

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE ON MONDAY 27TH JANUARY 2025.

PRESENT:

Councillor M Butler (Chairman for the meeting)
Councillor P Buckley
Councillor S Dutton
Councillor N Poole
Councillor P Ryan
Councillor P Twigg
Councillor M Williams

IN ATTENDANCE:

5 members of the public
Parish Council Clerk – Mr M Hassall

APOLOGIES AND REASONS FOR ABSENCE:

Councillor R Ford (Chairman) (out of the area on the day of the meeting)
Councillor E Lush (other meeting) (Vice Chairman and Cheshire West and Chester Council Councillor)
Councillor A Sheppard (holiday)

24/203 CHAIRMAN OF THE MEETING

RESOLVED: that Councillor Butler be appointed Chairman for the meeting.

24/204 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

24/204.1 New Written Requests for Dispensations

There were no new requests.

24/204.2 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. No such declarations were made.

24/205 OPEN FORUM

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

24/206 PARISH COUNCIL MEETING

RESOLVED: that the Council meeting be reconvened.

24/207 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)

Concerns had been raised regarding Planning Application 24/03698/S73, and the Chairman had confirmed that they would be taken into consideration when the application was examined.

24/208 MINUTES OF THE MEETING HELD ON 16TH DECEMBER 2024.

RESOLVED: that the minutes of the meeting held on 16th December 2024 be signed by the Chairman of the meeting as a correct record.

24/209 REPORTS ON MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 16TH DECEMBER 2024 NOT COVERED BY THE AGENDA

24/209.1 Streetlighting (Previous Minute 24/193)

The four streetlights had been repaired on 3rd January 2025.

24/209.2. Defibrillator Cabinet (Previous Minute 24/188)

The new cabinet had been installed on 23rd January 2025.

RESOLVED: that the Clerk write to the contractor thanking him for carrying out the work at no cost to Council.

24/210 CO-OPTION OF COUNCILLOR

There had not been any applications so the post would continue to be advertised.

24/211 PLANNING MATTERS

24/211.1 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH JANUARY 2025.

RESOLVED: that the minutes of the meeting be confirmed.

24/211.2 Planning Applications

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

24/03761/FUL - Proposed garage conversion and replacement doors (x2) with windows (x2) - 5 Croxton Green, Tarvin

Comment: No Objection

24/03250/FUL – Extensions to front and rear, link to garage conversion into habitable use, alterations to elevations to include window and door openings – Meadowside, Weetwood

Comment: The proposed development is well in excess of the 30% limit, but we note the special circumstances.

24/03698/S73 – Part single, part double storey rear extension, new front porch and erection of detached single storey annex within rear garden. Variation of condition 2 (approved plans) of planning permission 23/01082/FUL (Retrospective). To regularise increased length of single storey annex - Cherry Tree House Church Street Tarvin

Comment: We acknowledge that the principle of the annex is established and after consideration do not object to the additional 1 metre increase in length. We write to make the case officer aware that it is brought to our attention that the immediate neighbours feel that the insertion of two rooflights facing their properties will cause light pollution and glare, this should be addressed.

The original planning permission neglected to control occupancy of the annex and dwelling. We suggest to officers that it is reasonable and normal for such applications, that occupancy conditions be added:

The dwelling as identified on the plans identified as Cherry Tree Cottage, falls within Use Class C3 dwellings. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, and any Order revoking or re-enacting that order, no change of use shall take place of the dwelling, as identified on the approved plans in condition 2. The dwelling and associated ancillary building shall remain

a C3 dwelling and shall not been used for any other use, including a House of Multiple Occupancy or holiday let (air B&B), unless planning permission is sought from and granted by the Local Planning Authority.

Reason: To ensure that the development does not detrimentally affect the amenity of neighbouring residents by causing disturbance and in the interest of parking and highway safety in accordance with relevant Policies Cheshire West Local Plan.

Occupants of the annex should be restricted to relatives or short-term visitors visiting a current occupant of Cherry Tree House. This annex should remain interdependent with the main house and have not be let out as an independent dwelling or used as a holiday let (Airbnb)

Reason: To ensure that the development does not detrimentally affect the amenity of neighbouring residents by causing disturbance and in the interest of parking and highway safety in accordance with relevant Policies Cheshire West Local Plan.

This stance has been taken as other holiday let premises have caused nuisance and complaints in what is a village setting, and this site is in very close proximity to residential dwellings. The condition retains control over future use of the site and that will be determined in terms of its own merits, and any potential impact on neighbour amenity will be considered

24/211.3 Notices

24/02605/S73 - Removal of condition 3 (materials) of 23/02352/FUL (Two storey side and rear extension and new front porch) to allow a rendered finish to the previously approved extension, and render to the original house – 57 Hockenhull Lane, Tarvin - **PERMISSION**

24/03346/FUL - Garage conversion, erection of rear single storey extensions, and alteration of drive – 24 The Ridgeway, Tarvin - **PERMISSION**

24/212 KING GEORGE V PLAYING FIELD

24/212.1 Water Plus – Drain (Previous Minute 24/191.1)

Councillor Ryan reported that the work had been scheduled for 30th January 2025.

24/212.2 Grass Matting (Previous Minute 24/191.2)

This item had not been progressed.

24/212.3 “Happy to Chat” Bench (Previous Minute 24/191.3)

RESOLVED: that two Broxap Recycled Plastic Witton Seats be purchased using the funds received from the Co-op Community Fund. It was expected that one would be situated near the play area at the bottom of the field and the other half-way up the field near the tennis courts. The cost was expected to be £515.00 per basic seat plus the cost of the plates, engraving, fixing equipment, delivery, and installation.

24/213 ROAD SAFETY

Vehicle Activated Signage – Willington Road

A response from Highways was awaited.

RESOLVED: that the Clerk ask Borough Councillors Lush and Cooper to push Highways for a response.

24/214 DRAINAGE – OSCROFT

An update from Cheshire West and Chester Councillor Cooper was awaited.

RESOLVED: that Councillor Butler chase Councillor Cooper for an update.

24/215 BROWN SIGNAGE

Cheshire West and Chester Council had verbally indicated that Council would qualify to apply for a Brown sign that publicised the King George V Playing Field although they made the point that would not guarantee approval. The sign would not be able to make any reference to either the Tennis or Bowling Clubs as members of the public could not just turn up and play on their premises.

There would be a non-refundable fee of £101.70 for the initial assessment. If approved, all costs associated with the design, provision, erection and future maintenance of tourism signing would be charged to Council. Total cost likely to be in the region of £2,500 plus VAT.

RESOLVED (24/215.1): that the Clerk ask for a commitment in writing regarding costs from the Borough Council.

RESOLVED (24/215.2): that Council would like to have one post opposite the entrance to the field with the wording double sided.

RESOLVED (24/215.3): that if the quote was acceptable the main users of the field be asked to contribute to the cost.

24/216 CLERK'S REPORT/CORRESPONDENCE

24/216.1 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. Tarporley War Memorial Hospital Trust Newsletter
 - c. Cheshire West and Chester Council (CWaC) - Public Space Protection Order (PSPO) Consultation
 - d. Meeting with Police and Crime Commissioner – 22nd January 2025
- Councillor Williams led the meeting through the report that she had produced following the meeting.
- e. Chester Cycling Matters – Newsletter Winter 2024
 - f. Residents Survey on Council Tax Policing Precept
 - g. Rural Together Community Roadshow invitation - Thursday 23rd January 2025
 - h. Information Commissioner's Office Newsletter – January 2025
 - i. CWaC – Devolution Letter
 - j. Police – Local Community Priorities

24/216.2 Recorded Crime

The meeting noted that in November 2024 there had been 4 recorded crimes in Tarvin Parish – 2 Anti-Social Behaviour (both Gerard Close), 1 Criminal Damage and Arson (Broom Crescent), 1 Violence and Sexual Offence (Gowy Crescent).

24/216.3 Local Volunteer Group

The winter edition of Tarvin Times had asked members of the public to contact the Clerk if they were interested in this initiative. The meeting noted that to date one person had volunteered and would like to be involved. It was suggested that they be asked if they wished to be involved with the litter pick and perhaps arrange it in future.

RESOLVED: that this be an agenda item at the next meeting.

24/217 GENERAL FINANCIAL MATTERS

24/217.1 Payments and Payments between meetings

Councillor Ford had confirmed in writing that all payments had been made as approved by Council.

24/217.2 Payments between meetings

RESOLVED: that the following payment made since the last meeting be confirmed:

Payee and Detail	Amount to be paid inc. VAT	Amount net of VAT (charge against budget)	Budget Provision available before payment
Scottish Power Electricity Qtr. to December 2024	282.52	269.07	2,198.67

24/217.3 RESOLVED: that the following payments be authorised, and that payments be made by internet banking:

Payee and Detail	Amount to be paid inc. VAT	Amount net of VAT (charge against budget)	Budget Provision available before payment
Botanica Landscapes Ltd Grass Cutting King George V Playing Field December 2024.	312.00	260.00	270.00
Tarvin Community Centre Hire of Room for Council Meetings October, November, December 2024.	63.84	63.84	146.38
Mr M Hassall Reimbursement of Expenditure – HP Desktop Pc	779.00	649.17	1,145.05 N.H.B.
Tarvin Gardening Club Annual Donation for maintenance at Well Cottages etc	250.00	250.00	250.00
Tarvin Scout and Guide Management Committee Electricity charge for CCTV Cameras 2024	314.22	314.22	237.95
Mega Electrical NW Ltd Repair of 4 streetlights	2,544.00	2,120.00	1,929.60
Payroll January 2025	1,946.74	1,946.74	8,366.13

24/217.4 Direct Debits

The meeting noted the following direct debit payments:

British Telecom Plc – 30th December 2024 – Telephone and Internet December 2024 – two venues – £133.59.

Sage UK Ltd - 7th January 2025 - Payroll Software January 2025 - £12.00

24/217.5 Pc Desktop

The meeting noted that the new computer had been purchased and was working well.

24/217.6 St Andrews Churchyard Grant

The meeting noted that the Clerk had completed an application to Cheshire West and Chester Council requesting a grant of £479.95.

24/217.7 Management Accounts

The accounts for the 9 months to 31st December 2024 were considered and noted.

24/217.8 Grant

RESOLVED (24/217.8.1): that the Clerk remind Cheshire West and Chester Council that they had provided a grant of £1,500.00 via the Members Budget Scheme for work carried

out in December 2023 to improve the footways on Tarporley Road between the village and Okell's Garden Centre but had not invoiced Council for the work.

The meeting again noted that the work had been of a very poor standard.

RESOLVED (24/217.8.2): that the Clerk offer to either return the grant or arrange to pay an invoice provided that it was in the region of £1,500.00 plus VAT.

RESOLVED (24/217.8.3) that the balance of funds allocated under the Community Infrastructure Levy be released when the above is resolved.

24/217.9 Play Area

RESOLVED: that if the budgeted sum of £3,000 for Inspection/Maintenance of the Play Area was not all spent at the end of the financial year that consideration be given to transferring the unspent balance to the Playground Equipment Capital Fund at the March 2025 Council meeting.

24/217.10 Capital Fund

The finance working party had indicated that they would find it extremely helpful if Council was able to produce a paper providing estimates of when existing equipment ought to be, or would need to be, replaced. Following discussion, it was **RESOLVED** that a paper be produced based on comments made.

24/218 BUDGET (Year April 2025 to March 2026)

The meeting considered the draft budget proposed by the Finance Working Party.

RESOLVED: that the draft budget recommended by the Finance Working Party be approved and that Council request a budget requirement of £63,362.

24/219 VE DAY CELEBRATIONS THURSDAY 8TH MAY 2025

RESOLVED: that Tarvin Community Centre Management Committee be asked to consider whether it wished to get involved/support the day and that their response would be an agenda item at the next meeting.

24/220 MILLENNIUM GARDEN HEDGE

The hedge between the garden and the properties on Hockenhull Avenue was overgrown.

RESOLVED: that the Clerk arrange for the hedge to be cut by the contractor who normally cuts the hedge on the playing field with the height being reduced to about 7 feet.

24/221 LIST OF OUTSTANDING AND FUTURE ITEMS

The list was noted.

24/222 ITEMS FOR PUBLICATION

Streetlighting, Defibrillator Cabinet, Happy to Chat Bench, Budget.

24/223 DATE OF NEXT MEETING – Monday 24th February 2025 – 7.15pm – Edna Rose Room, Tarvin Community Centre