

**Minutes of Tattenhall & District
Parish Council Meeting
Held virtually via Zoom, 6th April 2021.**

PRESENT

Councillors

Chairman – I. Keeping

J. Bailey

D. Haynes

E. Saddler Williams

Non-Parish Councillors

Public – 4

P. Black

L. Jones

A. Scarratt

G. Blackhurst

J. Kershaw

N. Sharp

S. Chapman

N. Matthews

L. White

APOLOGIES

Apologies received from Cllr. Neil Matthews who would be delayed joining the meeting.
CW&C Cllr. Mike Jones.

DECLARATION OF INTERESTS

Cllr Lesley Jones declared a pecuniary interest in planning application 21/00900/FUL as an employee at Gifford Lea, she confirmed she would leave the meeting when the item was discussed.

CO-OPTION OF COUNCILLOR

RESOLVED 21/373 – That the Council co-opt Mr Paul Kerr, Mr Kerr signed the acceptance of office and joined the meeting

PARISH NEWS

Cllr Andy Scarratt to produce Parish News report.

Cllr Matthews joined the meeting.

PUBLIC PARTICIPATION

Litter

A resident who regular undertakes litter picking in the village raised concerns regarding the unprecedented litter in the village at present and suggested the Council consider employing an amenity cleaner.

She also suggested the creation of a small working group to tackle the litter issue with representatives from the Parish Council, Youth Council, TWiG and Transition Tattenhall.

It was agreed to investigate the costs of employing a litter picker and consider this at the May meeting.

A resident suggested holding a 'Community Day' to encourage people not to drop litter and stated that research had shown when young people are encouraged to undertake litter picking they are less likely to drop litter in the future.

Water Seepage – Old Mill Place

A resident reported the constant flow of water under the car park at Old Mill Place and surrounding area including into the substation. It is believed this water which when tested is clear with no traces of chlorine is coming from the bore hole owned by Refresco.

A resident highlighted the risk of local flooding to properties which have cellars which could be determined as a legal nuisance.

He requested that the Parish Council assist in resolving this issue and that the Environment Agency investigate the management of the bore hole and assess if the owners have breached

conditions relating to its use and management.

It was highlighted that the current situation is untenable and unsustainable.

A representative of the Barbour Institute reported that the level of water in the well head has increased. It was reported that the bore hole had been sealed and that there were concerns that water could be accessing live electrical cables. It was confirmed that the water level in the Barbour Institute cellar had risen since the bore hole had been shut off 5 or 6 years ago and had remained constant since.

It was believed that before the bore hole was shut off water was pumped into the Brook between April and October and in the latter years the water was pumped all year round. It was confirmed that over half of Old Mill Place Car Park is now saturated with water.

Missing Road Sign – Edgecroft

The Clerk reported that the sign which was reported at the last Parish Council meeting had still not been replaced and that it was almost a year since it had been originally reported. The Clerk will continue to pursue the matter with CW&C Highways.

It was noted the Newton Crossroads junction sign is also still missing.

MINUTES

RESOLVED 21/374 - that the Chairman sign, as a correct record the circulated minutes of Parish Council meeting held on the 1st March when possible.

ACTIONS

The Council noted the actions list as circulated, from page 484 of the minutes.

PLANNING

1) Planning Register

Councillors noted the planning register, pages 72 to 74.

It was reported that works were continuing to take place at Ardminish House, it was agreed the Clerk would raise the matter with CW&C planning enforcement.

2) Planning Applications

Cllr Jones left the meeting.

21/00900/FUL, Erection of a new maintenance store, relocation of parking spaces and construction of a petanque piste together with associated landscaping including re-sited pavilion and village green. Gifford Lea, Frog Lane, Tattenhall, CH3 9DN.

RESOLVED 21/375 – That the Council submit the following observations:

Tattenhall & District Parish Council support the application on the basis that the following matters are adequately addressed and that the application complies with the below policies:

Drainage and Flooding - this part of the site is essentially a green field development. The proposal has large areas for car parking as well as impermeable paths and roadways.

Tattenhall has a long history of flooding and particular attention should be paid to surface run-off in line with Policy DM41 of Local Plan (Part 2). There is no evidence in the proposal that drainage will meet the requirement.

Enhanced Biodiversity - No evidence has been presented that biodiversity will be enhanced as required by Policy 6 of the Tattenhall and District Local Plan, and Policy DM44 of Local Plan (Part 2).

Community Open Space Provision - It is not clear that provision for open or recreational space will be accessible to the wider community of Tattenhall village. The statement that access can be used and enjoyed by all the residents of the village likely refers to the “Inspired Village” of Gifford Lea and not the parish of Tattenhall and District. Likewise, the statement “The village green will enable a greater use of this amenity space for all residents” likely refers to residents of Gifford Lea. The Neighbourhood Plan Policy 6 requires that “new development ... should

support the creation of a network of green spaces for sport and outdoor activity". If this cannot be provided on-site then it should be provided elsewhere in the parish, as required in Policies DM35 and DM36 of Local Plan (Part 2)."

3) Lead Planning Councillors

It was noted that Councillors Black and Chapman act as lead planning councillors until the May meeting.

FLOODING

1) Update

The Council noted the notes of the Flooding Response meeting held on the 10th March, page 487 of the minutes and the submission to CW&C. It was expected that CW&C would produce a preliminary report into the January 2021 flooding in the next 3 to 4 months although it was not sure how detailed this would be.

2) Old Mill Place Seepage

The Council noted the deep concerns voiced during public participation and agreed that a letter be sent to the CW&C Chief Executive Andrew Lewis and Charlie Seward requesting CW&C's assistance in resolving this matter and that a meeting is called with representatives of CW&C, Environment Agency, Bolesworth Estate, Barbour Institute, Refresco and invited residents along with Councillors on the Flood Response Working Group to address this matter. It was noted the meeting will be minuted and made available for residents and businesses to access.

NEIGHBOURHOOD PLAN REVIEW

The Council noted the notes of meeting held on the 24th March 2021, from page 512 of the Minutes. The Committee is now considering additional policies which could be included in the revised Plan.

MEMORIAL

It was noted the Council's insurance had confirmed they would not cover works to the Memorial.

RESOLVED 21/376 – That the Council appoint Tier Consult to undertake investigative works and produce a report regarding the holes which have formed at the front of the memorial.

YOUTH COUNCIL

1) Update

Councillors noted the minutes of the Youth Council meeting held on the 24th March 2021, from page 516 of the Minutes. Cllr Black who had attend the last meeting of the Youth Council stated she had been very impressed with the Youth Councillors who were well organised and articulate.

2) Youth Council 21st April 2021

It was agreed that Cllr Sharp would attend the next meeting of the Youth Council on the 21st April.

MULTI-USE GAMES AREA (MUGA)

That the Council should work towards identifying a location for a MUGA and obtaining costings, possible locations include Flacca Sports Club, Tattenhall Centre, The Park Primary School.

SPINNEY PROJECT

1) Third Party Payment

RESOLVED 21/377 – That the Council pay the 3rd Party Payment of £7486.42 from project funds.

2) Appointment of CW&C Total Environment to manage project

RESOLVED 21/378 – That the Council appoint CW&C Total environment team to manage and implement to project at a cost of up to £8K to be taken from CIL funding.

3) FCC Signature & Approval

RESOLVED 21/379 – That the Council delegate authority to the Clerk to act as signatory to the FCC agreement and to sign the agreement.

BLOSSOM TREES

It was noted that Transition Tattenhall are investigating the planting of blossoming trees in Tattenhall and it was agreed that they develop the project further and advise the Parish Council of the outcomes.

CANAL TWOOPATH CYCLE ROUTE

The Clerk reported she had contact neighbouring Parishes all of whom had agree to discuss the matter with their Councils and feedback their thoughts. The idea had also been raised with the Chair of the Sustainable Transport Task Force and the Canal & River Trust.

SPEED LIMIT REQUEST

It was noted a request had been made by a resident to extend the speed limit towards Beeston Castle, it was noted that Birds Lane can get very busy with vehicles doing excessive speed around the tight bends. It was agreed to defer this matter until CW&C had undertaken a review of newly implemented speed limits.

FLAG

The Council agreed in principle to obtaining a Cheshire Flag to be flown at the Millfield, Cllr Kershaw agreed obtain more information and possible prices.

ACCOUNTS & PAYMENTS

1) Year End Accounts & Payments

RESOLVED 21/380 – that the Council approve the accounts and payments as circulated page 59 of the Cash Book including the bank reconciliation.

WE Parsons	Zip Wire tightening	96.00
A. Wright	Reimbursement of CLT Notice	552.00
NatWest	Bank charges	8.40

2) Accounts & Payments

RESOLVED 21/381 – that the Council approve the accounts and payments as circulated page 60 of the Cash Book including the following additional invoices/payments:

SPS	Payroll Services	18.00
A. Wright	Reimbursements Various	51.58
CW&C	Park Lease	1.00
PJH Outdoor Solutions	Ground Maintenance	642.00
A. Wright	Salary	774.36
HMRC	Paye/NI	275.21
Nest	Pension Contribution	55.99
Water+	Glebe Meadow	10.58

3) Appointment of Internal Auditor

RESOLVED 21/382 – that the Council appoint Mr P Sanders to undertake the internal audit for 2020-2021

4) Payroll Services

RESOLVED 21/383 – that the Council appoint SPS to continue to provide payroll services for 2021-2022.

FUTURE MEETINGS

May Meeting

It was noted that due to bank holidays in April and May the Council meeting dates/days had been amended in May 2020 to Tuesday 4th May 2021

Future Meetings

It was noted, as yet the Government have not extended the ability for Council's to meet virtually beyond the 7th May, it is not clear if this will change before then.

The meeting closed at 9.12pm.

Signed

Dated

Ann Wright 07/04/2021

FUTURE PARISH COUNCIL MEETINGS

Scheduled Parish Council Meeting

Tuesday 4th May 2021, 7.30pm via Zoom

March Actions

Action	Date	Comments	Complete
<u>Bunting Brackets</u>	08 01 21 12 01 21	Confirmed only install points 3 + Provided property contact details. Installation due week commencing 12 03 21	
<u>Canal Towpath</u>	26 03 21	Letters sent: Christleton parish Council Great Boughton Parish Council Hargrave & Huxley Parish Council Waverton Parish Council Chair of Sustainable Transport Task Force Canal & River Trust	
<u>Christmas Lights</u>	19 01 21	Emailed GNM for help & advice obtain price roofline lights inc 9 Houses Price for lights over High Street Create Lights plan	
<u>Church Bank & Rosemary Road</u>	12 02 20 12 02 20 01 09 20 09 11 20	Emailed Highways for update Emailed BE – Rosemary Row update Requested update Confirmed scheme and costings being drawn up.	
<u>Climate Day</u>			Consider May 2021
<u>Community Room Meeting</u>	19 03 20	Cancelled will reschedule when schools reopen.	
<u>CW&C Waste Consultation</u>	09 02 21 18 02 21 04 03 21	Keeping, Kershaw, Matthews & Scarratt Circulated proposed comments Resent proposed comments Submitted	Complete
<u>Dog Fouling Signs</u>			
<u>Drop Kerbs</u>	12 02 20 01 09 20 09 11 20	Emailed Highways for update Requested update SB confirmed number dropped kerbs been sprayed up ready for works – Highways are carryout safety audit on one by Park Road	
<u>Emergency Plan</u>	20 02 22	GB Confirmed CW&C approved.	Completed
<u>Emergency Plan</u>		Bags in Locations	
<u>Flood Meeting</u>			On-Going
<u>Gatesheath Road Safety</u>	09 12 20 13 01 21	Contacted officers request meeting. Resent above request	
<u>Grounds Maintenance</u>	02 03 21 08 03 21	Confirmed contact Met contractor on site	Complete
<u>High Viz</u>		Order	
<u>Memorial</u>	18 12 20 13 01 21 25 01 21	Emailed request to SB cc ENG Resent above email. Highways officer confirmed forwarded to conservation team. Emailed additional images to conservation.	April Agenda

	25 01 21 28 01 21	JB to contact company for assistance. Conservation team said would respond soon. Requested update from conservation team.	
<u>Newton-By-Tattenhall development</u>		Request site visit.	
<u>School Road Safety</u>	02 12 21 18 12 20 13 01 21 18 01 21 25 01 21	Requested update from meeting Requested update from meeting Resent above email CW&C confirmed il undertake count for crossing once schools reopen and attendance settles. Above information forwarded to school.	
<u>Spinner Grant Application</u>		Decision due March 2021	April Agenda
<u>Maintenance</u>	20 01 21 25 01 21 29 01 21	Circulated tender document to Pride WG for comment Resent maintenance doc for comment. GGs confirmed no price increase. Walks Programme developed	
<u>Microphones</u>			
<u>Millennium Mile</u>	12 02 20 12 08 20 19 01 21	Posts invoice paid IK arranging to collect posts with JK Posts with IK for work	
<u>Neighbourhood Plan Review</u>		Consider Chester Road Field Apply funding	
<u>Play Area Repairs</u>	18 02 21 15 03 21	Checked zip wire – running very low – emailed Parson's (not paid invoice). Checked height acceptable. Paid	Complete
<u>Risk Management</u>			
<u>Speed Indicator Device - SID</u>		Advertise for volunteers Set date for Training set dates for using SID	Consider 2021
<u>Welly Walk</u>			On-Going
<u>Youth Council</u>		24 03 21 inc Pat Black 21 04 21 TBC	
	17 11 20 09 12 20	Reported missing Newton Lane junction sign HW272322188 Checked reported – stated works scheduled to fix.	
	17 11 20	Reported 6x street lights Barbour Square – assume they are BE - HW273228949 Confirmed BE.	
	08 12 20	Chester footway reported – H281353336 08 12 20 – confirmation job raised with streetscene	
	10 12 20 14 12 20	Gully reported Newton Lane/Chester Road at Gatesheath. HW282431930	

		Highways confirmed job has been raised and raised with managers to prioritise.	
	25 01 21	Overflow blocked reported online plus email sent HW300008839	
	28 01 21	Reported blocked culvert Tattenhall Road (Groveswood CH3 9QQ) Ref HW301609752	
	03 03 21	Reported path between Covert Rise and Barnfields HW31265234	
	22 03 21	Reported no action has been taken.	
	22 03 21	Reported footway opposite Park Avenue HW318592206	

1. Ensure priorities and 3-year plan are finalised by April 2021

This will include:

Neighbourhood plan and Climate Change personal priorities

Business Participation: involve CW&C for advice

Climate Change to be addressed after May 2021 in light of HM Govt initiative

2. Create an up to date listing of items and required activities around Christmas by Jan 21 in order that future years can be properly organised

3. Derive management plan by March 2021 in order that maintenance is managed tighter

4. Prepare council to apply for Local Council Award Scheme with aim to achieve Quality Gold standard by Dec 2021

Notes of Flood Response Working Group Meeting

Held via Zoom

10th March 2021

Present.

Parish Council

John Bailey, Iain Keeping, Neil Matthews, Ann Wright (Clerk)

Old Mill Place Representatives

Peter Jones

Bolesworth Estate

Tom Wallbank

Cheshire West & Chester Council

Adam Ryder – Flood Risk Management & Project Officer

Cllr Mike Jones

Environment Agency (EA)

David Brown – Senior Advisor, Flood Risk Management

Claire Nicholls - Flood Resilience Advisor- Greater Manchester, Merseyside and Cheshire

Tattenhall Wildlife Group (TWiG) & Sandstone Ridge Trust

Andrew Hull

Other Interested Parties

Chris Evered, Janet Hollins.

Welcome & Introductions.

Apologies were received from Mr & Mrs Lavender who were unable to attend the meeting.

Notes

The group noted the notes of the meeting held on the 10th February and additional comments provided by Mrs Layfield and Andrew Hull, page 4 of the notes.

General Update

It was reported that the Chairman had met with representatives from EA on the 2nd March, notes from the meeting can be found page 6 of the notes.

The meeting had confirmed the Mill Brook was classed as main river and the Mill Race was an ordinary water course and that CW&C was the lead local flood authority and are responsible for producing Section 19 Report.

It was reported that a Section 19 report was required when there had been damage to properties and or disruption to businesses through flooding.

CW&C and EA have a duty to produce flood risk assessments and that these should already be in place and should be reviewed and amended over time.

It was noted the interim report was expected in the next 3 to 4 months.

The final Section 19 Report for the flooding in October 2019 in Northwich has only just been published, the interim report was published in November 2020.

CW&C was undertaking a debrief of the incident response and a form had been circulated to Parish Councils which had to be completed by the 11th March at noon.

Environment agency Update

David Brown provided the following update, he showed a map showing the various routes the water flowed into Old Mill Place noting the surface water was also an issue flowing from the direction of the junction with Tattenhall Road.

He confirmed the event or rain fall exceeded the capacity of the culverts and breached the dam. He showed possible mitigation works to reduce the impact of flooding in the future which included raising the footpath at the read of Old Mill Place, raised earth works on the Mill Field adjacent to properties on Old Mill Place and flood gates.

It was noted water had also flowed into the mill Brook from the Flacca drains.

It was reported that water had flowed past the Tattenhall Centre and had gone towards Covert Rise and also down the High Street to Old Mill Place. It was noted this had not happened previously when there was flooding in the village.

Mr Brown confirmed that areas flooded and had running water in Cheshire where it had not occurred previously. It was highlighted that the downpour was not that heavy however because the ground was so waterlogged it had nowhere to drain to.

Concerns were voiced about the water coming over the top of the dam and it was recognised the dam is holding back a huge amount of water, it was suggested the proposed earthworks should protect properties if the dam overflows in the future.

Mr Brown agreed to forward his drawing emphasizing these were only preliminary reports and were therefore subject to amendment page 8 of the notes.

Tattenhall Wildlife Group (TWiG) Update

Mr Hull reported that TWiG had been undertaking nature conservation and natural flood defense works upstream from the Mill Pond over a number of years.

Phase 1

A 'Leader' grant was used to create a chain of ponds parallel to the Mill Brook.

In 2016 in partnership with The Bolesworth Estate and EA works were undertaken to lower the bank of one side of the Mill Brook to create floodplain, to allow water to flow on to adjacent land during heavy rain to reduce the flow of water into the village.

A series of woody debris dams or leaky dams were created by volunteers. Since the project was completed in 2016 TWiG volunteers have continued to monitor the wildlife in the area and the flood events. The project has significantly reduced the amount of water flowing downstream.

Phase 2A

Sandstone Ridge Trust working in partnership with Reaseheath College, ELM Associates, Bolesworth Estate and EA are about to start a project on China Meadow which will incorporate 2 large earth bunds which hold water in the valley in the field again reducing the flow downstream during periods of heavy rain.

It is estimated that Phase 1 has the capacity to hold 1,000 cubic metres of water, Phase 2A will hold 5 to 10,000 cubic metres of water. Without the phase 1 works being undertaken the flooding in the village would have been significantly worse since 2016.

It was note that the Mill Brook was straightened in the late 18th century to power the Mill however its original route through China Meadow is visible as such the works are following the natural route of the Mill Brook.

Mr Hull thanked the following for making the implementation of these works possible:

- Bolesworth Estate inc. Tom Wallbank
- Tenant Farmer
- EA
- ELM Associates
- Reaseheath College

Phase 2B

It was noted a grant application had been submitted for funding to undertake further works including tree planting, creation of ponds and woody dams further upstream as far as Harthill where the Mill Brook starts.

It was noted this grant if approved would provide funding for the tenant farmers whose land is taken out of production for scheme, currently farmers do not receive funding for these types of scheme but under the 2024 Agriculture Act will do.

It was discussed what area of land forms the catchment for the Mill Brook, it was estimated that it is 12 to 15KM², it was asked if the amount of water to be held back was adequate for the catchment area.

It was noted that this was the key question. It was stated that the Phase 1 and 2 works needed to be accompanied with other works in the village as previously suggested not instead of them. It was highlighted that the bunds on China Meadow would hold additional water back to the water which would be held back if no works are undertaken and as such it will reduce the water flow downstream. It was noted the earth works bunds are designed for their stability.

It was reported that there had been a significant land slip at Raw Head and increased tree planting should be pursued.

It was noted that once Phase 2A is completed that land will still be able to be farmed 90% of the time as there was a need to protect productive agricultural land.

Car Park Seepage

It was asked whether the issue of seepage from under the car park which is chronic issue on Old Mill Place will be considered at part of the section 19 Report. It was reported that this is resulting in flooding in cellars across the road from Old Mill Place and of the Barbour Institute. It was noted there are 2 boreholes on Old Mill Place one of which has been capped and the other was used to supply water for soft drinks and to increased the flow Mill Brook when flow fell below the required levels for the sewerage treatment plant further downstream. It was noted the seepage would be considered as part of the Section 19 Report.

Section 19 Report

A draft report for submission to CW&C for consideration as part of the Section 19 investigation had been circulated, Cllr Keeping confirmed he would update this to include the issue of seepage under the car park, it would then be circulate to the group for review and comment and would then be submitted to CW&C (Adam Ryder).

It was asked if the Section 19 investigations would look at surface water drains capacity given the amount of surface water from both direction of the High Street which flowed into Old Mill Place, Mr Ryder confirmed this would be taken into account.

It was reported that if all the road drains had been functioning it would have had a significant impact on the water levels as it was surprising how much water drained when a drain on Rocky Lane had been cleared.

It was noted that Keysbrook would not be included in the investigations as it did not meet the necessary criteria of damage to property which refers to internal habitable areas.

Future Meetings

It was agreed the next meeting would be held after the preliminary Section 19 Report is published unless further information is available before then.

NEXT MEETING

TBC

Ann Wright 11/03/2021

Additional information Received since publication of Notes of meeting on 10th February 2021.

Clarification from Mr& Mrs Layfield

- 1) When Barrett built these houses in OMP the drain construction was wrong (or insufficient) resulting in severe drain away problems in the severe flood of 2000. This was supposedly corrected at the time to the apparent satisfaction of the Chester Council.
- 2) When we first moved here (December 2003) the garden was very dry but rapidly became wet over a quite short period. I contacted Barrett concerning poor drainage and lack of weep holes in a retaining wall in the back garden at the back of the lawn and the Mill pond dam wall beyond. They visited, inspected garden and pond but we did not hear anything back from them. I contacted them again and was then told that their Chester office, who had supervised the build was closed and no longer their responsibility.
- 3) When our garden began to grow rushes, I contacted the Mill Pond owner to review the apparent seepage from the pond. As a result, he instructed a local builder to construct a clay dike to hold the water back.
- 4) Our garden remains wet, although the rushes have now gone. We strongly suspect there is an underlying problem, possibly a fracturing of the old field drain from the Flacca down to the Mill field to the millstream which we believe is routed under our garden and our neighbours. This clearly adds to the present flooding penetration as it occurred recently.

Clarification & Information from Twig

1. Under '**Membership**' '... It was reported that the Bolesworth Estate had worked in partnership with the EA and tenant farmers to elevate the flood risk etc....'. Naturally, this should read 'alleviate' BUT there is no mention of TWiG who were one of the two partners etc.

For information - this was: Phase I of Slowing The Flow of the Mill Brook in 2016.

- The lead organisation of Phase I was The Environment Agency
- The partners of Phase I were Bolesworth Estate and Tattenhall Wildlife Group (TWiG)
- The project summary is listed below:

This was a habitat creation scheme which incorporated innovative, Natural Flood Management (NFM) techniques along 230m of Mill Brook, upstream of Tattenhall near Chester. This partnership project with the Bolesworth Estate and Tattenhall Wildlife Group created 1.5ha of priority reedbed and wet grassland habitats within a new excavated floodplain area. The project

helps attenuate flood peaks and reduces risk downstream in Tattenhall. The North West Regional Flood and Coastal Committee allocated £13,500 of funding to this scheme from the North West 'Slowing the Flow' project.

- For further information/contextualisation and prior to this work in 2016, TWiG was successful in obtaining £19,000 in 2011 to interpret and manage the Mill Brook Wildlife Corridor. This money from the Northern Marches Leader Programme (Project Ref NM3064) included the excavation of a series of small ponds adjacent to the Mill Brook to the south of Jubilee Wood. These ponds formed part of the wider natural flood management techniques at that time. Cllr Doug Haynes was a member of the Leader Programme Team. This detail should be incorporated into the Notes to further contextualise work undertaken by TWiG in support of flood management within the village but receives no mention in the Notes.

2. Under '**Identification of Hazards**' - '*Concerns were raised that when planting took place upstream of wildflowers and trees that heavy plant machinery was used and that this may have damaged the land drains when undertaking the works*'.

No idea who raised these concerns but for clarification, TWiG has an excellent working relationship with the EA and have, at all times, worked under their guidance and with the support of Bolesworth Estate.:

- 1200 trees were planted in 2012 creating Jubilee Wood - this tree-planting project led by TWiG included volunteers from the local community, Park Primary School, local scouts, guides, beavers etc. Planting of saplings took place by hand (no heavy plant machinery involved)
- Subsequent tree-planting events have taken place led by TWiG and adjacent to the Mill Brook post 2012 - reporting of which has appeared on Tattenhall Online/The Sandstone Ridge Website (2017/2019/2020)
 - <https://www.tattenhall.org/news/beavers-success-community-engagement-at-its-best.html>
 - <https://www.tattenhall.org/news/tree-planting-success-from-our-local-eco-warriors-in-community.html>
 - <https://www.sandstoneridge.org.uk/news/cubs-and-beavers-get-their-hands-dirty.html>
- Ironically the Parish Council actually part-funded some of these projects. These trees, all planted by volunteers, combine to reduce flood risk and 'slow the flow' (ie in the heart of the village). Since 2012, therefore, some 2000 trees have been planted by hand (no heavy plant machinery involved)
- In terms of the wildflowers that have been planted - ELM used a 'mini-digger' to agitate the topsoil - this can hardly be described as 'heavy plant machinery'. Ironically the fracturing of flood drains can have a beneficial impact on flood risk because water from the drains simply flows out at the point of fracture and does not flow into the stream. That said, flood drains were not damaged during the above.

**Notes of Meeting with Environment Agency
Representatives & CW&C
Held via Zoom
2nd March 2021**

Present.

Parish Council

Iain Keeping, Ann Wright (Clerk)

Cheshire West & Chester Council

Adam Ryder – Flood Risk Management & Project Officer

Environment Agency (EA)

David Brown, Claire Nicholls.

(Apologies – CW&C Cllr Mike Jones)

Purpose of Meeting: To open discussions with EA and obtain background information.

Mr Brown reported that he had been in site at the end of January and had met with a landowner and a representative from TWiG.

He noted that during the 2021 flooding water had breached the dam from the mill pond and flowed into the Millfield out onto the High Street and into Old Mill Place, it had also overflowed at the rear of properties into Old Mill Place and the two culverts had surcharged. Surface water had entered old Mill Place off the High Street from both directions.

It was noted that there is a large amount of local knowledge of the flooding which has happened on a number of occasions including before residential properties were built on the site.

It was confirmed this section of the Mill Brook is classified as a main river and is the responsibility of EA.

It was noted that there is a national strategy to address flood risk which includes a number of measures and policies. At a more local level there are flood risk management plans and flood risk maps, these are periodically reviewed and adjusted based on the information available at that time of review.

When Old Mill Place was last reviewed the flood risk was reduced for zone 3 to zone 2 (see attached map) which is lower risk. It was confirmed the rating and map would be subject to review.

Mitigation

It was noted Phase 1 of mitigation was undertaken with TWiG and has been completed, a second phase had been agreed but had stalled for a number of reasons, this is now being considered again and funding is still available for the project if it can be undertaken before the 31st March 2021.

It was noted the scale of the storm on the 20th January was unprecedented and resulted in flooding across Cheshire.

Drainage from Old Mill Place

It was suggested that there may be potential drainage issues on Old Mill Place which residents are concerned about relating to the location of the old mill race which is now piped and enters the Mill Brook further downstream.

It was asked what the status of this would be as its not a main drain or a surface water drain. It was believed this would be classed as an ordinary watercourse.

Cllr Keeping confirmed he has plans showing the route of this drain, it is not known if it has been blocked or damaged or whether it has the necessary capacity.

It was noted that where this flows into the Mil Brook that flow will be restricted if the level of the Mill Brook is above the outlet.

Mr Ryder confirmed this will be included in the investigation.

CW&C Section 19 Report

Mr Ryder confirmed the consultant has now been appointed by CW&C and is keen to begin work as soon as possible.

It was understood the consultant will collect information about the flooding which took place on the 20th January and will consider historic information as well as existing assets and infrastructure. The process is will result in recommendations.

It was not clear at this stage how local input can be made into this process.

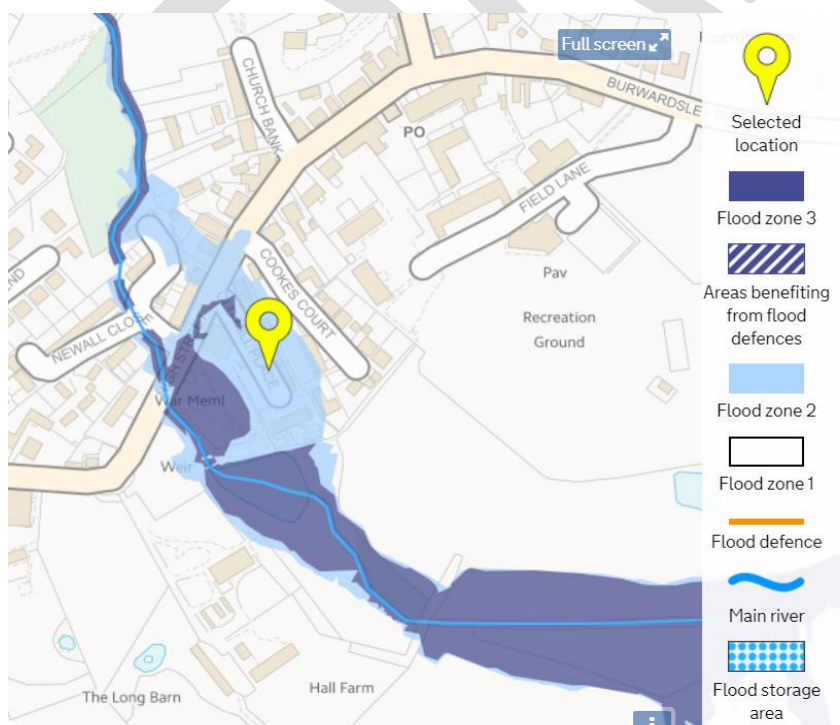
It was hoped that CW&C and EA would work together to resolve the flooding issues.

Mr Brown confirmed that James Orme (CW&C Highways) has undertaken a lot of investigative works of the drains and different watercourses in Tattenhall previously.

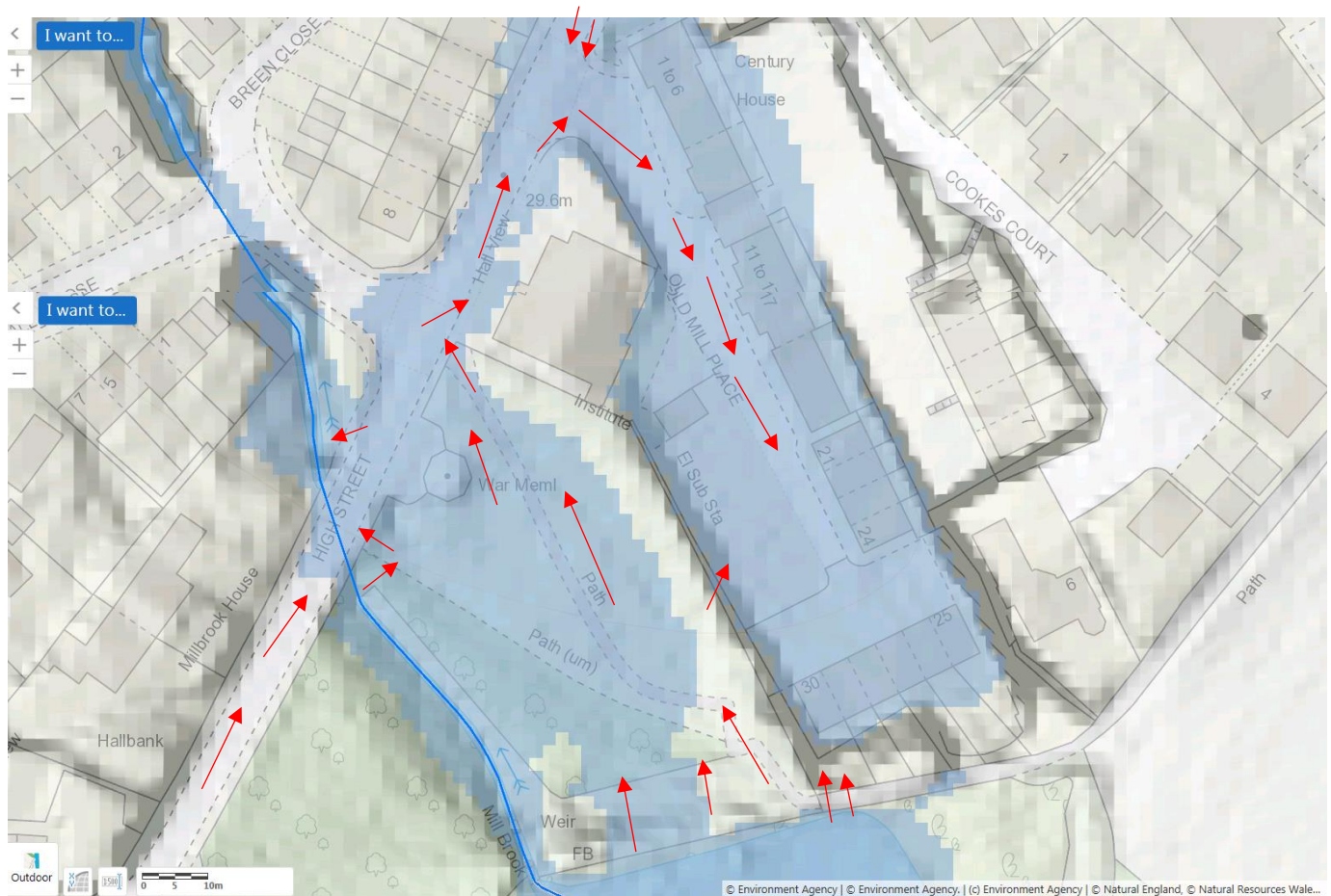
The representatives from EA confirmed they were happy to attend future meetings of the Working Group and agreed to attend the next meeting on the 10th March and provide an update.

All were thanked for attending the meeting.

Flood Risk Management Map



Tattenhall
Jan 2021 post-flood observation



Red arrows = flood route.

Water over topped the Old Mill Pond dam, and affected properties in the back of old Mill Place. Footpath raising along here, would prevent this flood route, although this would need to be done in conjunction with some minor ground raising between the park and old Mill Place.

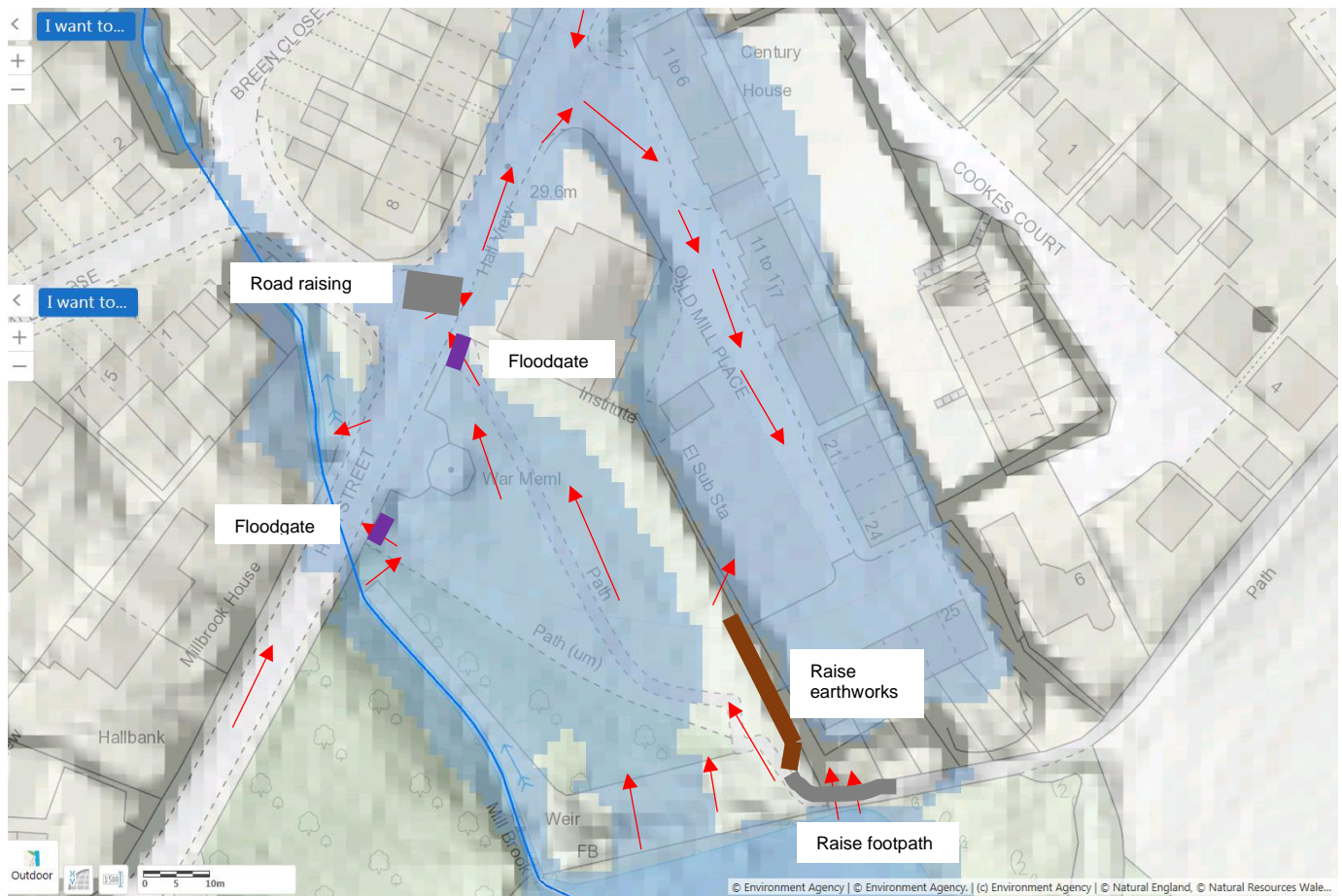
The main issue appears to be with the conveyance capacity of the culverts that take Mill Brook under the High street.

Downstream levels in Mill Brook were not observed to be limiting, although they were observed to be high.

The observed flood wrack shows back up in the war memorial park, spilling onto the high street and down into Old Mill Place. There was also a direct route over the dam.

Water exits on to the High street via the gap in the stone wall by the brook and via the gateway in the bottom corner of the memorial park. It then goes down the High Street, past the institute and flows down into the Old Mill Place low spot. Surface water also flows from the North down the High Street into Old Mill Place. Residents reported that on this event, surface water also flowed along High street from the south. Surface water exit from Old Mill Place is further hampered by the Old Mill race having been culverted and reportedly replaced with a 300 mm pipe. This will not aid the evacuation of surface water from this point.

Possible interventions
Upstream NFM
Localised ground raising



The fluvial route could be improved by containment in the park.
Raising of the footpath by the dam. This will be required, whatever the other solution, as there is direct overtopping from the dam to this point. Given the risks of dam fail, further raising of the dam is not an option.

This would need to be accompanied by earthworks downstream to contain the water within the park, and keep out a direct flood route from Old Mill Brook.

Further containment in the park is problematic as the walls are not to flood standards and may fail with more load on them. But the potential for earth raising round the park remains.

Road raising on the High street could have the same desired effect of containment.
This does not solve the surface water issue though, with water running down the road from the village centre from the north (and south) into Old Mill Place. Flooding could still occur from this route. Although without the main river flows, these may be manageable.

Submission to assist Cheshire West & Chester investigation of the significant flooding event 20th January 2021

Old Mill Place in Tattenhall has flooded many times since 1960s (local knowledge) and probably for centuries before. New developments in the 1990s beside the Mill Brook, a low point of the village, have been associated with an adverse impact of flooding. New developments at Newall Close and Breen Close changed the courses of Mill Brook and the ancient millstream which ran through Old Mill Place.

For the first time residential property was built at Old Mill Place, in 2000. In November 2000, a few weeks after completion and occupation, all 18 new properties, including the Old Mill itself, in Old Mill Place were flooded to a depth of approximately 1 meter ([Figure 1](#)). Subsequently, upstream works (by the Environment Agency, Bolesworth Estate, tenant farmers and Tattenhall Wildlife Group) and construction of a storm drain in the Mill Field were undertaken to mitigate flood risk.

In January 2021, all 18 properties in Old Mill Place were again flooded to a similar depth as in 2000 ([Figure 2](#)). Businesses have been significantly affected, damage to property has been extensive and 5 people were made homeless.

There have been many periods of heavy sustained rainfall over the last 20 years without serious flooding in Old Mill Place. However, during both November 2000 and January 2021 the ground was saturated, culminating in circa 50mm of rain within 24 hours and leading to the flooding. Common to both flood events was overflow of the Mill Pond dam and flood water completely covering Mill Field. Flooding of Mill Field appears to be causally related to flooding of Old Mill Place.

Upstream flood water control, carried out following the flood event in 2000, has, it seems, not been successful, but remains important for the future flood risk mitigation. Following the recent flood event, work has already commenced to extend the defences further upstream.

The possibility that there are problems of drainage from the Mill Field/Old Mill Place system is a significant concern, especially as there may be scope for additional controls to mitigate the flood risk. A working group of Tattenhall & District Parish Council has identified the following factors which may raise water to flood levels in the two areas:

Mill Field Flood

There are no properties in the Mill Field, but the War Memorial, grade 2 listed, was significantly damaged in 2000 and there is currently evidence for new water damage undermining the foundations. The monument is closed for safety reasons and repair costs fall to the Parish Council.

Inflow

At the height of the flood, large volumes of water were observed to enter the Mill Field from the following routes:

- Weir outfall from Mill Pond (the Mill Brook itself)
- Overflow of the Mill Pond dam
- Overflow of the banks of Mill Brook

In addition, surface drainage from Flacca developments via a culvert constructed in 1995 feeds water directly into Mill Brook just downstream of the Mill Pond dam. The development includes a large tarmac carpark, office buildings and retirement apartments. The extent of the catchment is not clear.

Outflow

Flood water in the Mill Field flows out through the following routes:

- Mill Brook under the High Street (the normal course of the brook) ([Figure 3](#), [Figure 4](#))
- A storm drain, constructed after the 2000 flood event, beside the War Memorial, running under the High Street and into Mill Brook downstream of the High Street bridge ([Figure 5](#))
- Directly into Old Mill Place
- Indirectly into Old Mill Place via High Street in front of the Barbour Institute

The Mill Brook downstream of the High Street runs in a deep, open culvert then enters 2 pipes 1.2m diameter, approximately 20m long, under Newall Close ([Figure 6](#)). Thereafter, the brook runs in another deep open culvert before entering a closed drain and weir behind Breen Close ([Figure 7](#)). There are 3 points on the normal course of the Mill Brook which are potential throttles; High Street bridge; pipes under Newall Close; weir behind Breen Close.

Old Mill Place Flood

All properties in Old Mill Place were flooded as well as cellars in the Barbour Institute (non-habitable) and Brookdale, High Street (habitable).

Inflow

At the height of the floods in 2000 and 2021, water was observed to enter Old Mill Place through the following routes:

- Overtopping Mill Pond dam directly through the back gardens of properties in Old Mill Place
- Directly from Mill Field
- From the High Street

The High Street at the entrance to Old Mill Place is a low point for the road as well as for the drainage system, surface and foul water. Large volumes of water entered from both directions of the High Street. Water lifted all the drain inspection covers (not unusual at times of heavy rainfall), ([Figure 8](#)) adding to surface water and water from Mill Field.

Outflow

Water drainage from Old Mill Place was historically an open watercourse (the millstream) passing under the High Street ([Figure 9](#)). With the construction of Breen Close in the 1990s the stream was partially replaced by an enclosed drain whose outfall is into the Mill Brook. With the Old Mill Place construction, the ancient brick and stone-lined mill race from the mill pond was closed off ([Figure 10](#)). At the same time the millstream was replaced by a drain which now normally takes surface water from the properties, the car park and, on occasion, water from a borehole in the carpark.

Flood water, therefore, leaves through:

- Drain under carpark into -
- Culvert under High Street and Breen Close
- Outfall into Mill Brook behind Breen Close

Now that the drainage of Old Mill Place is effectively through a pipe(s), the level of water in the Mill Brook at its outfall is a potential problem. If the water level of the brook rises above the outfall behind Breen Close, then drainage could be significantly restricted or there may even be backflow.

Ground Water Old Mill Place

Before the development of Old Mill Place in 2000, the site had been home to a number of commercial enterprises including Calypso Drinks. Water for the works was drawn from a borehole at the east of the site, but in 2000 when Calypso vacated the site, the borehole was capped and a replacement drilled in the new carpark behind the Barbour Institute. Water continued to be drawn from the borehole for drinks production as well as, during summer months, to maintain the Mill Brook water level for the operation of the Tattenhall Sewerage works downstream (*Figure 11, para. 3*). In recent months commercial abstraction has ceased and, possibly related, there has been persistent seepage from the borehole head through the adjacent electrical substation onto the Old Mill Place carpark. Also, possibly associated, owners of the Barbour Institute and Brookdale have reported substantial increase in pumping needed to keep their cellars dry (*Figure 12, Figure 13*). There appears to have been a change in drainage of the area associated with a reduction in water abstraction which may also be a factor in impaired drainage at times of flood.

Other sources of water on the High Street

Unique to the flood of January 2021, large amounts of water flowed into the High Street on the south-western side of Old Mill Place. Some of this water, from Bolesworth Road and Rocky Lane, flowed westwards along the High Street away from the village centre and into Rosemary Row, Covert Rise, Frog Lane and the retirement village (*Figure 14, Figure 15, Figure 16*). No properties were flooded in this part of the village, but sand-bagging was required. Large volumes flowed in the other direction, joining water flooding out of Tattenhall Centre, a former school, (*Figure 17*) towards the village centre. This water drained both into Old Mill Place and directly into Mill Brook immediately beyond the bridge. Flood water on this scale has not been witnessed previously suggesting that there is problem of water run-off from fields or the road drainage or a combination of both.

Questions

There are 4 potential throttles to water drainage from Mill Field, the High St. bridge, the field storm drain, the culvert under Newall Close and the weir behind Breen Close.

1. What is the capacity of the drainage system from Mill Field via Mill Brook?
2. Is that capacity sufficient for a 100 year event?

Drainage from Old Mill Place was historically an open millstream. Developments in the 1990s, Breen Close and Old Mill Place itself, changed the drainage to a closed culvert.

3. Is the capacity of the Old Mill Place culvert sufficient?
4. Is there a risk that the level of water in the Mill Brook, at the outlet of the culvert, could become high enough to impair drainage or cause backflow?

There are new factors identified since the event of 2000.

5. What is the cause of the flooding at the south-west part of the High Street?
6. What is the contribution of seepage onto the Old Mill Place carpark?

While the working group do not presume to be competent to answer any of the questions, they nevertheless have local knowledge, eye witness record and, for some, personal experience of the flooding events.

Fury over deluge

10-11-2000

by CHRIS SMITH

FURIOUS residents are demanding to know why their new £5m apartment block, which was devastated by torrential rain, was built in an area prone to flooding.

Villagers living at Old Mill in Tattenhall had little time to prepare their defences against the rising flood waters on Monday.

A dozen of them had to be evacuated after the raging waters

FIGHTING THE WEATHER

pages 2, 3 & 4

from nearby Mill Brook seeped into their flats, causing thousands of pounds worth of damage.

At its highest, the water was up to people's waists as they struggled to get to safety.

Now, five days later, the water has subsided, leaving 20 waterlogged houses and flats, but thankfully no injuries.

Residents who spent Monday night away from home returned to find scenes of devastation.

As they mop up the mess and start counting the cost of the natural disaster, they want to know why this happened, and how it could have been prevented.

They want to know why their houses were built on the old Calypso drinks factory in High Street, which has a history of flooding.

Their calls are backed by Chester city councillors for Tattenhall, Doug Haynes and Mike Jones. Mr Jones has also been



DEVASTATION: Cheshire firefighters battle to pump the floodwater out of Mill Place in Tattenhall. 7584/30 PICTURE by HAYDN IBALL.

looking through the development's plans to determine why it was affected so badly.

Resident Sam Green, who spent all Monday mopping up her new home, said: 'I love the house and as long as it doesn't happen again we will be OK. But they will have to make sure the nearby river is flood proof.'

Other villagers, who watched

the fire service pump away flood water for much of Monday, said it had only been a matter of time before the area flooded again.

One of them, Donald Atwill, said: 'They were asking for trouble.'

'There are pictures of this place flooded in the 1960s. It's happened before when it was a

factory, but this time there are private houses affected.'

Staff at Gosmore Butchers in High Street, who were not affected, agreed with him.

'The site is below ground level and the houses should never have been built there,' one of the butchers said.

Barratt Homes bosses were at the scene early on Monday to as-

sess the damage. Even the show house was under several feet of water.

A Barratt spokesman said they would do all they could for residents affected by the flood.

They added: 'We are very sorry that our purchasers should find themselves in this position and we will try our best to help them.'

'Before they buy, all pur-

chasers are provided with information about the site's previous use. This site was a former soft drinks factory and does not have a history of frequent flooding.'

'The local authority approved the development programme. It had considered the site unsuitable for residential development planning permission would not have been granted.'

Figure 1 - Old Mill Place 10-11-2000



Figure 2 Old Mill Place 20-01-2021



Figure 3 Mill Brook at the High St. bridge 11-11-2000



Figure 4 Mill Brook at the High St. bridge 28-01-2021



Figure 5 Storm drain Mill Field 28-01-2021



Figure 6 Mill Brook culvert Newall Close entry 28-01-2021



Figure 7 Mill Brook culvert Newall Close exit 28-01-2021



Figure 8 Manhole cover High St. opposite entrance to Old Mill Place 20-01-2021

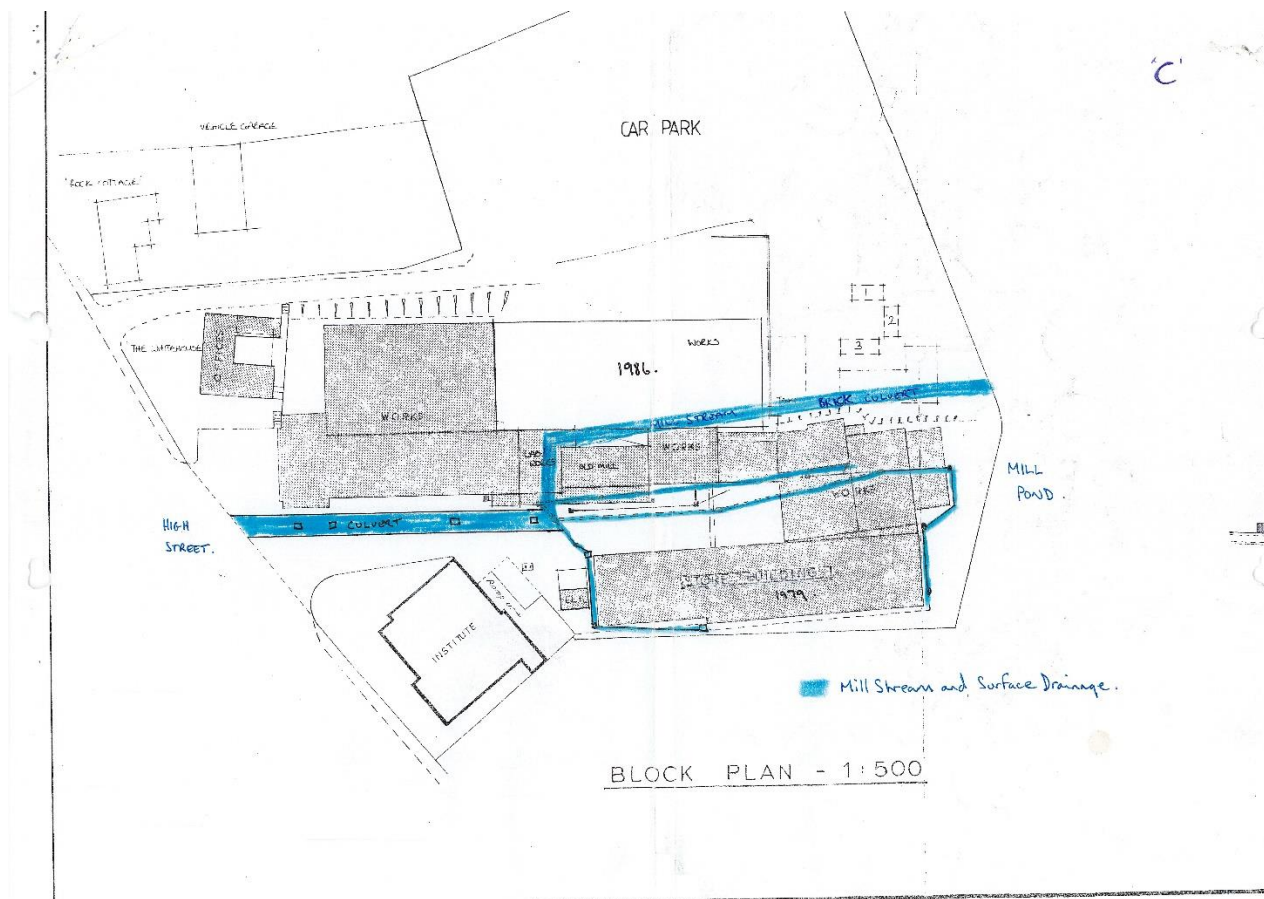


Figure 9 Drainage site of Calypso works provided by site manager 2001

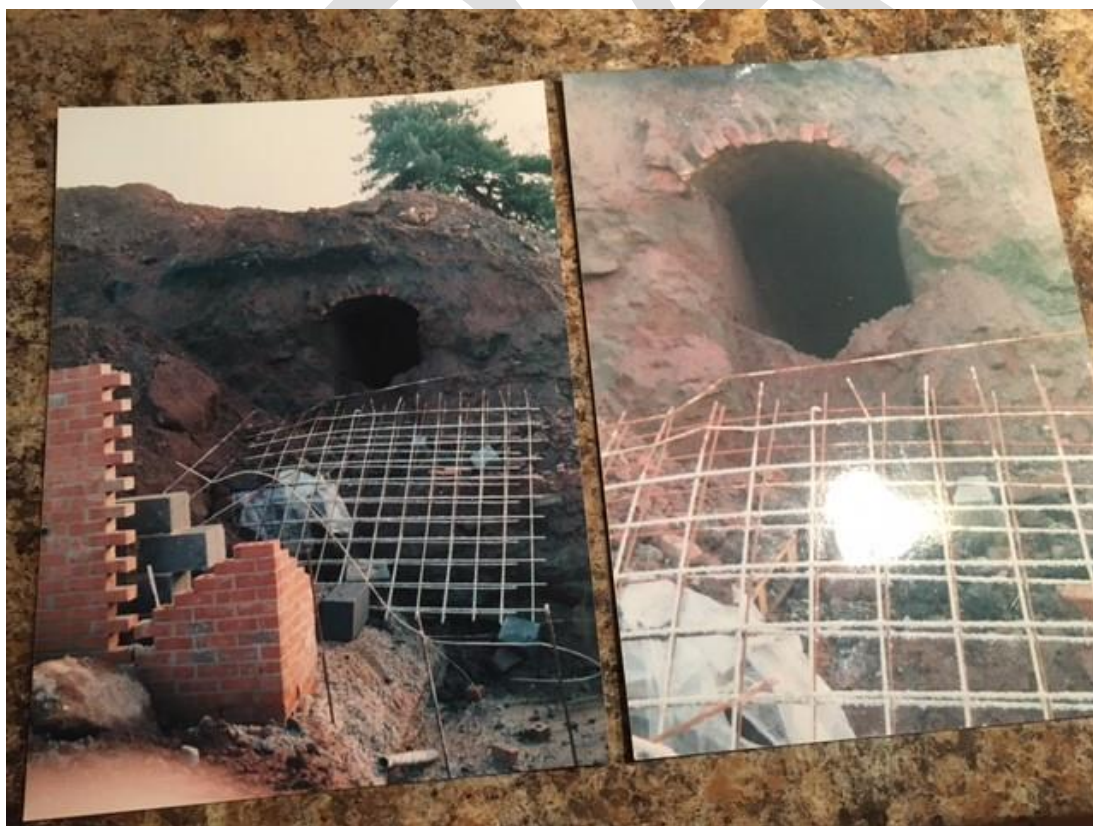


Figure 10 Closure of mill race during Old Mill Place construction. 1999

CALYPSO[®]

SOFT DRINKS

Spectrum Business Park,
Wrexham Industrial Estate,
Wrexham, LL13 9QA

T 01978 668400 F 01978 668440

10th January 2001.

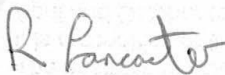
Dear Mr Jones

I have just read your letter of 9th December 2000 regarding the flooding incident in Tattenhall on Monday 6th November 2000 and would like to make the following comments in my capacity as Factory Manager of the old Calypso site for the previous 11 years;

1. The Mill Race watercourse was not integral and extended as a culvert from the high street to about half way down the factory yard. This culvert still exists under the high street but then has been piped by Barratts half way down the yard. Beyond that point all the way to the Mill Pool was effectively dry and there was no outlet from the Mill Pond.
2. From the Veterinary to its junction with Mill Brook used to be an open stream until the developers you mentioned converted this to a piped system, which in my opinion is undersized.
3. The abstraction licence you refer to still exists with the Environment Agency, and it is a condition of that licence that we discharge water into the brook between April and October to the tune of 72 Megalitres per annum. The water is discharged from about half way down the yard through the two Developers systems into the Mill Brook.
4. In your report you have not mentioned the Bolesworth Development on the 'Flacca' adjacent to the playing fields. It is my understanding that the surface water from this entire development has been piped back into the Mill Pool, obviously adding to the catchment area and increasing the strain on the system.
5. I have observed over a number of years during heavy rainfall how the Mill Brook seems to be restricted by the slabs of stone situated in front of the culvert near the War Memorial. If this restriction were removed, it would allow the water to escape into the watercourse more easily.

I hope this helps in your investigation and if it would serve any purpose I would gladly meet you on site and talk you through the history I am aware of.

Yours sincerely



R Lancaster.
Site and Technical Manager.



W www.calypso.co.uk e contactus@calypso.co.uk

Registered Office: Calypso Soft Drinks Ltd., Spectrum Business Park, Wrexham Industrial Estate, Wrexham, LL13 9QA.

Registered Number 1558995 (England) VAT No: 539-7176-07

CALYPSO - UK Reg. Trade Mark Nos. 773855, 917563, 1216299, 1521165 CALYPSO is a Trade Mark Of Cooke Bros. (Tattenhall) Ltd.

Directors: R J Posnett, K G H Cooke, P G Cooke, R H Cooke, G Cheesbrough, R L Dean, J Halton, M Molyneux

Figure 11 Letter from Calypso 10-01-2001

Letter to Chair of Tattenhall Parish Council, Iain Keeping
Via Clerk to the Parish Council Ann Wright tattenhallpc.co.uk/contact-us/tattenhallpc@outlook.com

9 March 2021

Dear Iain,

I'm writing to you regarding the permanently flooded car park at Old Mill Place, which is something of considerable concern to the village, not only for the immediate residents of Old Mill Place, who were devastated by the recent floods, but wider residents of the area including, but not limited to I suspect, the Barbour Institute and our property Brookdale, which is across the road from the Barbour.

I'm sure you have a better handle on the detail than myself, but my understanding is that the cause of the permanently flooded car park is a very high water table which in turn is caused by a number of factors relating to bore holes and various release valves in the area that are not currently being activated or opened. I may be wrong, but I believe that because Peckforton Spring Water are no longer drawing from their bore hole (either because of COVID or the business operation has closed down) and as a consequence ground water is building up underneath the carpark and surfacing onto it in significant quantities because of the closure of this apparent water release valve (designed to reduce the water table I believe) which I believe is no longer allowed to be opened. I'm assuming that is because the water company, (presumably United Utilities but maybe Welsh Water) are not prepared to pay for the processing of this excess ground water, they have enforced this valve closure, but I doubt they are aware of the immediate consequences and longer term implications. There may be other boreholes in the area which are further contributing to this excessive water issue, but I haven't got any more information myself.

This situation is clearly unsustainable as this excess water is likely to be causing considerable damage not only to the carpark area but is likely to be contributing to longer-term and more serious damage to nearby residential and communal properties. The likelihood of sinkholes developing which could have longer term structural implications for residents of Old Mill Place cannot be discounted and I'm sure this water issue is making it difficult for residents to sell their properties.

What is perhaps less understood is the impact this excessive water is having on nearby properties. I understand that currently the cellar of the Barbour Institute is now permanently flooded, and water is constantly flowing into the cellar because of the excess water, which is no doubt causing long-term damage to this important village asset. I also have a cellar in my property. My cellar is made up of two fully furnished rooms including a lounge /TV room and an office. My cellar has a sump pump installed so that it remains dry, but I'm concerned that this excess water and high water table is going to eventually cause my basement to flood.

Because of this excess water in the ground, my sump pump pit is constantly filling up with water, even in prolonged periods of dry weather. The flow of water into my sump pump pit is causing my sump pump to discharge a significant amount of water every two and a half minutes which is placing considerable strain on the machine. Only last month I had to replace my sump pump (costing hundreds of pounds) as the previous one burned out because of the additional strain it has been under for many months. Under normal conditions a few years ago my sump pump would trigger perhaps once a day at worst. Currently and for much of 2020, its running at nearly 600 flushes every 24-hour period! If this sump fails, my basement will flood. There may be other properties in the vicinity that are experiencing similar problems. There is a direct correlation to this excessively high and unnecessary water table and the rate at which water enters my sump pump.

I'm conscious that there are likely to be many parties involved, none of which are probably prepared to take responsibility for addressing this longstanding issue. Bolesworth, Peckforton Spring Water, United Utilities/Welsh Water, the Environment Agency, the Old Mill Place land-owners, are some of the names that immediately come to mind and perhaps also the company which originally (and may still own) the boreholes need to come together to resolve this issue. I believe Calypso which probably owned these bore holes originally sold their business operations to Peter and Richard Cooke, who may be the current owners; they may have a role to play but this purchase was over 15 years ago.

As chair of the Parish Council, I'm kindly asking for you to act as the coordinator to bring the relevant parties together and put pressure on them to resolve this issue once and for all. I fear that unless this is addressed quickly, the longer-term damage to an important and historic part of our village could be not only costly but endanger lives of the community, for example should a sinkhole open up or if water seepage into foundations causes residential properties on Old Mill Place to become unstable. Just imagine the lawsuits that would follow!

I believe the immediate priorities are:

1. Contact the water company to ask that (even as a temporary measure) that the water release valve is opened to allow the water table to drop and prevent further damage to nearby properties and the car park.
2. Convene all parties to identify a long-term solution. Will the bore hole for example be activated again by Peckforton Water. If so this might a partial solution. If not, an arrangement needs to be made with the various parties to allow a release of this water permanently to prevent what could be very serious long-term damage.

I look forward to hearing back from you and I am happy to follow this letter up with a conversation or any other additional support that I can provide to help solve this issue. I can be contacted on email at cdlarkin1967@gmail.com

Figure 12 Letter re seepage Brookdale

By email: Barbour Institute.
Re: Well head, behind Barbour Institute/ URGENT

Dear Parish Councillors JFI

In the past, the well head pump behind the Barbour Institute was constantly running, pumping away excess water reducing the height of the water table in that area. Since it has not been operating for some years the Institute cellars and a neighbouring property soon after its shut down have been permanently pumping out water on a 24/7 basis from their cellars. This was not the case before, and we have now worn out three pumps over that period. If there is some way the well head pump could be restarted this would I believe eliminate the underground flooding of our properties and also rid the car park of the flow of water both across it and from underneath.

Regardless of the fact that the well is cemented from total depth (TD) to surface it seems strange that there was a flow of water heard within the locked well head compartment. This has now changed, the water is now visibly exiting beneath the electric control panel attached to the base of the well head, and there is a steady flow into the car park.

The control panel door is insecure and is a potential danger to any person especially children in that vicinity should the flow of water connect to the electrics.

I mention this so that the relevant well owner or others could be informed before it possibly gets worse.

Regards Graham.

Figure 13 Letter re seepage Barbour Institute



Figure 14 High St. - Rocky La. junction 21-01-2021



Figure 15 Covert Rise 21-01-2021



Figure 16 Frog La. 21-01-2021



Figure 17 Tattenhall Centre 20-01-2021

Acknowledgements

Images provided residents Terri Hull, David Thomson, Jonny Kershaw.
Documents relating to 2000 event provided by Cllr Mike Jones.

Minutes of Tattenhall Neighbourhood Plan Review Committee

Held virtually via ZOOM

24th March 2021

PRESENT

Chairman: Iain Keeping,

Sheila Chapman Steve Densley Adele Evans Andy Freeman Doug Haynes

Neil Matthews Caryl Roberts Peter Weston

Ann Wright (Clerk).

Public 1

APOLOGIES

Pat Black, Esther Saddler Williams.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

None declared.

PUBLIC PARTICIPATION

No matters raised.

MINUTES

The Committee approved the minutes of the meeting held on the 24th February 2021.

DESIGN CODE

The Committee noted the notes of the meeting with Aecom on the 3rd March, page ??? of the minutes. It was confirmed that an account had been set up with Ordnance Survey to provide access to free mapping. The Clerk reported that CW&C Catherine Morgetroyd had asked to be consulted in the draft Design Code before it was finalized.

ENVIRONMENTAL/CLIMATE POLICIES & ADDITIONAL POLICIES & ASPIRATIONS

The Committee noted the report from the Centre for Sustainable Energy (CSE) which identified gaps in terms of climate change and environment policies in the existing Neighborhood Plan. It was noted that they had not identified any additional gaps to those already discussed by the Committee but had suggested policies to address some of these gaps.

Andrew Hull had also suggested some amendments to the policies discussed on behalf of TWiG.

The Clerk reported that Tom Wallbank from Bolesworth Estate had confirmed the policy information had been circulated to their tenant farmers for comment.

It was noted that the Cheshire and Warrington Local Enterprise Partnership (LEP) had published some interesting information which might be useful to incorporate in the Plan, this information will be circulate to committee members to review.

It was noted the CSE had proposed an additional policy in Housing related to energy efficiency, it was thought this might be better included in the Environment section.

It was noted that the Plan does not include any objectives relating to climate change and that CSE had suggested including an objective around reduction in the carbon footprint. It was noted when drafting the Plan originally CW&C and DCLG had removed similar policies and also strong wording allowing 'will be supported' rather than 'will not be permitted'.

The Committee agreed to include an objective to reduce the carbon footprint of the plan area and to aim to use stronger language.

It was noted that a number of the policy examples provided by CSE were strongly worded and had been through examination and been accepted in other Plans.

Policies had been suggested in relation to energy led by local communities.

CSE had included policies related to flooding. It was suggested that this section of the Plan should be influenced by the outcome of the ongoing Section 19 Report. It was confirmed that a policy should be included that all hard standing areas should be permeable and not contribute to the catchment areas of the Keysbrook or Mill Brook.

It was noted that Cllr Keeping which incorporate the proposed objectives and policies into the document reviewed by the Committee at the last meeting which would be circulated to Committee members to review and comment on.

Once these comments had been received it was agreed to forward them to CW&C for comment and bring these comments back to a future committee meeting.

FUNDING

It was agreed to seek an updated price from Cheshire Community Action (CCA) for support to revise the Plan including development of a consultation Plan and that a funding application is made to Locality to fund these works.

FUTURE MEETING DATES

It was agreed to discuss CW&C response to the proposed amendments and additions to the neighbourhood plan at the next meeting if the response is available, along with any update on the Design code.

FUTURE MEETINGS

Wednesday 21st April 2021 7.30pm – Committee Meeting
virtually via ZOOM.

Ann Wright 25/03/2021

Notes of Tattenhall Design Code Diagnostic Meeting

Held virtually via ZOOM.

3rd March 2021.

PRESENT

Iain Keeping Ann Wright (Clerk).
Elliot Joddrell – Urban Designer AECOM

Purpose of Meeting: Meeting requested by Aecom to provide additional background and information relating to Design Code.

Background

The existing Village Design Statement (VDS) had been published in 2009 and is 'out of date' and refers to Chester City Council which no longer exists. The VDS sits alongside the Neighbourhood Plan (made 2014) and is included policy 2 of the Plan.

A detailed monitoring report had been produced for the Plan and VDS which had highlighted that CW&C had taken little account of the VDS when deciding planning applications.

The Committee has noted the National Model Design Code.

It was noted the VDS still contains a lot of relevant information which can be transferred to the Design Code.

It had been identified that there was a need to review and amend the character areas in the VDS.

It was raised what public consultation is required to produce the Design Code.

It was stated the Committee had looked at a number of Design Codes and liked the Code produce for Little Bollington, Cheshire East, as such the Committee had clear ideas about what should be included.

Character Areas

It has been suggested following the diagnostic meeting (10th Feb 2021) that Tattenhall would only require a 'simple' Code which would not normally include Character areas, this may need to be amended.

It was suggested a review of the existing VDS would assist.

A 'simple' code would include a baselines study, landscape and movements and character photographs rather than character areas.

It was noted the historic centre of the village does have character features including slate roofs and ornate barge boards but that there is also a lot of variety of properties.

It was stated the Code's main focus will be on the main residential settlement although codes can be included for any development in the surrounding area for example relating to conversion of agriculture buildings to residential.

It was noted the Plan area is not quite the same as the Parish area, but it was not thought this would impact the Design Code.

It was noted that it would be helpful if a representative of the Committee was signed up with ordinance survey to be able to obtain maps for free, it was agreed Cllr Keeping would sign up for this service with Mr Jodrell's assistance.

It was noted that Tattenhall is designated as a Key Service Center by CW&C and was allocated 250 new dwellings by 2030, and that it had already reached that number.

It was reported that there is currently an application under consideration by CW&C for 30 dwellings on a site which already has outline permission, the developer of this site had almost created a design code, identifying features in the village and reflecting them in the development.

There is a site allocated for a further 13 houses in the CW&C Local plan Part 2.

It was noted that there was a trend towards developing campsites etc. in the area including at the Marina which has applied for several floating lodges.

It was noted that a large proportion of the land and buildings in the village are owned by the Bolesworth Estate.

It was noted that there is a Community Land Trust in Tattenhall which has a planning application in to develop 4 affordable properties in the village. It was noted that properties in Tattenhall are expensive and recent developments have focused on large executive homes as such provision of affordable housing is a priority.

Flooding

It was highlighted that there are two Brooks which run through Tattenhall, the Keys Brook in the north and Mill Brook in the south which have resulted in flooding and damage to properties. It was noted that Old Mill Place in Tattenhall by the Mill Brook flooded in 2000 and 2021 resulting in significant damage to houses.

It was agreed that flood risk did need to be addressed in the Design Code.

Next Steps

The Design Code should take approximately 4 months to complete.

Mr Jodrell confirmed that he would undertake a site visit and would attend a future Committee meeting where the draft design code could be reviewed in detail.

Ann Wright 03/03/2021.

Minutes of Tattenhall & District Youth Council Meeting Virtual, 24th March 2021

PRESENT

Youth Councillors

Amelia Anna Beth Carys Frankie Holly Lilly

Other

Louise Gibson

Parish Councillors

Pat Black Lisa White

Clerk – Ann Wright

Chairman

Beth agreed to chair the meeting.

Welcome

Parish Councillor Pat Black introduced herself and stated she thought the promotional video the Youth Council had produced was amazing.

The Youth Council agreed to reduce its membership age to 8 given the interest of it had from someone wishing to join of that age.

Apologies

Louise Gibson who had to leave the meeting early for another meeting.

Notes

The Council agreed the notes of the last meeting on the 17th January 2021.

Promotional Video

It was noted the video had been forwarded to parish councillors, Transition Tattenhall, CW&C Cllr Mike Jones, Tattenhall Online, the chairman of the Tattenhall Business Alliance, the localities team at CW&C, Rev. Cannon Mutete, and representatives of Bolesworth Estate and had received a number of positive comments.

The video had been forwarded to the head of the Park Primary School who has confirmed teachers will be showing the video to their classes soon.

It was agreed to circulate the video to Huxley Primary School and the uniformed groups in Tattenhall.

It was noted that video had been watched 44 times on Instagram and received 11 likes including from Tattenhall tennis and cricket clubs.

Art Workshop

The Clerk reported she had contacted Ditsy Rose and Mary Pilkington regarding a possible workshop to design and decorate the youth shelter, she had not received a response from Ditsy Rose but Mary Pilkington had made some possible suggestions which were circulated to Council members.

It was agreed to arrange a site meeting with Mary and a number of the Councillors to discuss ideas and the project along with Cllr White and Louise Gibson and would report back to the Council at the next meeting.

It was hoped the workshop could be run during the summer when young people would be able to attend in person.

Transition Survey

It was noted the online draft survey had been circulated for comments. It was agreed that Carys would produce a picture to be included on the survey which would be promoted on Instagram and Facebook as well as forwarded to the school for years 3, 4, 5 and 6 to complete possibly as a class or individually.

It was agreed to set a deadline of 4 weeks for people to complete the survey once finalised.

Easter Egg Hunt

It was noted all eggs are now ready and include an easter logo.

It was agreed that Carys would add more detail to the map which would be included on the form for handing into the shop to claim the free egg.

The poster would be published on the Facebook and included on the notice board ready for the Hunt which is due to start on the 2nd April and run for 1 week after which the eggs will need to be removed.

It was agreed the eggs will need to be monitored in case anyone removes one.

Welly Walk

It was agreed to the Youth Council would decorate 2 wooden wellies and plant up wellingtons for a display. It was agreed that the matter would be discussed in more detail at the April meeting.

Annual Report

It was noted that Parish Council produces an Annual Report each year which reports on things the Council has achieved over the last 12 months and that it would be a good idea for the Youth Council to prepare a report to be included. It was agreed the Youth Council would produce an Annual Report with councillors writing up the different sections to be included noting the Council has now been meeting for a year.

Future Meetings

It was noted there had been no further response from CW&C regarding the Youth Councils letter and that the Clerk had contacted CW&C officers highlighting this and asking for a response as soon as possible.

Next Meeting: Transition Survey Response update
 Art Workshop
 MUGA - update & fundraising
 Youth Worker response/update.
 Welly Walk

**The next scheduled YOUTH COUNCIL MEETING
is on Wednesday 21st April 2021, 5.30pm Virtual (Zoom) Meeting**

Tattenhall & District Parish Council
This page has been left blank intentionally.