for land supply because it were disallowed for development by the Secretary of State in his  
decision on the appeals then future applications would fail for the same reasons. He argued that if the appeals  
were allowed then the land would obviously not be viable for land supply and if additional housing were  
required in the future then alternative sites would have to be found.

Cllr Keeping also argued that moving the settlement boundary would be inconsistent with the opposition to  
development of this site by the Parish Council and CWaC over the last many years and during a lengthy  
public inquiry.

CW&C  
LOCAL PLAN  
PART 2  
(Cont...)

It was proposed by Cllr. Chapman, seconded by Cllr. Sharp to move the settlement boundary to accommodate a maximum of 30 houses. A vote was taken which resulted in 7 for, 1 against and 3 abstentions. **Resolved** – The above proposal be accepted. Cllr. Weaver would put together comments on the Local Plan Part 2.

PLAY AREA

16/31. Cllr. Black explained that the new lease would not be completed in time for the grant funding deadline. There was another option which was to extend the original lease. This would involve

A Deed of Surrender of the original lease and a short new lease based on the same terms for an extension of 6 years drawn up by our solicitor at Walker, Smith and Way which was agreed by CW&C. It then came to light from the grant applications they need leases to be not less than 15 years. It was proposed

TATTENHALL  
STATION

by Cllr. Chapman, seconded by Cllr. Pritchard that the Parish Council go ahead with the lease for 15 years. All were in favour. **Resolved:** The Parish Council agree to the original lease being extended for a period of 15 years. Clerk to inform CW&C and our solicitor of this of our decision.

EMAIL FROM  
DAVID  
THOMSON  
PLANNING  
ISSUES

16/32. We had not received any reply from Gerard Rhodes but Cllr. Jones was at the meeting and he would take this matter further with CW&C as there maybe a chance to open a new station as grants are available to meet this and we would have the support of CW&C. A meeting to be arranged take this further.

Following our reply to David Thomson's email with regard to the Care Home planning application He had replied back as he needed more information and would like to speak to someone about this. Cllr. Keeping offered to speak to him. Clerk to inform David and ask him to contact Cllr. Keeping to arrange a meeting.

The meeting closed at 9.30pm



