

# **Minutes of Tattenhall & District Parish Council Meeting Held 6<sup>th</sup> March 2023 at the Barbour Institute.**

## **PRESENT**

### Councillors

Chairman – Ian Keeping

J. Bailey                      P. Black                      S. Chapman                      C. Elliott                      P. Kerr

J. Kershaw                      N. Sharp

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 17

## **APOLOGIES**

R. Carden – Work commitment.

D. Haynes – Personnel commitment.

N. Matthews – Family commitment.

A. Scarratt – Unwell.

L. White - Family commitment.

## **DECLARATION OF INTERESTS**

No interests declared.

## **PARISH NEWS**

It was noted that Cllr Black would produce that next Parish News article.

## **PUBLIC PARTICIPATION**

The Council was thanked for dedicating the plaque to Georgina Blackhurst stating it is very much appreciated by her family and friends.

### Footways

It was noted that works that have been done to the entrances to Rosemary Row and Newall Close have assisted a blind resident walk from Gifford Lea to Oaklands, however it is still difficult for him to cross Church Bank, particularly when cars are parked next to the High Street.

The Clerk reported that CW&C were drawing up a scheme and costing for this which she will continue to chase up.

### Parking at Park Primary School

Concerns were raised regarding parking around the primary school which is causing issues with children trying to cross the road.

It was agreed the Clerk would raise this with the local police.

### Play Equipment for Disabled Children

It was reported that CW&C are looking to install some inclusive play equipment for disabled children on the Castlefields play area. It was also suggested there was a possibility CW&C might like to trail some larger equipment on the Park Play area.

### Footpath 31

A resident asked what the reaction had been to the new fence installed on the footpath (PROW) between Burwardsley Road and Rean Meadow as the resident had heard both positive and negative comments about it.

It was understood the fence was part of the planning application for the development and that the hedge has to be retained. The concern was raised that the fence has been installed on land outside the property boundary.

#### Event at Manor Farm

A resident of Gatesheath stated the car meets are brilliant events with lots of great cars however it was highlighted that it takes place early on a Sunday morning and the cars can be very noisy. It was also highlighted that cars 'floor it' from the Chester Road junction to the A41 which had nearly resulted in a couple of accidents at the weekend.

It was noted that the event is held the first Sunday of every month from 8 until 11.30am and that those showing cars are asked to respect the area and speed limits when they are leaving. Number plates are collected of those speeding which are forwarded to the police who attend each event.

At the next event in April people will be prevented from standing outside the gates filming cars which is encouraging drivers to speed.

It was suggested the SID could be booked for the weekend and located in Gatesheath.

It was confirmed that a meeting is scheduled with all those involved inc. CW&C officers and the police to discuss the event noting that Manor Farm is not responsible for the behaviour of drivers when they are on the public highway.

It was noted that there is a general issue with speeding on the rural lanes not just when these events are taking place.

The representative of Manor Farm stressed that if any residents have worries or concerns to contact her at Manor Farm to discuss them.

#### **MINUTES**

**RESOLVED 23/163** – That the Council approve the minutes of the meeting held on the 9<sup>th</sup> January 2023.

#### **PLANNING**

##### 1) Planning Register

Councillors confirmed the planning register as circulated, pages 123 to 127, noting a comment of no objection had been submitted for application 23/00398/TPO, tree works at Mercury House since the agenda had been published.

##### 2) Planning Applications

No further applications had been received.

##### 3) Monitoring of Planning Conditions

It was discussed that planning conditions can be extremely complex and difficult to monitor. It was suggested that a meeting be organised with CW&C head of planning to discuss this matter and possibly being notified of agreed planning conditions after the elections.

##### 4) Lead Planners

The following lead planners were noted:

Cllrs Chapman & White – to April.

Cllrs Bailey & Kerr – to May.

## **NEIGHBOURHOOD PLAN REVIEW**

### 1) Briefing Notes & Policy Changes

Council confirmed the notes and highlighted policy changes from the briefing held on 6<sup>th</sup> February from page 198 of the Minutes.

### 2) Designated Area

It was noted that Hargrave and Huxley Parish Council has no objections to the redesignation of the Plan area.

**RESOLVED 23/164** – that the Council supports the re-designation of the neighbourhood plan to area to match that of the Parish Council subject to no substantial objections from residents impacted.

### 3) Housing Needs Survey

**RESOLVED 23/165** – that the Council appoint John Heselwood, Cheshire Community Action, to undertake a housing needs report at a cost of £1440.00. It was noted the Clerk will investigate if this cost can be covered by grants for neighbourhood planning.

## **S19 FLOOD REPORT**

The Council noted the outcome of the CW&C S19 Flooding Reports.

## **GIFFORD LEA RETIREMENT VILLAGE ADDRESS**

**RESOLVED 23/166** – that the Council support the removal of Handley from the Gifford Lea postal addresses.

## **SCHOOL CROSSINGS**

The Clerk reported that she had contacted CW&C following concerns about parking and difficulties for pupils to cross the roads at the Park Primary School. This had been the subject on meetings with CW&C officers and school representatives in 2020 and 2021 where there had been agreement to undertake an assessment to see if the school qualified for a crossing patrol. The assessment had been delayed due to covid regulations at the time, it is hoped the assessment will be carried out soon.

## **ECOLOGY SURVEYS**

The Council noted the ecology surveys carried out on both Barn Field and Glebe Meadow noting these will be repeated in the future as recommended in the Reports.

## **NOTICEBOARDS**

It was agreed to review a spare wooden notice board to see if it would be suitable to replace the existing board.

**RESOLVED 23/167** – that the Council agreed a budget of up to £1500 purchase a replacement wall mounted notice board for the High Street if required.

## **CORONATION**

It was noted that the events working group had met and discussed a number of ideas to mark the Combination including a King's Garden Party on Sunday 7<sup>th</sup> May on the school playing field.

It was stressed that a large proportion of the Councillors who normally help run the events are away on that weekend and as such for the event to take place there was a need for other councillors and community members to provide support. It was agreed to contact neighbouring Parish Councils to see if they would be interested is

being involved with the event.

Other ideas which are being pursued include a community mosaic, a 'Kings Walk' extending the Millennium Mile and a High Street Clock.

The Clerk confirmed she had submitted a grant application for £9k which it is hoped will cover the cost of the event and other projects.

**RESOLVED 23/168** – that the Council earmark a budget of up to £3000 towards the event.

If grant funding is not awarded other projects will come back to the Parish Council for consideration.

## **COMMUNITY ROOM**

The Council noted the notes, from page 223 of the Minutes, of the meeting held with school and CW&C representatives on the 13<sup>th</sup> February.

## **KISSING GATE PROJECT**

It was noted a meeting had taken place with Ice Cream Farm who supported the project to install kissing gates from Burwardsley to Road to Newton Lane and had agreed to install the kissing gates if purchased by the Parish Council. The route to Newton Lane requires 7 kissing gates and 7 bridge gates which are yet to be priced. As there was significant discount if the gates for this route and the previously agreed routes were ordered together these have been ordered. Once a cost has been obtained for the bridge gates this will be brought back to the Parish Council for consideration.

## **MERSEY FOREST PROJECT**

It was reported the Clerk had met with a representative of Mersey Forest in February who had agreed to draw up a scheme for planting additional trees in various locations in Tattenhall, including on some CW&C land and Barn Field.

It was agreed that Cllrs Carden and Keeping would review the suggestion and make a recommendation to the Council.

## **GRANT REQUESTS**

**RESOLVED 23/169** – that council agree the following grant awards:

Tattenhall Allotments Asso.	Learning & Education	500.00
Tattenhall Gardening Society	Village show	300.00
Tattenhall Beer & Cider Festival	Sponsorship of barrel	100.00
Tattenhall Business Alliance	Run tattenhall.org	500.00
Tattenhall Over Fifties	Coronation Afternoon Tea	450.00
OPAL	Craft & Activity Materials	350.00
Tattenhall Village Market	Marketing & Insurance	100.00
TWiG	Woodland Bench	490.00
Tattenhall Recreation Club	For distribution amongst various sections	500.00
St Alban's Church	Lights for church yard	500.00
Tattenhall Music Society	Piano refurbishment	400.00
Transition Tattenhall	TT to spend as wish	500.00
	<b>Total</b>	<b>£4690.00</b>

## ACCOUNTS & PAYMENTS

### 1) Accounts & Payments

**RESOLVED 23/170**—That the council approve the following payments:

Ringwood Fencing Ltd	Hedge laying stakes	204.00
Water+	Allotments Water	6.38
P. Kerr	Reim - Mileage (18miles)	8.10
Y. Keeping	Reim: Roses Plaque	28.60
CCA	2022-2023 Membership	50.00
A. Wright	Reim. Flasks	101.85
Murray Tree Consultancy	Tree Survey	250.00
PJ Hellmers Ltd	Allotments & Spinney	414.00
Alison's Country Kitchen	Hedge Laying Refreshments	39.00
Dr R King	Glebe & Barnfields Survey	525.10
Ringwood Fencing Ltd	Hedge laying stakes	81.60
PJ Hellmers Ltd	Chipping brash	264.00
J. Dennison	Reim: Xmas Lights	15.00
Y. Keeping	Reim: Kids gloves	9.90
Alison's Country Kitchen	Hedge Laying Refreshments	39.00
A. Wright	Salary	963.19
HMRC	NI/PAYE	82.79
A. McGrath	Reim: Xmas Lights	120.96
Nest	Pension Contribution	55.99
Barbour Institute	Room Hire January	42.75
Fitzpatrick Woolmer	Wooden Signs (payment 1)	514.00
Fitzpatrick Woolmer	Wooden Signs (payment 2)	2000.00
PJ Hellmers Ltd	Chester Road footpath clear	78.00
Hartlington Fencing Supplies	Kissing Gates x12	764.00
Hartlington Fencing Supplies	Kissing Gates x12	5500.00
Cumbria Clock Company	Church Clock Service	234.00
I. Keeping	REIM: Xmas Lights Box	36.30

**RESOLVED 23/171** –That the council approve the following additional payments:

A. Wright	Salary	962.99
HMRC	PAYE/NI	82.99
Nest	Pension Contribution	55.99
CCA	Neighbourhood Plan Work	1800.00
A. Wright	Reim: Postage, Zoom, Cloudnext, Hoops	135.52
Y. Keeping	Reim: Refreshments	8.99
A. Scarratt	Reim: Orchard Tools	71.97
SSE	Memorial Power	49.61

### 2) High Interest Account

Matter deferred to future meeting.

### 3) Internal Auditor

The Clerk reported that she was struggling to find an internal auditor. It was agreed that one cannot be found the Council will need to employ an accountancy company.

## **CONSULTATION RESPONSE**

**RESOLVED 23/172** –That the Council delegate authority to the Clerk to submit a response if required to the CW&C play and pitch strategy consultation in consultation with councillors.

## **SURGERIES**

The following surgery attendance was agreed:  
Friday 7<sup>th</sup> April at Village Market – Cllr Keeping.

The meeting closed at 8.58pm

Ann Wright  
07/03/2023

**Next scheduled Parish Council Meeting**  
**Monday 15<sup>th</sup> May 2023**  
Billiards Room, Barbour Institute.



**Tattenhall & District Parish Council**  
**Informal Meeting – Neighbourhood Plan Briefing**  
**6th February 2023 via Zoom.**

**PRESENT**

John Bailey, Pat Black, Richard Carden, Sheila Chapman, Christine Elliot, Iain Keeping (Chairman), Paul Kerr, Jonny Kershaw, Neil Matthews, Andy Scarratt, Ann Wright (Clerk).

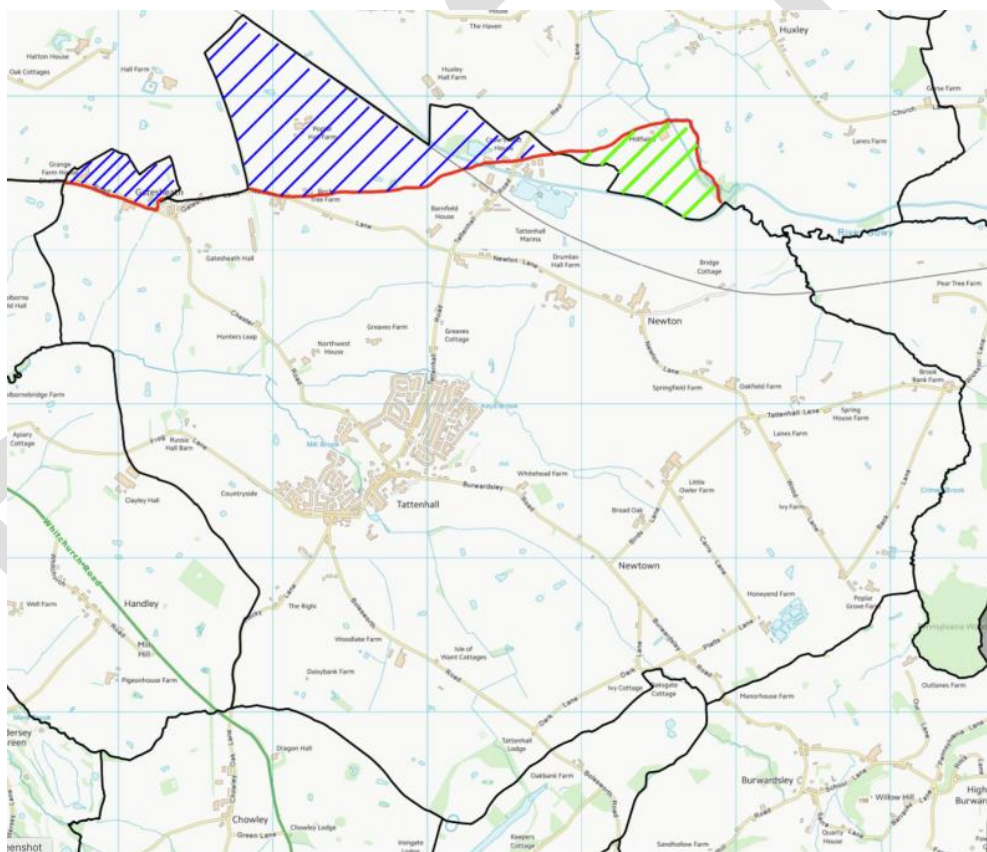
**Purpose of Meeting: Provide Briefing in the Neighbourhood Plan Review.**

**Boundary Changes**

It was discussed that the Neighbourhood Plan designated area no longer matches the Parish Council area which has been adjusted. The Working Group that has been undertaking the review of the Neighbourhood Plan will be recommending to the Parish Council at the March meeting that the Council request the Plan designated area is adjusted to match the Parish Council area.

Given the changes impact a small geographical area with a limited number of properties it is hoped this will not trigger a referendum.

It was agreed to advise Hargrave and Huxley Parish Council of the proposed changes.



*(Blue hatched area included in Parish but not Neighbourhood Plan, green hatched area no longer in parish but in Neighbourhood Plan area).*

**Policy Changes**

The meeting discussed the following policy changes:



**POLICY 1**

**To enable managed housing growth in the Parish:**

- 1. Proposals involving up to and not exceeding 30 homes on any one site will be allowed within the settlement boundary of Tattenhall, to meet the housing requirements established in the Cheshire West and Chester Local Plan. Proposals outside the settlement boundary of Tattenhall must comply with Local Plan policies STRAT9, SOC2 and DM24.**

Housing proposals of 3 or more dwellings should:

2. Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.
3. For proposals which have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more, must include at least 30% affordable housing. Provision of affordable houses must otherwise comply with SOC 1. Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off-site contributions. Any off-site contributions must go towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance and the allocation of funding must be discussed with the Parish Council.
4. Respect and, where possible, enhance the natural, built and historic environment.
5. Maintain Tattenhall's strong and established sense of place.

**Policy 1**

To enable managed housing growth in the Parish:

- Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;
- Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme

It was noted the changes to Policy 1 are the most significant changes being proposed however the changes are only to bring the policy into general conformity with the CW&C Local Plan.

It was discussed that developers could repeatedly apply for developments of up to 30 houses, creating 1 large development. It was noted that inclusion of 'on any one site' would hopefully prevent this.



It was noted the policy has been amended to state that developers must provide at least 30% affordable properties where as CW&C policy requests up to 30%. The need for this policy change will need to be evidenced and as such the Council will be asked at its March meeting to have the Housing Needs Survey which is already 5 years old refreshed.

It was noted the settlement boundary has been defined by CW&C in the Local Plan and only impact the village of Tattenhall itself.

## Policy 2

### **POLICY 2**

Development will be supported where it:

1. Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place
2. Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts.
3. Does not erode, beyond the curtilage of existing residential property, the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath
4. Can demonstrate consideration of and full accordance with the Tattenhall and District Design Code (2022) or any updated version. This may include (but is not limited to) construction, design, energy efficiency and landscaping.
5. Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix ? )
6. Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.

### **Policy 2**

Development will be supported where it:

- Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place
- Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts
- Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath
- Fully accords with the Tattenhall Village Design Statement
- Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)
- Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation

It was noted this policy will be supported by the new Design Code which will also include climate change policies.

For new developments:

7. Planning applications for new dwellings, must clearly demonstrate how they have incorporated appropriate measures to secure and enhance the connectivity of the Mill Brook and Keysbrook and other wildlife corridors where appropriate.
8. Development proposals must clearly demonstrate how they will provide a net gain in biodiversity using the latest DEFRA metric calculation.
9. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village
10. The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of such feature/trees they should be replaced at the ratio of 2 for 1.
11. Appropriate development which increases the number of native tree species will be supported.
12. Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland.

## Policy 2

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life.

Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.

The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.

Change of wording has been proposed to strengthen the environmental protection.

**Policy 3**

1. The following types of employment development will be supported: The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish.
2. Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
3. All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, safeguard residential amenity and road safety, and demonstrate consideration of and accordance with the Tattenhall and District Design Code (2022) or any updated version.

**Policy 3**

The following types of employment development will be supported:

- The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.
- Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
- All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

**Policy 4**

1. Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission.
2. Where new development proposals bring new utility services to parts of the village that currently are not served by them, this will be seen as a positive benefit.
3. Appropriate development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

**Policy 4**

Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.

- Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.
- The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

## Policy 5

### **Policy 5**

Development should:

1. Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers and congestion will not be permitted
2. Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.
3. Make provision for high-speed broadband to serve it.

High Speed Broadband:

4. Development of new, high- speed broadband infrastructure to serve the parish will be supported

Car Parking in Tattenhall Village Centre:

5. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

## **Policy 5**

Development should:

- Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.
- Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.
- Make provision for high-speed broadband to serve it.

High Speed Broadband - Development of new, high-speed broadband infrastructure to serve the parish will be supported

Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.

## Policy 6

It was noted that the Government has changed the way open spaces, recreation and amenity land is categorised, and has introduced Local Green Spaces and Local Wildlife Sites. As such the working group had reviewed all the open spaces, resulting in some being removed.



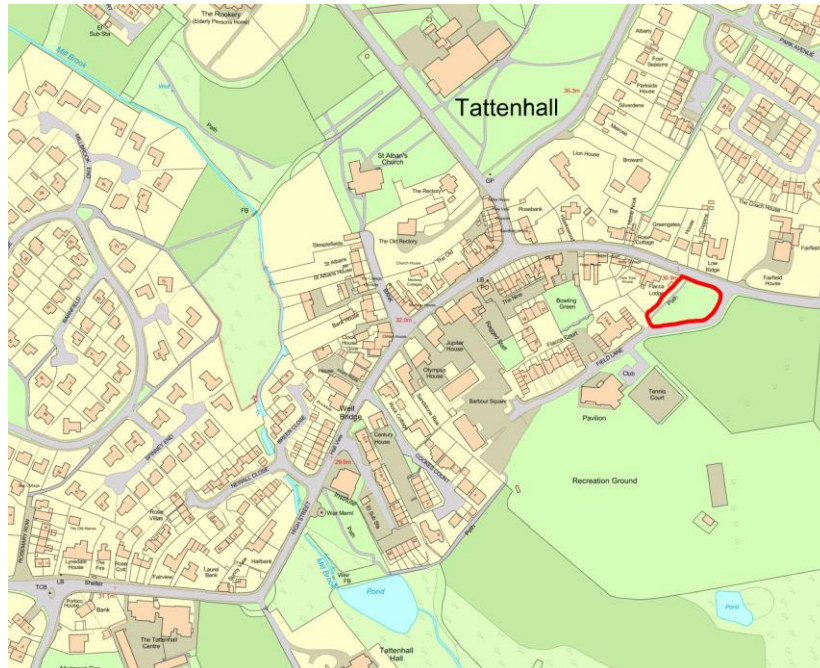
Designated sites should be close to the centre of the population, relatively small, they do not have to be open to the public. It is also preferable that the landowner supports the designation but again this is not essential.

To be considered for designation each site has to be listed with a map showing its position and justification has to be provided as to why it should be designated.

### LOCAL GREEN SPACES

The areas listed below designated Local Green Spaces are protected from new development unless very special circumstances can be demonstrated:

	Open space	Proximity to Settlement	Special Value and Local Significance	Local Character
1.	Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane	The area marks the edge of the village, but is within 100yds of the village historic centre and with easy free access.	<p>An open grassed area bounded on 2 sides by 21 trees, mostly oak, planted in 1995 by the developers of Flacca Court. The area makes a valuable contribution to the setting of the conservation area.</p> <p>The area is on the heavily used and admired Millennium Mile way, providing an attractive entrance to the Sports Club and cricket field as well as the offices on Barbour Square.</p> <p>There are extensive, much-loved views across the South Cheshire countryside to the Peckforton Hills, unique in the village.</p> <p>The footpath through the site is a well-used and accessible Public Right of Way, which is also suitable for disabled access and pushchairs. The grassed space is well used by local children for informal games and is highly valued for its recreational use.</p> <p>It is a major route beloved by dog walkers.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 0.15 ha.</p> <p>Semi-natural green space.</p> <p>Play area.</p>



### 1. Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane

2	Land on Covert Rise Estate	In the centre of the Covert Rise Estate	This area provides recreational space for children to play games and for families to get together. It creates a pleasant open aspect for the houses around it and creates a village green feel, in what would otherwise be a featureless suburban development.	Area: 0.47ha Semi-natural green space. Play area
---	----------------------------	---	--	--



### 2. Land on Covert Rise Estate

3	Land adjacent to Gorsefield	Between Covert Rise Estate and the Retirement Village on Frog Lane.	This small area has been planted with fruit trees creating a community orchard. It has been named the Queen's Platinum Orchard under the	Area: 0.17ha Orchard
---	-----------------------------	---	--	-------------------------



			Green Canopy project for the Jubilee in 2022.	
--	--	--	---	--



### 3. Land adjacent to Gorsefield

4	Land enclosed within the curtilage of Rean Meadow	At the entrance to Rean Meadow Estate on the Millennial Mile path through to Burwardsley Road	The grassed areas provide recreational spaces for children and relief for the semi-urban feel to the development.	Area: 0.11ha. Semi-natural green space. Play area.
---	---	---	---	--



### Land enclosed within the curtilage of Rean Meadow

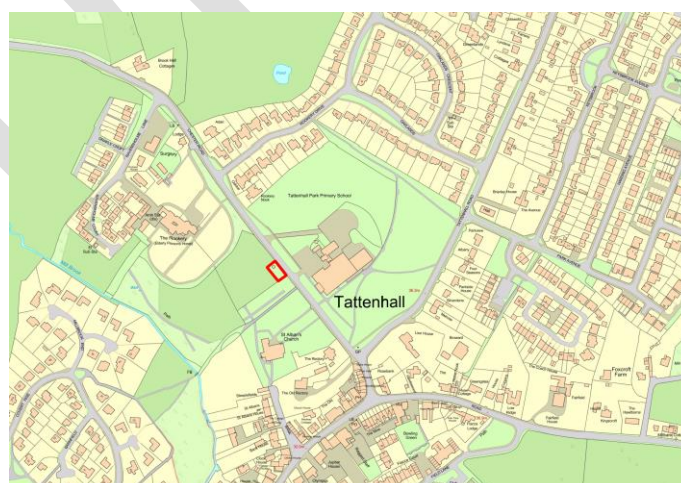
5	Open spaces within	The estate is within the settlement boundary and this	This area consists of rough grass and mature native trees. Although a service road traverses the site, the area	Area: 0.07ha.
---	--------------------	---	---	---------------

	Greenlands, housing estate	space is approximately 600 m from Tattenhall village centre.	provides valued visual and recreational amenity. Local families regularly gather there for celebrations and community events.	Semi-natural green space. Recreation/lay area.
--	----------------------------	--	---	---



#### 5. Open spaces within Greenlands, housing estate

6	Youth Shelter	On Chester Road opposite the Park School and Park Play area	<p>This small area of grass land has been fenced off from Glebe Meadow with now mature hedging. It is an area reserved for and used regularly by the village youths and includes a seated shelter.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 0.03ha</p> <p>Recreation/play area</p>
---	---------------	---	--	---



#### 6. Youth Shelter

7	Grassed land with ponds on Shire Way	Between the Shire Way and Smithfields	A composite site of mature oaks surrounding an old marl pit pond fringed with reeds and grasses that has	Area: 0.19
---	--------------------------------------	---------------------------------------	--	------------



			<p>been extended into a well maintained and recently tree-planted grassed area used by residents and families for recreation and relaxation. This area, the larger of two grassed areas with ponds on Shire Way, is surrounded on all sides by modern housing and breaks up the suburban estates by providing an oasis of green tranquillity for the adjacent community.</p>	<p>Part Semi-natural green space.</p> <p>Part Play area.</p>
--	--	--	--	--



#### 7. Grassed land with ponds on Shire Way

8	Castlefields play area	<p>Situated in the heart of the Keysbrook, Castlefields and Smithfields developments</p>	<p>This is a small playground, which provides play facilities for children living close to Keysbrook and Harding Avenue. It is well used complimenting the main playground on the Park.</p> <p>The site is easily accessed by foot, cycle and car and there are no barriers to accessing the site. It is open throughout the year at all times. The playground is mainly used by local families. Older children meet there to use the basketball nets after school in the early evening.</p> <p>Historically, there has been a playground in this area since the houses were built more than 60 years ago. Grandparents who used the old playground now bring their grandchildren to the newer play area.</p> <p>Public access is feely available and there is good disabled access. Car parking is on the surrounding roads but</p>	<p>Area: 0.07ha</p> <p>Children's playground</p>
---	------------------------	--	--	--

			<p>most people walk there. The play equipment complements the equipment on the park playground. Older children can practise their shooting skills for either netball or basketball. It is a safe meeting place for young teens and young mums with toddlers. It is regularly used by local people.</p> <p>There are roads nearby which make it easily accessible but they are not busy roads and the area is quiet. It is a safe place as the area is clearly visible from local housing and people regularly walk past.</p>	
--	--	--	--	--



#### 8. Castlefields play area

9	Park Playing Field	In the centre of the Village between the Park School and Tattenhall Road	<p>The Park Field is divided between the Park School and a public area by a security fence. The school field is not open for public use, but it is used extensively for usual school outdoor activities including its own play equipment. The remaining grassed area is the site of the expanded children's play area, open to the public. It is in the centre of the village beside the Primary School and includes wildflower area. The play equipment is used on a daily basis throughout the year by local children and families gather there to picnic and to play football on the adjacent grassed space. This is one of the few areas open to the</p>	<p>School field Area 1.72ha</p> <p>Public field Area: 1.33ha</p> <p>Children's playground and field</p>
---	--------------------	--	--	---

			<p>public where there is room for ball games and is also used regularly by dog walkers and by residents accessing the village centre.</p> <p>The dimension, layout and public accessibility contribute strongly to the distinctiveness of the Village.</p> <p>The land is within Tattenhall Conservation area.</p>	
--	--	--	--	--



### 9. Park Playing Field

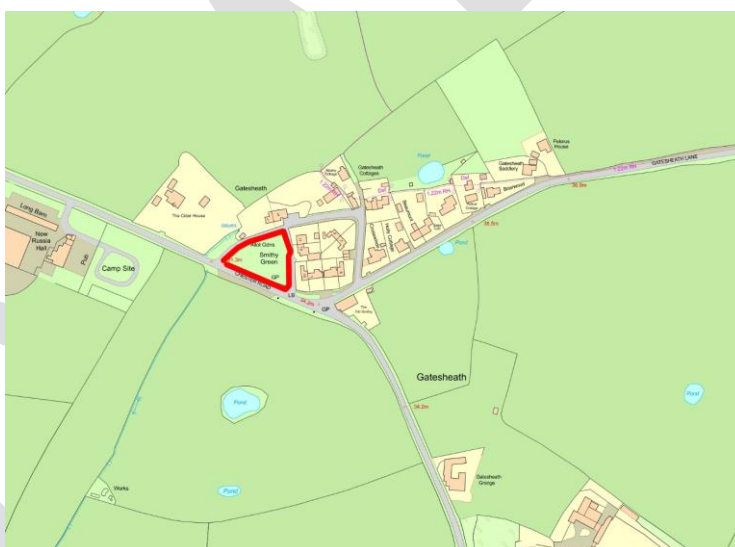
10	Allotments and pond on Rocky Lane	At the junction of the High Street and Rocky Lane.	<p>The Rocky Lane site is owned by the Boles-worth Estate and was given to the community to be used for allotments recognising that there was a need for more plots as the site as Gatesheath was full. The site has its own committee comprising plot holders, which oversees maintenance and rental.</p> <p>The area includes a pond (large marl pit) surrounded by mature oaks, a site of nature conservation value.</p>	<p>Area: 0.49ha</p> <p>Part allotments.</p> <p>Part natural green space</p>
----	-----------------------------------	--	---	---





#### 10. Allotments and pond on Rocky Lane

11	Allotments at Gatesheath	1.5 miles from the village centre, but within the hamlet of Gatesheath	The Parish Council owns and runs the Gatesheath allotment site and plots are let to local residents. Plots are usually held for a number of years so vacancies occur infrequently.	Area: 0.21ha Allotments.
----	--------------------------	--	--	--------------------------



#### 11. Allotments at Gatesheath

12	The Mill Brook Wildlife Corridor	Extends a few miles, but crosses the High Street passing through Mill Field. The Spinney, Glebe Meadow and Barnfield	A site of nature conservation value. Wildlife corridors maintain viable populations that would otherwise suffer as a result of habitat fragmentation and isolation and, as a result, are extremely diverse. The Mill Brook is a significant wildlife corridor which links isolated habitats such as woodland and grassland, allowing species to disperse throughout the area. As a linear habitat, it is also important in the dispersal of seeds and in attracting insects for pollination. As the Mill Brook passes	Area: Natural green space.
----	----------------------------------	--	---	-------------------------------

			through the village of Tattenhall, much of this wildlife corridor is accessible to the local community and a per-missive footpath through Jubilee Wood provides an important link with other foot-paths in the locality.	
--	--	--	--	--



## 12. The Mill Brook Wildlife Corridor

13	Jubilee Wood	At the southern edge of the village between Sport Tattenhall Playing Field and the Mill Brook	Community woodland of 1,500 trees plant-ed to celebrate the Queen's Diamond Jubilee, 2012. Wood in three compartments comprising a hazel coppice and over 14 Cheshire native species planted within 1.5 hectares. The third compartment is an area of old woodland with distinctive ground flora including native bluebells which were planted in 2012. Leader money has been used to create five ponds, restore one pond and plant woodland wildflowers. Per-missive footpath through the Wood used by the local community and connects with public right of way. Site qualifies as a Local Wildlife Site with over 20 species of butterfly recorded.	Area: 2.39ha.  Natural green space.
----	--------------	---	--	---





13. Jubilee Wood

14	Glebe Meadow	<p>In the centre of the Village beside the Church and between Chester Road and the Mill Brook</p>	<p>Small area of unimproved grassland in which over 23 species of grass have been recorded. Managed by the Parish Council as a hay meadow. The Parish Council has allowed public access confined to a permissive footpath as part of the Nature Park plan so that residents can appreciate the site at close quarters.</p> <p>A wooded area is registered as part of Glebe Meadow, but separated from the grassland by the Millennium Mile. The Western boundary is the Mill Brook. The wood is managed with a light touch and is left wild as part of the Nature Park and Mill Brook wildlife corridor.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 1.3ha.</p> <p>Local Wildlife Site</p> <p>Unimproved grassland.</p>
----	--------------	---	--	---



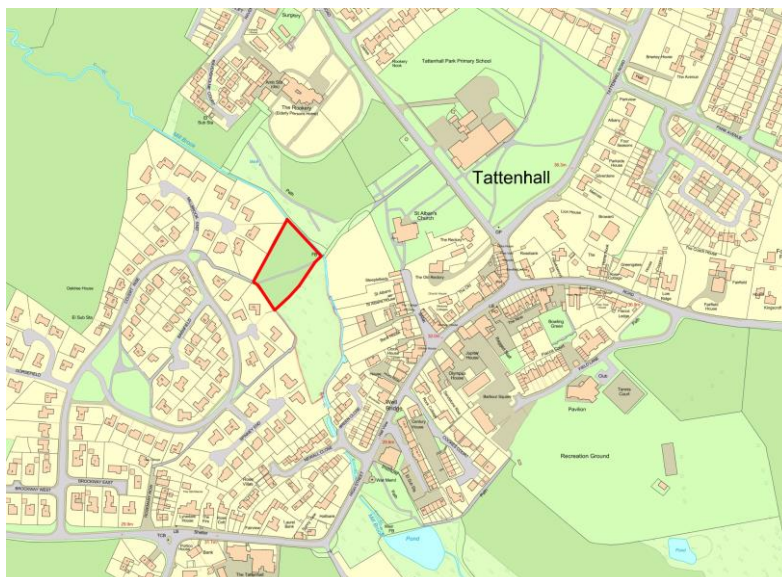
14. Glebe Meadow

15	Barn Field	In the centre of the village between the Mill Brook and Ravensholme Court	<p>Barn Field is an area of unimproved grass-land which is now being restored and man-aged as a wildflower meadow. Lying adjacent to Mill Brook, it is an integral part of the Mill Brook Wildlife Corridor and is a valuable habitat for wildlife. Surrounding trees provide suitable nesting sites for songbirds and, during the summer months, hoverflies, bees and other insects can be identified. Peacock, small skipper and small tortoiseshell butterflies are common here. Several species of bat also roost in this area. Support is provided for the field from residents of Ravensholme Court sheltered housing. Mill Brook Wildlife Corridor interpretation panel installed 2013.</p> <p>The land is within Tattenhall Conservation area.</p> <p>Not currently open to the general public.</p>	<p>Area: 0.44ha</p> <p>Unimproved grassland.</p>
----	------------	---	---	--



15. Barn Field

16	Land adjacent to the Spinney and Millbrook End	In the village centre bounded by the Spinney, the Mill Brook, Millbrook End and the Covert Rise Estate.	The land, surrounded by all-weather paths, has been planted as a wild flower area with a re-created dipping pond. Benches have been provided and there are a number of picnic areas. The area, adjacent to the Mill Brook and the Spinney is particularly tranquil and forms an integral part of the Nature Park linking to Glebe Meadow.	<p>Area: 0.33ha.</p> <p>Natural green space.</p>
----	--	---	---	--



# 16. Land adjacent to the Spinney and Millbrook End.

17	The Spinney	In the centre of the village beside the Mill Brook.	<p>The Spinney was created many decades ago by the owner of the Rookery, a large Edwardian house adjacent to Glebe Meadow, in order to improve their outlook. Latterly it had become overgrown making public access difficult.</p> <p>Renovation in 2021 has provided good paths and the woods have again become a very popular, safe area for all the village including young children, the elderly and people on disability scooters or in wheelchairs. There are now no barriers to accessing the site, being open throughout the year at all times.</p> <p>People from nearby villages frequently walk in the Spinney and specifically come to Tattenhall for this purpose.</p> <p>It is a very special place with many willow trees, cherry and hazel. Since more light has been let in, many wildflowers have returned, including bluebells, wood anemones, ramsons and celandine. A large rookery supports up to 25 nests. Tawny owls, tree creepers, nuthatches and great spotted woodpeckers are also present.</p> <p>Children from Sandy Bears Nursery use the area for Forest School activities. The Brownies and Opal Club which caters for the elderly also make</p>	<p>Area: 0.72ha.</p> <p>Natural green space.</p>
----	-------------	---	---	--

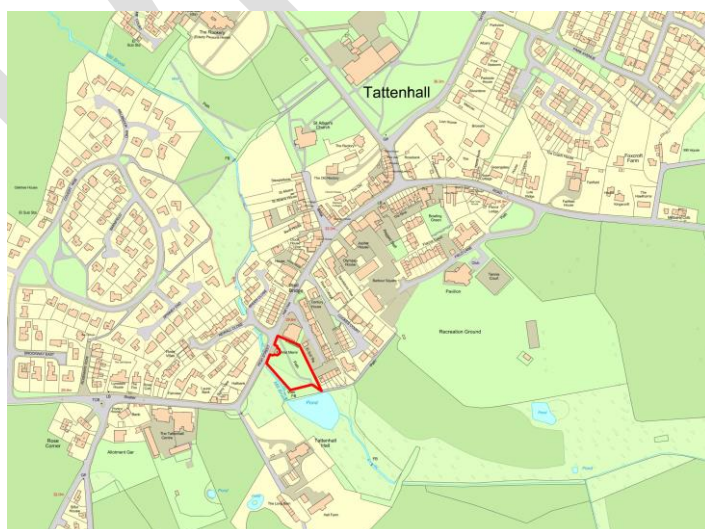
			<p>use of the area for picnics and creative activities including Easter decorations for children which were placed in one of the trees.</p> <p>Several workshops have also taken their inspiration from the Spinney. A published book of poems and artwork have been created workshop by villagers and sold in aid of the Ukraine. A group of children created ephemeral art works in the Spinney with and environmental artist. The most recent event included the unveiling of a large willow woven fox and story-telling chair for children.</p> <p>The children really enjoy riding their bikes and scooters round the paths and. as there is no traffic, they are very safe. It is a very tranquil place because it is away from the traffic and all you hear is birdsong and the caw-caw of the rooks in the tallest trees.</p> <p>The Spinney feels very much part of the area which has been extended to allow for a wildflower area. A stream runs through both areas and otters have been seen in the Mill Brook. The area is near the church, Covert Rise, Ravensholme Court (housing for the elderly), the school and the Health Centre thus giving a wide range of people the chance to enjoy its peacefulness.</p> <p>The land is within Tattenhall Conservation area.</p>	
--	--	--	--	--





17. The Spinney

18	Mill Field	In the centre of the village beside the Mill Brook and Barbour Institute	<p>A small field area in the centre of the village, owned by the Bolesworth Estate and managed by the Trustees of Tattenhall Community Association. The village War Memorial is sited at the edge of the field and a statue of a War Horse was installed on the field as part of the WWI commemoration in 2014. The field has seats which are regularly used by residents walking in the area as it forms part of the Millennium Mile way and affords a tranquil site near the memorials for personal reflection.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 0.3ha.</p> <p>Semi-natural green space.</p>
----	------------	--	---	--



18. Mill Field

19	Entrance to and field in front of Tattenhall Hall	In the centre of the village beside the Mill Brook on the High Street	<p>Although privately owned and maintained, the meadow is integral to the historic centre of the village with an open aspect to the Jacobean Tattenhall Hall 1622, English Heritage Grade 2 Listed. A significant wildflower meadow, it is located on the Mill Brook Wildlife Corridor.</p> <p>The land is within Tattenhall Conservation area.</p>	<p>Area: 0.37ha.</p> <p>Semi-natural green space.</p>
----	---	---	---	---



19. Entrance to and field in front of Tattenhall Hall

20	Land within curtilage of Tattenhall Marina	1.5 miles beyond the village at the hamlet of Newton-by-Tattenhall beside the Shropshire Union Canal	<p>A significant area of land surrounding three sides of the Marina has been developed for nature conservation and includes a series of ponds, wildflower meadow and planting of native trees. In addition, a new permissive footpath links the Canal with Newton Lane.</p> <p>The land is entirely within the Shropshire Union Canal conservation area.</p>	<p>Area: 6.6ha.</p> <p>Part semi-natural green space</p>
----	--	--	--	--



## 20. Land within curtilage of Tattenhall Marina

21	Sections of the disused railway line at Newton Lane, Chester Road and Adjacent to the Righi	3 sections: 1 crossing Newton Lane near Gatesheath: 2 from Gatesheath Hall to Mill Brook crossing Chester Road: 3 a short section near The Righi	<p>The disused railway line provides a significant terrestrial wildlife corridor crossing the Golborne Brook. Providing views into Tattenhall, to the Cheshire Sandstone Ridge and to the Clwydian Range and Dee Valley. These sections of the line are a Local Wildlife Site due to the presence of common spotted orchids, floristically a diverse wildlife corridor.</p> <p>Not currently open to the public.</p>	<p>Area: 3.8ha.</p> <p>Local Wildlife Site.</p> <p>Natural green space.</p>
22	Canal bank west of Crows Nest bridge	Situated on the Northern Boundary of the Parish in Newton-by-Tattenhall, approximately 1.5 miles from Tattenhall village.	<p>The canal towpath can be accessed from Crows Nest Bridge and is flanked on one side by small industrial units including a skate park and the other by the Marina before running through open countryside. The towpath is a public footpath FP7</p> <p>The canal banks are in the Shropshire Union Canal conservation area and a designated local wildlife site. Some of the wildlife spotted are Swans, Kingfishers, Cormorants and Herons. The industrial area used to house a Brick and Pipe works to the east of the bridge and to the west side was the Bone Works. Nothing remains of these two structures.</p>	<p>Area: 1.04ha.</p> <p>Local Wildlife Site.</p> <p>Natural green space.</p>
23	Bank of River Gowy	The part River Gowy that flows through the North West edge of the parish boundary about 2.5 miles from	It is a designated local wildlife site. In the spring, the banks are covered in wild garlic and the area is teeming with wildlife as it runs through reed beds and then through a wooded	<p>Area: 2.7ha.</p> <p>Local Wildlife Site.</p>



		Tattenhall village is situated in an uninhabited area accessed via the Ford Lane and then footpath FP11 or the canal towpath FP7. It then runs alongside FP11 towards Huxley village.	area. Some examples are Kingfishers, Mallards, Herons and Buzzards.	Natural green space
24	Bank of Crimes Brook	Crimes Brook is situated approximately 2.5 miles from Tattenhall village at the North Western edge of the parish boundary where it runs into the River Gowy.	<p>The area is a designated local wildlife site.</p> <p>It is accessed via Ford Lane in Newton-by-Tattenhall which meets Crimes Lane at a ford which is Crimes Brook. This is an old Roman road and this stretch is where you can see the original cobbled road. This is also the route of the Bishop Bennet Way and the horses walk along the brook to get to the roadway. The brook then runs along meadows to the River Gowy, partially tree lined with Wild Garlic growing along its banks. Part of the meadow is a reed bed, which is rich in wildlife such as Water Voles, Reed Bunting, Mallards, Buzzards and Herons. Also to be found are Wood anemones, Orchids and Marsh Marigolds.</p>	<p>Area: 0.7ha.</p> <p>Local Wildlife Site.</p> <p>Natural green space.</p>



# **Notes of School & Community Room Meeting**

## **Barbour Institute**

### **13<sup>th</sup> February 2023**

#### **PRESENT**

##### Park Primary School

Tim Whitehill – Chairman of Governors

##### Parish Council

Pat Black, Richard Carden, Christine Elliot, Paul Kerr, Lisa White, Ann Wright (Clerk)

##### CW&C

CW&C Cllr Mike Jones.

David Grainger, Janine Smart.

#### **Purpose of Meeting – To discuss Community Room / Funding.**

##### Background

It was noted that £1.25m had been raised through the sale of CW&C owned land to a developer of which £250,000 was allocated for a community room in the village particularly for the use on young people. This funding was allocated for the creation of the community room at the school which would be for joint use by the school and the community.

It had been hoped paperwork would be drawn up that would prevent either party excluding the other from use of the room.

##### Issues

The following issues have been identified regarding community use of the Room.

- Building has integrated alarm system rather than separate ones – this can be overcome at a cost.
- The furniture in the room belongs to the school and it not available for community use.
- Storage for community use furniture.
- Kitchen is not available for community use due to storage of food for before and after school clubs.
- The original design of the room was to allow library users to use the toilets, this is not possible as the school cannot be secured separately for the toilets/community room.
- The access doors to the Room are not suitable for the required locks/keypads.

It was suggested that it might be possible to resolve a number of these issues with funding which could possibly contributed by CW&C and the Parish Council.

##### CIO

The working group had developed the paperwork to create a CIO<sup>1</sup> to manage the Room but it had proved almost impossible to get volunteers to make up the CIO.

It was discussed that an alternative would be for the school to manage and operate the Room and report back to the Council on community usage.

---

<sup>1</sup> Charitable Incorporated Organisation

### Other factors

It was discussed that the following need to be considered/costed.

- Cleaning of Room.
- Administration, bookings and invoicing.
- Access /key holder.

It was noted that it had always been hoped that the Room would be used for holiday clubs.

### Funding

It was asked what the likelihood of the Community getting the funding back was to spend somewhere else for example the Boneyard or provision of a MUGA. It was stated this was very unlikely. It was discussed if some of the funding could be provided through provision of services including a youth worker.

### Actions

It was agreed a viable option for managing the Room needs to be established.

The following actions were agreed:

CW&C officers to obtain costings to undertake the necessary works to make the Room fit for community use (capital costs - access, doors, storage, kitchen) and information on rental charges.

CW&C to look at insurance implications for community use of the Room and revised legal agreement.

Tattenhall Community Association to investigate possible administration of the Room including cost.

School to clarify possible use of open space with the Room and how that can be managed and also identify possible running costs.

It was discussed that it had been intended that the whole room was for community use not the just half.

It was agreed that representatives of the CW&C property team should attend the

### **NEXT MEETING**

Monday 19<sup>th</sup> June 2023 – 5.30pm – Tattenhall Park Primary School.

Ann Wright

17/02/23.

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