



Tattenhall & District Parish Council Planning Register 29 08 23

Date Received	Date Deadline	Application Number	Proposal	Site Address	Observations	Decision
10 02 22	03 03 22	22/00194/FUL	Full planning application for 27 Extra Care Units (Use Class C2), with associated access, parking, landscaping, ecological enhancements, and other works.	Gifford Lea Retirement Village Frog Lane Tattenhall	Strong objection page 123 of the Minutes.	
16 08 22	05 09 22		Amendments			
02 08 22	23 08 22	22/02374/FUL	Works to raise, replace and improve the roof and drainage of the attached annexe with a new roof facing the internal kitchen garden proposed to add a feature, associated replacement guttering, alterations to windows and doors, external hard and soft landscaping works to for a new courtyard garden to include pergola adjacent to the Rocky Lane boundary wall, infill brick wall to the service yard gate and creation of new doorway, creation of new vehicular access.	The Righi, Rocky Lane, Tattenhall, CH3 9HJ	No objection	Approved
27 09 22	18 10 22	22/03063/S73	Erection of 30 no. dwellings together with associated public open space and infrastructure - Variation of condition 2 (approved plans) and condition 12 (affordable housing) of application 20/02824/FUL	Land at Chester Road, Tattenhall	Strong objection reduction of affordable properties, concern reduction parking spaces. Minutes page 169.	
28 11 22	16 12 22	22/03890/FUL	Siting of 27.no holiday lodges and 12.no pod accommodation	Tattenhall Marina Newton Lane Newton by Tattenhall CH3 9NE	Considerable concerns due to scale & impact. Page 117 of the Minutes Book.	



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03 02 23	24 02 23	23/00072/S73	Demolition of existing public house and erection of 5 affordable houses - Variation of Condition 10 of 15/03391/FUL (reduce the number of affordable housing units from 5 (100%) to 3 (60%) and is to be assessed concurrently with a separate application to re-discharge condition 14 (affordable housing) of planning permission 12/02283/FUL in order to enable agreement of the revised location of the aforementioned [and additional] two affordable housing units within the wider site, through a S106 Legal Agreement, and the amended delivery mechanism of the affordable rent properties (through a Registered Provider)	Formerly The Oak Room Tattenhall Road Newton by Tattenhall Chester	Support	
20 02 23	13 03 23	23/00398/TPO	1x Cherry plum – remove large limb growing over neighbouring property, reduce remainder of canopy by 2.5m	Mercury House, High Street, Tattenhall.	No objection	
13 03 23	03 04 23	23/00807/TPO	Oak tree (T1) on the rear garden boundary - Reduce by 2.5m and crown lift by 2m and crown clean to remove any significant deadwood. Overall canopy volume reduction to be no more than 25%.	4 Gorsefield Tattenhall CH3 9HB.	Support	Approved
16 03 23	06 04 23	23/00772/FUL	Single & 2 storey rear extension, front porch & new rear dormer	Ivy House, Newton Lane, Tattenhall, CH3 9NE.	No objection.	Approved
03 04 23	26 04 23	23/00876/FUL	Erection of agricultural livestock building & temporary key workers dwelling	Land at Tattenhall Lane, Tattenhall.	No objection subject to planning condition to ensure dwelling is occupied by an agricultural key worker and that a time limit be agreed on the dwelling so that it does not become permanent dwelling.	
03 04 23	26 04 23	23/00831/FUL	Installation of ground mounted solar panels	Parsley Woods, Tattenhall Road, Newton-by-	No objection.	



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				Tattenhall, CH3 9BD.		
11 04 23	03 05 23	23/00977/FUL	Demolition and replacement of existing buildings with two buildings comprising workshop, showroom/sales, design studio and ancillary welfare facilities, access entrance with pillars and gates, new boundary wall and associated development for yard and parking areas	Hill View Forge, Tattenhall Lane, Tattenhall, CH3 9NH	No objection.	
17 04 23	09 05 23	23/00929/FUL 23/00930/LBC	Single storey rear infill extension to dental practice. Reinstatement of side window and replacement of front window. New rear door and alterations to existing rear door frame. Alterations to existing slate roof. Front signage	Medway House, Church Bank, Tattenhall, CH3 9PX	See below.	
<p>The Parish Council has no objection to this application subject to the following given the building is in a prominent position in the conservation area and that Medway House is a listed building:</p> <p>1) Removal of existing butchers' signage and replacement - replacement design is not included and therefore should be subject to further agreement and should be in keeping with the existing / surround area.</p> <p>2) The roof plan suggests inclusion of solar panels at some point – any solar panels included should be unobtrusive and not impact the character of area.</p> <p>3) Replacement of roof states using of existing – any replacement tiles required must match the existing given the building location.</p>						
18 04 23	10 05 23	23/01288/CAT	1 Ash tree to be felled	Land at Ravensholme Court, Tattenhall, CH3 9RA.	No objection, Parish Council is the applicant.	Notification Closed
25 05 23	16 06 23	23/01587/FUL	Single storey side extension & front window dormer. Replacement windows & front porch alteration.	Church House, Church Bank, Tattenhall, CH3 9QE.	No objection.	Approved
15 06 23	06 07 23	23/01903/TPO	T1 - Mature Oak (on rear boundary) - carry out crown reduction to reduce over extended and over hanging branches away from the rear garden and glass roof of No 58. Reduce lateral limbs by approximately 2-3m back to suitable growth points. Reduce x3 over extended limbs back to main stem leaving a balanced crown. Remove major deadwood on garden side of tree.	58 Keysbrook, Tattenhall, CH3 9QR	No objection.	



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06 07 23	27 07 23	23/02000/FUL	Construction of garden office in front garden (resubmission 22/00921/FUL)	Ardminish House, Tattenhall Road, Tattenhall, CH3 9QQ.	Comments as below.	
<p>There are no material changes to this application which would warrant any change to our previous observations as such the Parish Council strongly objects to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. The scale and design of the garden office do not reflect the original dwelling nor the character of the surrounding area, the application is therefore contrary to BEP 5 of the Tattenhall Village Design Statement (VDS) and Tattenhall and District Neighbourhood Plan (TDNP) Policy 2. 2. The proposed outbuilding is positioned at the front of the property at a distance between the existing house and the road resulting in a break to the building line and not reflecting the rhythm and balance of the building group and is therefore contrary to BEP 7 of the Tattenhall VDS and Policy 2 TDNP. 3. The scale of the proposed building reduces the size of the garden area and is therefore against the CW&C SPD which states that care must be taken to retain adequate garden space in order to protect amenity of current and future residents to the property. <p>The Council therefore request the application is refused and that the office building is removed and trees which were removed without permission are replaced.</p>						
19 07 23	09 08 23	23/02164/FUL 23/02165/LBC	Change of use to retain the continued use of Russia Hall as a permanent C3 residential dwelling but allow use of the dwelling for purposes as an Airbnb.	Russia Hall, Frog Lane, CH3 9DN.	No objection. No objection.	
27 07 23	17 08 23	23/02256/FUL	Demolition of one redundant poultry building, reduction in size of one redundant poultry building to be used for agricultural storage, change of use and reduction in size of one redundant poultry building to caravan storage, alterations to existing shower/toilet block, creation of parking and access to field.	Yew Tree Farm Newton Lane Newton by Tattenhall CH3 9NE	No objection subject to no objections from CW&C Highways.	
02 08 23	23 08 23	23/02339/FUL	Replacement of front and rear doors, installation of new first floor rear window and replacement of existing ground floor rear window.	4 Rose Villas High Street Tattenhall CH3 9PZ	No objection.	
14 08 23	05 09 23	23/02453/FUL	Retrospective permission for annex (C3) built within the garden of Russia Hall.	Russia Hall, Frog Lane, CH3 9DN.	No objection.	
14 08 23	05 09 23	23/02139/FUL	Conversion of existing barn to provide residential annex (retrospective)	Springfield Farm, Newton Lane, Tattenhall, CH3 9NE.	No objection.	
14 08 23	05 09 23	23/02479/FUL	Single storey front and side extensions, alterations to windows, doors, roof tiling and render	55 Greenlands Tattenhall CH3 9QX	No objection.	



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Enforcement Matters

CW&C Reference	Details	Outcome
	Filling former Railway Line - Michelle Hewitt in the planning enforcement. 20 05 22 - Notice has been served on 28 th June 2021 and relates to the engineering operation of infilling the railway line, without planning permission. The compliance date for the Notice is 28 th January 2022. CW&C to undertake site visit. Requested information on agency to deal with flooding issue.	

Appeal

11 04 23		20/04156/FUL 23/00035/REF	Two storey extension to front	3 Gatesheath Cottages, Smithy Green, Golborne Bellow, CH3 9AL	No Objection.	Permission Granted
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