

Tattenhall & District Parish Council Annual Report 2023-2024

Chairman's Report - Councillor Jonny Kershaw

The past year has been a relatively busy year for the Parish Council, with many initiatives being completed, and many still on – going.

Many of the Parish Council's projects will genuinely improve life around the village, whether it be the new pond near the spinney having been successfully "puddled", or the ongoing footpath kissing gate upgrades, or maybe the ongoing upkeep of the Orchard.

The Council is continuing to encourage input from all sectors of the community, especially the village's younger members. We recently delivered a questionnaire asking if and where a MUGA would be wanted and positioned, with very positive responses. This coupled with a very welcome collaboration with the Primary School, we might soon be in a position to implement some of the villagers wishes.

We have all been affected by the flooded roads in and around the village this winter, and we are doing all we can to keep the pressure on the highways authority to address this. Knowing the concerns of many villages when the waters are rising, we have created an emergency sandbag store, so sandbags can be collected from a central location at the School.

Working with various groups within the village, the PC is always striving to make Tattenhall a lovely place to live. The Youth Shelter improvements Project will soon be started, and the neighborhood plan update will soon be completed. The "Kings Walk" route will be another mapped walk around the village to commemorate the coronation of King Charles the second, as was the recent unveiling of the coronation mosaic next to our notice board.

The Christmas market and tractor event last year was a wonderful sight and a huge success, and we hope to expand and improve on this truly magical evening.

It is with immense pride that I sit on the Parish Council, and can



Meeting Dates 2024-2025

Monday 1st July 2024
Monday 2nd September 2024
Monday 4th November 2024

Monday 13th January 2025
Monday 3rd March 2025
Tuesday 6th May 2025

The Parish Council meets on the first Monday of every other month beginning in May each year, from 7.30pm in the Barbour Institute, the agenda is published a week before the meeting and can be found on the Council's website and is displayed on the Council's notice board on the High Street.

The Council calls extraordinary meetings as required, and the agendas for these are published in the same way as schedule meetings.

All Council and Committee meetings are open to the public and include public participation. If you would like to join our distribution list and be notified when our agendas are published please emails clerk@tattenhallpc.co.uk.

Planning

Since May 2023 the Council has been notified of 28 planning applications and 9 tree applications by Cheshire West and Chester Council (CW&C). CW&C notifies the Parish Council of all planning applications within the Parish Council area and also significant applications in neighbouring parishes.

However the Parish Council can only comment on planning applications in the same way any individual can, we cannot decide applications that power rests with CW&C.

The Council were consulted on 10 applications for extensions and alterations to properties.

During the year there has been 2 applications for wooden gazebos one at the allotments and one at the coquet lawn.

There have also been 3 applications which related to works to listed buildings in the Parish.

The Council was notified of an application for a garden office which was subsequently refused by Cheshire West and Chester Council plus an application for a temporary agricultural workers dwelling which was approved.

Still awaiting decision at the time of writing is an application for 27 holiday lodges and 12 accommodation pods at Tattenhall Marina n(22/03890/FUL) and the application for 27 Extra Care Units at Gifford Lea retirement Village (22/00194/FUL).

To find out more about planning, including visit

www.cheshirewestandchester.gov.uk and click on planning.



Planning Enforcement

Planning enforcement is the process to investigate cases where planning rules may have been breached. CW&C is required by law to investigate all reported planning breaches. However taking action is discretionary and CW&C can decide how we deal with them.

In the first instance CW&C will attempt to find a solution which removes or reduces any impacts of a breach without resorting to the use of formal enforcement action. However when required CW&C will take measures including formal notices and court action.

Anyone can report a planning breach online at

www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/planning-enforcement

Common planning breaches include:

- unauthorised building or engineering works
- unauthorised works being carried out on a listed building
- material changes of use of land or buildings to a different use
- development that has not been carried out in accordance with planning permission
- failure to comply with a condition related to planning permission
- unauthorised work to protected trees
- display of advertisements without the required consent
- untidy land

Things CW&C can't investigate:

boundary disputes, such as party wall matters, trespass or property damage as these are civil matters

- construction vehicles using or parking on the public highway (any matters regarding dangerous driving or obstruction is dealt with by the police.)
- unsafe building work on construction sites
- building issues relating to building standards
- clearing land of bushes and trees (unless they are protected)
- enforcement of private covenants
- anticipated breaches (CW&C can't act before a breach happens)

Kissing Gates Project

About 2 years ago and still a very new Councillor, I made a proposal to the PC that we embark on a project to convert all the stiles in the Parish to Kissing gates, to make the footpaths more accessible to those for whom stiles are rather challenging.

The PC supported the concept, so with the help of the U3A walking group we identified the number and location of the stiles within the parish – almost 70!

Clearly that number would have a considerable cost, so I proposed we start with the two most popular footpaths. We were able to obtain landowner/tenant agreements, and we bought our first batch of Kissing Gates.

We then identified some S106/CIL money that was nearing its “use by” date, so we quickly purchased more gates, and these have also been installed.

Jonathan Fell at the Ice Cream Farm kindly agreed to install a number of gates provided by us, to make the footpath to the farm accessible. These are due to be installed as soon as the weather allows access.

A grant from the Kings Coronation fund enabled us to buy some more gates and we will be marking the gates with the Kings Coronation Emblem.

CW&C appointed a new PRow (Public Rights of Way) Officer who has been a tremendous help and has, together with a grant from CW&C Councillor Mike Jones, enabled us to finish the project by providing gates and funding for the installation of the final Kissing Gates.

In addition, after speaking to the Burwardsley & Beeston PC's, we have also been able to convert the stiles on three routes from Tattenhall to the Sandstone trail.

So, once the weather improves and the last gates are installed, we will have converted over 60 stiles, and the only stiles remaining are two either side of a railway crossing but the PRow officer is in discussion with National Rail, and one field with four stiles where we have been unable to obtain permission from the landowner.

Cllr Paul Kerr.

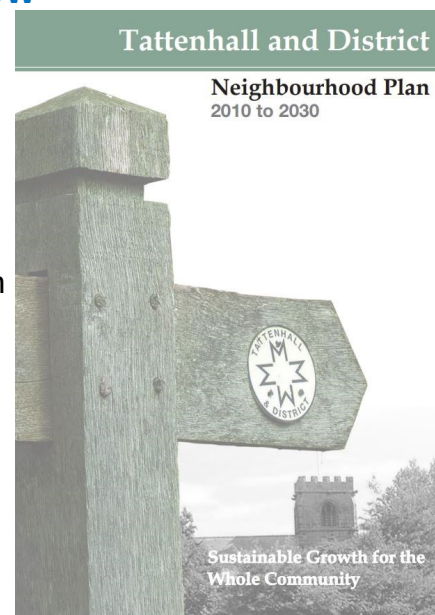


Tattenhall & District Neighbourhood Plan Review

Review of the Neighbourhood Plan is approaching the formal consultation stage. Consultees include Local Authorities, neighbouring Parishes, developers and of course local residents. An updated local housing needs survey has been completed in support of the reviewed plan. The survey showed that the Parish population has increased between 2011 and 2021 by 7%. The proportion of over 65's has increased from 24% of the population in 2011 to 30% in 2021.

Consequently, there was a reduced proportion of working age people, a trend towards more single person households and a decrease in family households (couples with or without children and lone parents). Median house prices were shown to be 74% higher and lower quartile prices 58% higher than the borough.

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Precept 2024-2025

The Precept is the main source of income for the Parish Council. It is set annually and collected together with the Council Tax charge levied by Cheshire West and Chester Council.

In January 2024 the Parish Council set a Precept for the year April 2024 to March 2025 of £70,827. Despite recent high inflation, the Parish Council agreed to limit the increase to 3%.

For households with a Band D Council Tax band this charge will be £54.69 per annum or £1.05 per week.

The main expenditure envisaged for the 2024-25 year includes:

£20,000 maintenance of council land & property, including the play area, park land, Spinney.

£18,000 staff

£10,000 grants & donations including support for the Parish News, church clock, Millfield mowing & funding for community groups

£7,000 community events including Christmas decorations

£6,000 administration including audit, printing, website and insurances

Accounts 2023-2024

Balance Brought Forward 2022-2023	165,597	
Precept 2023-2024	64,538	
Other Income -	79,071	Includes: Grants £277—Mini-cops uniforms Grant £500—Wooden Signs Grant £1000—Ha-ha Clearance Grant £6200—Coronation Grants £2099—Sandbags & Kissing Gates Grants £1967—Collected from Tractor Run £2952—Interest £10,830—Vat Refund
Staff Costs & Administration	21,271	Includes: £748—Insurance
Other Costs	74,181	Includes: £1,284—Room Hire £8,821—Grants & Donations £22,297—Grounds Maintenance & Tree Works



Tattenhall & District Neighbourhood Plan Review Cont'd

The affordability ratio is 10.5 for average prices and income, and 10.1 for lower quartile prices and income i.e. house prices are 10.5 times the annual average Tattenhall salary.

This is higher than the Cheshire West and Chester average of 6.83 - showing a significant affordability gap. Average market rent (£564pcm), affordable rent (80% market rent), social rent (50% market rent) and shared ownership (up to 50% share) are within affordable reach of average income households. For lower quartile income (£26k) households, the same tenures are reasonably affordable, but for shared ownership - lower shares of 25% would be required. Across the Ward, a wider area than the Parish, the annual shortfall of 12 affordable 1, 2 and 3 bed housing (new build and re-lets) was found

As a result of rigorous testing prior to submission, the proposed changes to Policy 6 relating to Local Green Spaces have been shelved. The proposal is to retain Policy 6 unchanged. The reason is that there is a risk that some of the already designated protected spaces would not meet current criteria and be lost. There have been a few other minor changes to the draft reviewed plan but essentially the original Plan has largely been retained unchanged unless the consultation process indicates differently.

Your Parish Councillors

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Emergency Sandbags

Emergency sandbags are available at Tattenhall Park Primary School. The store is opposite the Library entrance. The sandbags can be accessed by contacting one of the who will provide the code to the lock.

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For more information contact the Clerk:

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