

MINUTES OF A MEETING OF TARVIN PARISH COUNCIL HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE ON MONDAY 23RD JUNE 2025.

PRESENT:

Councillor R Ford (Chairman)
Councillor M Butler (Vice Chairman)
Councillor P Buckley
Councillor C Edwards
Councillor E Lush (Cheshire West and Chester Council Councillor)
Councillor N Poole
Councillor P Ryan
Councillor P Twigg

IN ATTENDANCE:

9 Members of the Public
Cheshire West and Chester Council – Councillor T Cooper
Parish Council Clerk – Mr M Hassall

APOLOGIES AND REASONS FOR ABSENCE:

Councillor S Dutton (holiday)
Councillor A Sheppard (unwell)
Councillor M Williams (holiday)

25/036 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

25/036.1 New Written Requests for Dispensations

There were no new requests.

25/036.2 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. Councillors Lush and Poole declared outside body interests in minute 25/045 as Trustees of Tarvin Community Centre and confirmed that they would not take any part in that item. No other declarations were made.

25/037 OPEN FORUM

25/037.1 A Lower High Street resident who regularly struggled to find anywhere to park along Lower High Street had asked whether Council would consider helping make it resident permit parking only. Excess speeding by vehicles along the same area had been raised by a different resident. It had been pointed out that Council and the local PCSO had tried to implement speed monitoring in the recent past but insufficient volunteers had come forward. Four members of the public present had indicated that they would be prepared to help and had been asked to give their contact details to the Clerk.

25/037.2 It had been reported that a section of the stone wall at the bottom of Lower High Street had been removed by unknown persons.

25/037.3 Questions and concerns had been raised regarding the proposed development off Church Street including whether the village infrastructure (especially sewage treatment) could cope with any more properties and why facilities for older children (especially a skateboard park) had not been included in the latest proposal.

25/038 MINUTES OF THE MEETING HELD ON 19TH MAY 2025.

RESOLVED: that the minutes of the meeting held on 19th May 2025 be signed by the Chairman of the meeting as a correct record.

25/039 REPORTS ON MATTERS ARISING FROM THE MINUTES OF THE MEETING HELD ON 19TH MAY 2025 NOT COVERED BY THE AGENDA

Planning Enforcement (Previous Minute 25/026.2)

Regarding 25/00105/S73 - Change of Use of land for use as traveller site.

Councillor Lush (working as a Borough Councillor) confirmed that he had continued to liaise with Planning Enforcement and was aware of a couple of recent visits to the site by officers.

25/040 PLANNING MATTERS

25/040.1 Planning Applications

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

25/01281/FUL – New detached dwelling with new drive access and associated landscaping - Land at The Gables, Cross Lanes, Tarvin

Comment: We object to the proposal.

It is outside the settlement boundary for Tarvin hence needs to be considered under the Neighbourhood Plan section HG2 Small Scale Development. However, this policy does not cover new dwellings, only redevelopment of existing property. As far as we can see, the proposal is not in accordance with CWaC's Local Plan Part One Policy STRAT 9 which states:

Green Belt and countryside

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted.

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Development must be of an appropriate scale and design to not harm the character of the countryside.

25/01493/FUL - Two storey side and single storey front and rear extensions – 63 Crossfields, Tarvin

Comment: No objection

25/01509/OUT - Erection of dwelling with detached garage - Land Adjacent To 12 Grosvenor Road, Tarvin

Comment: We object to the proposal. It is within the Green Belt, a single house development' contrary to Neighbourhood plan 'HG2' Small scale development', and Contrary to CWAC Local Plan Policy Strat 9. e.g. does not require a countryside location.

25/040.2 Notices

25/01111/PAA - First floor extension to form an additional storey to the existing dwelling - The Gables, Cross Lanes, Oscroft - **PERMISSION**

25/00633/FUL - Single storey rear extension – The Stables, Pool Bank Farm, Pool Bank, Tarvin - **PERMISSION**

25/00710/FUL - Single storey oak frame rear extension. Single storey stone side extension including oak frame porch. Raising of roof of existing detached garage including conversion - Poplar Cottage, Tarporley Road, Tarvin - **PERMISSION**

25/040.3 Planning Difficulties in Cheshire Villages

The following response had been received from the Senior Planning Officer:

"We have had an initial look at this but are aware that other communities will be making similar requests, so we need to ensure there is a consistent methodology underpinning any indicative requirements. We are currently working on the local plan 'Issues and Options' consultation that Cabinet will consider next month and subject to approval go out for public consultation. This document will set out potential options for accommodating the housing requirement using the Government's standard method for establishing local housing need.

Once we have published Issues and Options, we would be happy to discuss updating your Neighbourhood Plan if that would be helpful?"

During discussion it was suggested that Council engage a planning consultant to help. Whilst it appeared to be generally considered to be a good idea no decision was taken.

RESOLVED: that Council invite Mr Rob Charnley, Head of Planning Cheshire West and Chester Council, be invited to a future meeting.

Borough Councillor Cooper offered to invite him.

25/040.4 Appeal

An appeal had been made against the decision to refuse the following application:

24/02969/FUL - Demolition of existing barn buildings. Erection of two storey dwelling, garden room, garage, office and car port - Stapleford Mill Farm, Ryecroft Lane, Bruen Stapleford
The appeal would be determined on the basis of written representations.

25/040.5 Correspondence from local residents/organisations regarding land off Church Street

Four items of correspondence were brought to the attention of Council. All comments were noted, and it was **RESOLVED** to consider comments in detail when the Planning Application was available for consideration.

25/041 KING GEORGE V PLAYING FIELD

25/041.1 Molibus and Matting

The replacement parts had been ordered at a cost of £2,265.00 plus VAT, including installation.

The quote for the Mulchbond amounted to £7,742.00 plus VAT. An alternative quote was being sought.

25/041.2 "Happy to Chat" Bench

The lowest quote for installation had been £1,200.00. That had been accepted and the benches installed.

25/042 ROAD SAFETY

Vehicle Activated Signage – Willington Road

Cheshire West and Chester Council thought that the contractor had closed down but maybe not called in the receiver. The Clerk had phoned and written without success. The Clerk had noted that the address used by the contractor was being advertised by an agent as an empty property to let. The agent had indicated that they did not know what had happened to the previous tenant.

25/043 STREETLIGHTING COLUMNS

A resident had raised concerns about the poor state of some of the Parish Council owned lighting columns saying that they were in need of painting, particularly those on Lower High Street.

RESOLVED: that the Streetcare Working Party investigate and report back to Council.

25/044 THREE YEAR TREE SURVEY

A contractor had been instructed to carry out the three-year survey on the trees on the King George V Playing Field and on the trees on the Green at Oscroft. The cost would be £320.00 plus VAT.

25/045 GRANTS TO LOCAL ORGANISATIONS

RESOLVED: that the following grants be approved by Council:

Tarvin Community Woodland Trust £1,000, Tarvin Community Centre £1,000, Tarvinonline £700, Tarvin Athletic FC £550, Tarvin Pre School and Day Nursery £550, Tarvin Christmas Market £200.

25/046 DEFIBRILLATOR OUTSIDE COMMUNITY CENTRE

The defibrillator had been removed from the National Defibrillator Network because the weekly checks were not being recorded on the database. The Clerk had spoken to the individual who carried out the weekly checks and he had not realised the importance of recording the checks. The Clerk would add the defibrillator to the National Network.

25/047 HOUSING GROWTH, DEVOLUTION, VOLUNTEERING

RESOLVED (24/047.1): to consider holding two public meetings to consult with residents on housing and to use the next edition of Tarvin Times to publicise them.

RESOLVED (24/047.2): to accept an offer from Councillor Edwards to speak to residents whilst in a public place and ask them about volunteering. Councillor Lush offered to meet with Councillor Edwards to progress the idea.

25/048 CLERK'S REPORT/CORRESPONDENCE

25/048.1 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

Cheshire Community Action News May 2025

c. Highways Fees and Charges

d. CWaC Housing Site Options for Local Plans

e. Cheshire Police and Crime Commissioner – SWAP Summer Support Fund

f. Information Commissioner's Office – June 2025 Newsletter

- g. United Utilities Campaign - Wastewater Blockages
- h. Police Scrutiny Meeting – 24th June 2025 – 10.00am - Winsford
- i. 50th Brownie celebration – 22nd June 2025 – invite to all Councillors
- j. CWaC - Crowd Presentation
- k. Let's talk about transport in CWaC - Consultation
- l. Aphra Brandreth MP – Newsletter

25/048.2 Recorded Crime

The meeting noted that in April 2025 there had been 11 recorded crimes in Tarvin Parish 2 Violence and Sexual Offences (1 at Millside Close, 1 at High Street), 2 Anti-Social Behaviour (1 at Shay Lane, 1 at Hallfields Road), 1 Public Order (Langford Court), 1 Shoplifting (Co-op), 2 Other Theft (1 Co-op, 1 at Mill Lane), 1 Public Order (Cross Lanes), 1 Other Crime (Arden Close), 1 Criminal Damage/Arson (A51 Tarporley Road)

25/048.3 Correspondence from resident re grants

RESOLVED: that the Clerk inform the resident that Council does not give grants to individuals.

25/048.4 Correspondence from resident re Asbestos

RESOLVED: that the Clerk writes to the owner of the land asking what action had been taken to protect the public from asbestos.

25/048.5 Correspondence from a resident regarding parking permits for Lower High Street.

Cheshire West and Chester Councillor Cooper had been through a very similar exercise with a different resident and offered to speak with the resident following the meeting.

RESOLVED: that Pool Bank Business Park be approached to ascertain whether they would allow a parking permit scheme on their land.

The resident who had raised the issue offered to make contact with Pool Bank Business Park.

25/049 FINANCIAL MATTERS

25/049.1 April and May 2025 Payments and Payments between meetings

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

25/049.2 RESOLVED: that the following payments 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
Botanica Landscapes Ltd Grass Cutting May 2025	1,624.00	520.00	3,915.00
HAGS-SMP Ltd Carry out a site visit on the Mobilus. Full inspection of all the equipment carried out	105.80	88.00	3,000.00

25/049.3 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

Water Plus Ltd Water King George V Playing Field – Account Month to 10th June 2025	16.29	16.29	319.43
Cheshire Community Action Annual Membership Year to June 2026	50.00	50.00	347.97
Mr S Burgess Installation of Nest Swing on King George V Playing Field	192.00	160.00	19,896.72
Payroll June 2025	1,657.55	1,657.55	24,812.21
HMRC PAYE and Nat Insce. April to June 2025	1,823.55	1,823.55	23,154.66
Tarvin Community Centre Hire of Rooms for Council Meetings April to June 2025 + meeting with Gladman + PC Working Party Meeting	99.55	99.55	320.00
Tarvin Community Woodland Trust Grant	1,000.00	1,000.00	4,000.00
Tarvin Community Centre Grant	1,000.00	1,000.00	3,000.00
Tarvinonline Grant	700.00	700.00	2,000.00
Tarvin Athletic FC Grant	550.00	550.00	1,300.00
Tarvin Pre School and Day Nursery Grant	550.00	550.00	750.00
Tarvin Christmas Market Grant	200.00	200.00	200.00

25/049.4 Direct Debits/Other Payments

The meeting noted the following direct debit payments:

British Telecom Plc – 27th May 2025 – Telephone and Internet May 2025 – two venues – £143.22.

Sage UK Ltd - 5th June 2025 - Payroll Software June 2025 - £12.00

Lloyds Bank Account Charges – 19th May 2025 - £4.67

25/050 LIST OF OUTSTANDING ITEMS

The meeting noted that Rights of Way had indicated that the decision covering item 1.3 was expected to be published during the coming month.

25/051 ITEMS FOR PUBLICATION

Housing and Parking issues, Tree Inspection, Streetlighting Columns maintenance, grants to local organizations

25/052 DATE OF NEXT MEETING – Monday 28th July 2025 – 7.15pm - Edna Rose Room, Tarvin Community Centre