

Notes of the Tarvin Parish Council (PC) meeting held 27th October 2025

These notes are produced following the meeting to give people a timely update of the main issues discussed. They are not the official minutes. The minutes will be considered and approved at the next meeting **on 24th November 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. Meetings do not normally go beyond 21:00.

1. At the Open Forum the Head of Planning at Cheshire West and Chester Council (CWaC) gave a brief update on the current situation regarding housing development in the rural area. The Government has a priority to build more houses. It has therefore given every Borough and County Council a target number of houses to be delivered each year for the next 30 years. For CWaC this is just over 1,900 units per annum, double the previous target. The increased target means that CWaC can no longer show it has a minimum 5-year supply of land for housing, which means that, unless there are good planning reasons for refusal of a housing application, it has to be allowed.

CWaC is having to update its Local Plan, which sets the policy framework for development, extremely quickly. The earliest a new plan can be in place is March 2027. Meanwhile, planning applications for large housing developments are being submitted – including one in Tarvin for up to 60 houses on land on Church Street. Because of the Planning workload, a decision on this application is unlikely to be made until the middle of next year. Planning is looking at what the new housing targets might actually mean for communities like Tarvin, and the PC hopes to hear something in November. To prepare for this, the PC has worked with some planning consultants to examine the consequences for future growth: not just the best (or least worst) sites to develop first, but also the capacity of the infrastructure to support future growth.

In the public questioning of the Chief Planning Officer, the capacity and condition of the infrastructure was of great concern. The capacity of the school, GP, dentist, highways, surface drainage and sewer system were all identified as concerns. His reply was that every application is considered on its own merits, and formal consultation with services likely to be affected is part of the planning process. However, if there are current problems with infrastructure e.g. surface water or foul drainage, the developer of any new houses would not be asked to pay to address these,

as landowners are responsible for surface water and United Utilities for foul water.

Once CWaC Planning has released its forecast numbers for new housing in each community, the PC will be able to consider the implications and actions it should take. Because this is such an important, sensitive and probably controversial subject, it is likely the PC will want to consult residents, not just to set out the facts and possible options, but also to listen to people's views. Such meetings will not be before January 2026. Neither the PC nor the community will have a veto over new development. Accepting this as a starting point is important, as it enables us to look at proposals from a positive point of view i.e. what kind of development and where would make our community better and what other actions should be implemented to ensure success.

2. Progress has been made with regard to bringing the War Memorial site into the public ownership of the PC. Detailed plans have been produced and supporting statements from Councillors, former councillors and other residents have been gathered to show that the PC has maintained the site over many years.
3. There was a disappointing turnout in Tarvin for the community clear up earlier in the month. Those who took part said that the village was in a pretty good state and not a lot of litter was picked. There will be another pick next April and more publicity will be given to it using social media. There was a better turn out in Oscroft which was encouraging.
4. Comments have been made that in other villages large poppies have been put up on lampposts. The reason that does not happen in Tarvin is that the PC believes the focus for our commemoration should be the War Memorial. Poppies placed on lampposts do not always enhance an area, particularly a conservation area, and where poppies are put up they often stay up long after Remembrance Sunday. Instead, the PC does make a substantial donation to the Royal British Legion