

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Council.
Barbour Institute
Monday 20th November 2023**

Present

Bolesworth Estate – Vicky Ball, Gaurav Batra, Nina Barbour, Mike Crowther.

Broxton & District Parish Council – Kathryn Borman, David Williams.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Handley & District Parish Council – Nigel Johnson.

Tattenhall & District Parish Council – Jonny Kershaw, Neil Matthews, Ann Wright (Clerk).

Welcome & Introductions

All attendees introduced themselves.

Notes of Meeting held 18th September 2023

The meeting agreed the notes of the meeting on the 18th September. It was confirmed the notes had been published on both Tattenhall and Broxton Parish Council's websites as well as on social media to ensure the meetings are open and transparent.

Developments update & feedback:

Harthill

It was reported a case officer has now been assigned to this application (Dr Charlie Cullen). There had been site meetings with CW&C officers to discuss the landscape and conservation. It was reported that overall, the planning officer did not at the meeting raise any immediate or 'knock out' concerns with the application and that further discussions were taking place including around the surfacing the trail paths.

Discussions were still to take place regarding Highways.

It was noted the Sandstone Ridge Trust had written a letter of support for the project.

It was hoped CW&C would issue a decision in January/early February 2024.

Cllr Mike Jones reported he had spoken with the planning officer about the noise impact and other points raised by residents. It is noted the site has several use designations including leisure.

The importance of improving the access to Harthill of the A534 was emphasized.

Councillors from Broxton Parish Council reported that they had spoken to residents who had raised concerns about noise disturbance from the site. It was noted that the Estate is looking at acoustic screening in this area and are discussing this with the planning officer.

It was suggested that Broxton Parish Council should note this information at their next meeting and submit additional comments to CW&C planning.

Cheshire Workshops

It was noted the Estate had undertaken an inspection of the site and that security lights were being fitted and the site secured including preventing access to the car park, in response to residents' concerns. It was noted the small car park used by walkers will remain open. Further investigation is being undertaken regarding that car park and who it is owned by.

It was confirmed the Estate currently has no plans for the site and is looking at commercially viable options for its future.

It was hoped that Burwardsley Parish Council which is currently inquorate will be quorate following a meeting in the next week.

It was noted there are no timescales to develop the site, given the current financial climate the site will be challenging to develop, although it was agreed it is a beautiful location.

Portico

It was reported that planning officers had confirmed that an amendment could be made to the existing permission rather than a completely new application being required.

It was noted the Clerk had provided information regarding the housing allocation policy and the importance new affordable developments having an allocation clause which gives priority to residents from the Parish. It was stated that this will be considered but that it was unlikely the Estate would be in a position to push back on this should the housing provider not want to include such a clause.

It was noted the Estate wants to develop a long-term vision for providing affordable housing moving forward.

Events

It was noted that the planning permission for the Christmas Event will need to be renewed after this year and the estate needs to do more work on what this looks like.

It is intended to consolidate the two international horse events into 1 extended event in June over 2 weekends.

The Balloon Fest is expected to return in August.

The Estate is looking to only hold up to 4 high footfall events between May and September to protect the site. However, they are looking to expand the number of low attendance, smaller events including car auctions (already two have been held) which can be delivered without damaging the land and causes no disruption.

Community Update

The Estate reported their involvement in the following community activities, projects:

- External repairs and decoration of the Barbour Institute.
- Refurbishment of the toilets at the Barbour Institute.
- Growing Children Project – creation of shelter at the allotments and development of pond area.
It was asked when developing the pond, consideration be given to some form of attenuation to hold water to reduce flooding around Rose Corner in heavy rain.
- Working with Sport Tattenhall on an all-weather pitch.
- Supporting the Parish Council by installing a sub-meter for the Christmas Lights to work off.
- Working with residents to get a response from Redrow following flooding of 2 residential properties due to the storm drain failing.
- Working with CW&C public rights of way officer to repair the footpath surface to the Millfield.

It was though the path was laid in 2005/6 by the Parish Council and TCA using S106 funding.

Flooding

It was noted that CW&C highways had done work cleaning the drains on Newton Lane and that this had cleared flooding in that area.

It was noted that the Keysbrook culvert under Tattenhall Road although cleared was not adequate for the flow during very heavy rain.

Other Matters

Area of Outstanding Natural Beauty

Some concern was voiced about the impact the designation could have on future development. It was understood the area to be considered will be published early in the new year.

It was agreed a representative of the Sandstone Ridge Trust be invited to the next meeting to provide an update and lead a discussion on the implications of the designation.

A534

It was reported that following 12 months of reporting the block drain on the A534 this has now been cleared however the large pothole remains, the Estate was asked to put their support behind getting CW&C to repair it fully.

Mobile Masts

It was asked if the Estate has considered installation of mobile masts to serve the area including Brown Knowl and along the A534 where there is no mobile service other than on wi-fi.

Beeston & Tarporley Railway Station Re-Opening

It was confirmed that the Department of Transport have agreed this station will be reopened, but no timescales have been provided, the group leading the project are now seeking funding.

It was noted the station will have a significant impact on the area and that Cllr Jones is looking to submit a motion to the next CW&C Council meeting seek a strategic review of bus services etc in the area to take account of the new station.

It was noted the former railway line from Chester to Hargrave to Whitchurch is included in the CW&C Local Plan to be converted into a bridleway/footpath, and that it would be good if it could be developed to create a link to Chowley Oak. It was noted that sections of the route have been built on.

Future Meetings

Monday 19th February 2024 – 7.30pm – Bolesworth Castle.

Monday 20th May 2024 – 7.30pm – Venue TBC.

Monday 19th August 2024 - Venue TBC.

Ann Wright
22nd November 2023.

Cheshire Workshops Update

Since the meeting Vicki Bell has provide the following update:

I'm able to confirm that the small piece of car park at the Cheshire Workshops is ours, and on further investigation the European funding was to upgrade the surface of Cheshire's Twin Trails (Gritstone & Sandstone) and not the car park.