

Minutes of Tattenhall & District Parish Council Meeting Held 7th May 2024 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden S. Chapman C. Elliott R. Jones

I. Keeping P. Kerr N. Matthews A. Scarratt R. Smith

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 1

APPOINTMENT OF CHAIRMAN

RESOLVED 24/271 – That the Council appoint Cllr J. Kershaw as Chairman for the 2024-2025 year, Cllr Kershaw signed the acceptance of office.

APPOINTMENT OF VICE CHAIRMEN

RESOLVED 24/272 – That the Council appoint Neil Matthews and Robert Smith as Vice Chairmen for 2024-2025, both Councillors signed the acceptance of office.

APOLOGIES

Cllr D. Darnborough – personal commitment.

Cllr N. Sharp – unwell.

DECLARATIONS OF INTERESTS

No interests declared.

PARISH NEWS

It was agreed the next Parish News article would include the Chairman's Report and a link to the full Annual Report.

COUNCIL VACANCY

RESOLVED 24/273 – That the Council co-opt Rebecca Jones who signed the acceptance of office declaration and joined the meeting.

RESOLVED 24/274 – That the Council co-opt Brent Wilson who will sign the acceptance of office before the next meeting.

PUBLIC PARTICIPATION

No matters raised.

MINUTES

RESOLVED 24/275 – That the Council approve the minutes of the meeting held on the 4th March 2024.

ANNUAL REPORT

RESOLVED 24/276 – That the Council agree the Annual Report as circulated, from page 354 of the Minutes, noting the Neighbourhood Plan piece will be added. The Report will be published in full on the Council website.

COUNCIL CALENDAR

RESOLVED 24/277 – That the Council agree the Council calendar as circulated, from page 358 of the Minutes.

PRIORITIES WORKSHOP

It was noted that the priorities workshop had been well attended and the Clerk had now received the Report from Cheshire Community Action a copy of which will be circulated to all attendees. It was agreed Councillors would meet informally to discuss next steps.

WORKING GROUPS, COMMITTEES & APPOINTMENTS

RESOLVED 24/278 – That the Council agree the following:

Allotments	Andy Scarratt
Events inc. Christmas	Members to be agreed for each event.
Community Room	Pat Black, Richard Carden, Christine Elliott, Paul Kerr.
Documents & Policies Review	All Councillors to review
Towpath Cycle Route	Richard Carden, Becky Jones, Paul Kerr.
Haha Restoration	Jonny Kershaw, Iain Keeping , Neil Matthews.
MUGA & Green Gym	Richard Carden, Iain Keeping, Jonny Kershaw, Neil Matthews. (plus public)
Neighbourhood Plan Review	Pat Black, <i>Sheila Chapman (CLT)</i> , Iain Keeping , Neil Matthews, plus public members.
Risk Assessments / Management Review	John Bailey, Iain Keeping , Robert Smith.
Play Area Inspections	Christine Elliott, Mike Foster, Iain Keeping, Andy Scarratt, Lisa White.
Tree Project	Richard Carden, Becky Jones, Iain Keeping.

Lead Councillors	
Community Safety	
Finance	Andy Scarratt
Orchard	Andy Scarratt & Sheila Chapman.
PROW	Paul Kerr
Staffing	Pat Black, Iain Keeping
Youth	Christine Elliott, Becky Jones.

Outside Bodies	
Barbour Institute	Becky Jones, Robert Smith.
Transition Tattenhall	Richard Carden

BOLESWORTH ESTATE

The Council noted the notes of the meeting held on the 12th March, page 360 of the Minutes, noting the Estate's response to the Local Plan.

Concern was raised regarding the advertising boards which have been reinstated at the junction of Rocky Lane, Burwardsley Road and High Street, it was agreed this will be raised with Bolesworth Estate.

PLANNING

1) Planning Register

Councillors confirmed the planning register as circulated, pages 154 to 156.

24/00950/FUL – Erection of dwelling with detached garage & associated landscaping – Land at Tilney Way, Tattenhall.

RESOLVED 24/279 –That the Council submit the following:

Tattenhall and District Parish Council strongly objects to this application which is contrary to Policy 1 to the Tattenhall and District Neighbourhood Plan (TDNP) which allows development of up to 30 properties, the application is the 31st property on this development.

The application is clearly in conflict with the spirit of the TDNP as identified by Mr Justice Supperstone, in his findings of the judicial review (CO/15278/2013) with regard to developers submitting additional applications having met the 30 properties on any one site limit.

CW&C Cllr Mike Jones agreed to call-in the application to allow its consideration by Committee.

Enforcement Matters

It was noted that a large number of complaints had been received from residents regarding the signage on the new Barbour Shop on Tattenhall Road, it was agreed the Clerk write to the business raising these concerns and highlighting the need to obtain planning permission for signage in the Conservation area.

It was agreed the Clerk contact CW&C and request a meeting to discuss outstanding enforcement matters in the Parish Council area.

2) Planning Applications

No further applications had been received.

3) Lead Planners

The following lead planners were noted until the July meeting, Cllrs Elliott, Kerr & Matthews.

NEIGHBOURHOOD PLAN

1) Consultation Documents

RESOLVED 24/280 –That the Council approve the following documents for consultation noting minor changes may be made to documents based on comments received.

- Draft Neighbourhood Plan
- Schedule of changes
- Basic conditions statement

2) Consultation

It was noted parallel to the Statutory Regulation 14 consultation there will be a public consultation taking place of the reviewed Plan more details of which will be circulated soon but is likely to include a survey to each household and a drop-in event.

FINANCIAL AUDIT (AGAR) 2023-2024

1) Yearend Accounts & Audit Summary 2023-2024

RESOLVED 24/281 – That the Council agree the year end accounts and audit summary as circulated, pages 129 to 137 of the cash book.

2) Asset Register

RESOLVED 24/282 – That the Council agree the asset register as circulated, pages 133 to 134 of the cash book.

3) Internal Audit Report

RESOLVED 24/283 – That the Council accepted internal auditors report as on page 135 of the cash book.

4) Annual Governance Statement 2023-2024

RESOLVED 24/284 – That the Council agree the Annual Governance Statement 2023-2024 page 136 of the Cash Book.

5) Accounting Statements 2023-2024

RESOLVED 24/285 – That the Council agree the Annual Accounting Statements 2023-2024 page 137 of the Cash Book.

ACCOUNTS & PAYMENTS

1) Accounts & Payments

RESOLVED 24/286 – That the Council approve the accounts, payments and bank reconciliation as circulated, page 138 of the Cashbook including the following payments:

A. Wright	Salary - March	1109.76
PJ Hellmers Ltd	Gate installation	360.00
HMRC	PAYE/NI	98.23
PJ Hellmers Ltd	Removal of fallen tree	120.00
Sanctuary Housing	Garage rental	50.40
Barbour Institute	Room Hire - March	180.00
Nest	Pension Contribution	72.22
A. Wright	REIM: Cloudnext, Zoom & Park	40.55
Signs of The Times UK	Footpath & Sandbags Sign	258.00
Beeston Parish Council	Gates funding	450.00
PJ Hellmers Ltd	Grounds Maintenance - April	1080.00
SSE	Memorial Power	74.66
Water+	Allotments water	10.68
NatWest	Bank Charge	10.85

2) Additional Invoices

RESOLVED 24/287 – That the Council approve the following payments:

AL Rowlands	Sandbag store guttering	140.00
PJ Hellmers Ltd	Flacca bench installation	180.00
Nest	Pension contribution	88.46
A. Wright	Salary – April	1210.00
HMRC	PAYE/NI	159.99
A. Wright	REIM: Zoom, Refreshments	30.91
Shires Accountants	Holiday payments calculations	36.00
PJ Hellmers Ltd	Mosaic installation	72.00
Phoenix Accounts	Internal Audit 2023-2024	210.00

3) Insurance

RESOLVED 24/288 – That the Council pay BHIB Local Councils Insurance £754.92 for insurance for 2024-2025, year 3 of the 3-year agreement.

4) Regular Payments

RESOLVED 24/289 – That the Council approve the following regular direct debit payments for 2024-2025:

Nest – Pension

SSE – Electricity for memorial

Waterplus – Allotments

Sanctuary – Garage Rental
Information Commissioners Office – Data registration.

5) Payments between meetings

RESOLVED 24/290 –That the Council delegate authority to the Clerk to make online payments including those between meetings which will be approved by email by a minimum of 2 cheque signatories.

6) Additional High Interest Accounts

RESOLVED 24/291 –That the Council delegate authority to the Clerk in consultation with Cllr Scarratt, to open additional high interest accounts to hold the Parish Council funds to be within FCA protection levels.

RESOLVED 24/292 –That the accounts are established with the following cheque signatories are Cllrs Black, Chapman, Kershaw, Scarratt.

ANNUAL SUBSCRIPTIONS

RESOLVED 24/293 –That the Council renew its subscription with Mid-Cheshire Footpath Society.

D-DAY COMMEMORATIONS

It was confirmed a D-Day display will be put in the Rhyoda' s Window for D-Day and the following weekend, there is also a sing-along taking place in the Church on the morning of the 4th June.9

RESOLVED 24/294 – That the Council purchases D-Day lamp post signs.

COMMUNITY LAND TRUST

It was agreed Councillors should meet with representatives of the CLT to see what support the Council can provide.

ARTS PROJECTS

1) Arts Grant

It was noted a grant application had been submitted for funding to run a glass workshop using the remaining jubilee paperweights, the additional funding for the workshop has been obtained however funding maybe required for room hire.

RESOLVED 24/295– That the Council earmark a budget of up to £100 for room hire and any incidental costs for the workshop.

2) Stone Snake

The Council agreed a project to encourage residents including children to paint stones to create a long snake which can be put along the path in the Park.

BIRD & HEDGEHOG HOUSES

RESOLVED 24/296 – That the Council budget up to £300 to run events for children and young people to make bird boxes and possibly a hedgehog house to go up around the village.

ANNUAL PARISH MEETING

It was agreed to hold the meeting in September and include the presentation of the Village Cup.

RESOLVED 24/297 – That the Council move into Part 2 and request that the press and public leave the meeting to discuss the following matter in private.

EMPLOYMENT MATTERS

RESOLVED 24/298 – That the Council pay P. Marsden holiday pay as calculated by Shires Accountants for the period 2020 to 2023. In the future Mrs Marsden will be removed from the payroll as the end of the watering season.

The meeting closed at 8.52pm.

Ann Wright
08/05/2024

Next scheduled Parish Council Meeting
Monday 1st July 2024 at 7.30pm
Billiards Room, Barbour Institute.

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 see how much good is being done by the council for the village.



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)

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 owned land and property, including the play area, the park land, the Spinney and trees

£18,000 staff

£10,000 grants & donations including support for the Parish News, church clock, Millfield mowing and 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
Balance Carried Forward 2024-2025	213,754	



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.

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.

Your Parish Councillors

John Bailey

19 Tattenhall Road, Tattenhall,
CH3 9QQ
Tel: 01829 458 821
john.bailey
@tattenhallpc.co.uk

Sheila Chapman

The Old Manse, Rosemary Row,
Tattenhall, CH3 9QB
Tel: 01829 770960
Sheila.chapman
@tattenhallpc.co.uk

Christine Elliot

christine.elliott
@tattenhallpc.co.uk

Patricia Black

22 Greenlands, Tattenhall,
CH3 9QY
Tel: 01829 77483
pat.black
@tattenhallpc.co.uk

Richard Carden

richard.carden
@tattenhallpc.co.uk

Dorothy Darnsbrough

dorothy.darnsbrough
@tattenhallpc.co.uk

Iain Keeping

Flacca Lodge, Burwardsley
Road, Tattenhall, CH3 9QF
Tel: 01829 770935
iain.keeping
@tattenhallpc.co.uk

Paul Kerr

Hilbre, 55 Covert Rise,
Tattenhall, CH3 9HA
Paul.kerr
@tattenhallpc.co.uk

Jonathan Kershaw

1 Rosebank, High Street,
Tattenhall, CH3 9PR
Tel: 01829 770381
jonny.kershaw
@tattenhallpc.co.uk

Neil P Matthews

Poplar Hall Farm, Newton
Lane, Gateheath, Tattenhall,
CH3 9AY
Tel: 01829 770289
neilmatthews

Andy Scarratt

Parsley Woods,
Newton by Tattenhall, CH3 9BD
Tel: 01829 770516
andy.scarratt
@tattenhallpc.co.uk

Norman Sharp

Bridge Cottage, Tattenhall Rd,
Newton by Tattenhall,
CH3 9BD
Tel: 01829 770566 (Day)
nmsmotorbodyrepairs
@gmail.com

Robert Smith

2 Hill Garth Road,
Tattenhall, CH3 9FW.
Tel: 07463772902
Robert.smith
@tattenhallpc.co.uk

For more information contact the Clerk:

Ann Wright, 62 Well Street, Malpas, Cheshire, SY14 8QH
Tel: 01948 861 035 Email: clerk@tattenhallpc.co.uk
Visit: <https://tattenhallpc.co.uk>



Tattenhall & District Parish Council
Parish Council Calendar & Meeting Dates 2024-2025

Council Calendar & Meeting Dates

Month	Council Meetings	Parish News <i>To prepare PC article</i>	Planning Councillors <i>to review applications & report to named month.</i>	Play area Inspections <i>Dates refer to week.</i>
May 2024	Tuesday 7 th May	Annual Report		6 th – Lisa white 13 th - Christine Elliott 20 th – Iain Keeping 27 th – Andy Scarratt
June 2024				3 rd – Mike Foster 10 th – Lisa White 17 th – Christine Elliott 24 th – Iain Keeping
July 2024	Monday 1 st July		1) Christine Elliott 2) Paul Kerr 3) Neil Matthews	1 st – Andy Scarratt 8 th – Mike Foster 15 th – Lisa White 22 nd – Christine Elliott 29 th – Iain Keeping
August 2024				5 th – Andy Scarratt 12 th – Mike Foster 19 th – Lisa White 26 th – Christine Elliott
September 2024	Monday 2 nd September		1) Andy Scarratt 2) Norman Sharp 3) Robert Smith	2 nd – Iain Keeping 9 th – Andy Scarratt 16 th – Mike Foster 23 rd - Lisa White 30 th - Christine Elliott
October 2024				7 th – Iain Keeping 14 th – Andy Scarratt 21 st – Mike Foster 28 th - Lisa White



Tattenhall & District Parish Council
Parish Council Calendar & Meeting Dates 2024-2025

November 2024	Monday 4 th November		1) Pat Black 2) Sheila Chapman 3) Richard Carden	4 th – Christine Elliott 11 th – Iain Keeping 18 th – Andy Scarratt 25 th – Mike Foster
December 2024				2 nd – Lisa White 9 th – Christine Elliott 16 th – Iain Keeping 23 rd – Andy Scarratt 30 th – Mike Foster
January 2025	Monday 13 th January • Precept • Appt internal Auditor		1) Jonny Kershaw 2) John Bailey 3) New Councillor - A	6 th – Lisa White 13 th – Christine Elliott 20 th – Iain Keeping 27 th – Andy Scarratt
February 2025				3 rd – Mike Foster 10 th – Lisa White 17 th – Christine Elliott 24 th – Iain Keeping
March 2025	Monday 3 rd March • Grant awarding • Asset register		1) Sheila Chapman 2) Richard Carden 3) Paul Kerr	3 rd – Andy Scarratt 10 th – Mike Foster 17 th – Lisa White 24 th – Christine Elliott 31 st – Iain Keeping
April 2025				7 th – Andy Scarratt 14 th – Mike Foster 21 st – Lisa White 28 th – Christine Elliott
May 2025	Tuesday 6 th May • Annual Meeting • Audit		1) New Councillor - B 2) Dorothy Darnsbrough 3) Iain Keeping	5 th – Iain Keeping 12 th – Andy Scarratt 19 th – Mike Foster 26 th – Lisa White

Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.

Bolesworth Castle

Monday 12th March 2024

Present

Bolesworth Estate – Eleanor Aldwinckle¹, Nina Barbour, Gaurav Batra, Harry Bolton², Mike Crowther.

Broxton & District Parish Council – Kathryn Borman.

Handley & District Parish Council – Nigel Johnson, John Moseley.

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

Apologies

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

CW&C Local Plan Consultation

It was confirmed the Estate has been in existence for 200 years and wants to continue for another 200 years. The Estate is working on a vision for the future with short, medium and long term ambition and goals.

Farming

It was recognised that the majority of the Estate is devoted to dairy farming, an industry which is facing changes and challenge. The Estate's ambition is to have the best, strongest and most sustainable dairy farms.

Leisure & Tourism

The Estate is looking to deliver a low density, quality leisure and tourism offer which will bring with it employment (with a focus on sourcing employees from the local area), economic growth and visitors into the area.

Local Entrepreneurs

It was agreed that there is an impressive number of local entrepreneurs given the small area. Many of these successful businesses are in Bolesworth properties and the Estate needs to allow them to grow and provide the necessary infrastructure.

Great Place to Live

It was noted that there are serious flooding issues in and around Tattenhall which the Estate would like to help address.

Housing

The Estate recognised there are challenges with housing in Tattenhall in terms of quality, affordability and accessibility.

It was discussed there needs to be a constructive discussion on how we want local life to look moving forward. The estate believes that there is an opportunity for wider discussion to help agree and deliver sensible and balanced growth which makes Tattenhall an even better place for its residents. Amenities like local shops and GP surgeries will also need to be actively considered since these are currently constrained.

Tourism

It was highlighted that Chester is a huge tourist and visitor attraction however this isn't trickling down into the local area as much as it could.

¹ Head Commercial Asset Management

² Planning Consultant

The Estate wants to turn day trips into overnight stays using estate properties. Using a sensitive approach to deliver low volume, high quality accommodation. Possibly developing a site between the Marina and Ice Cream Farm.

Weddings

The Estate reported they are considering establishing a wedding venue and are carrying out feasibility studies of possible sites.

It was confirmed the Estate wants to reuse existing buildings rather than develop new sites reducing the impact on the area.

The Estate recognises that traffic can have a significant impact on the community, and this will be taken into account. It was reported at this very early stage in the process highways surveys have not been undertaken.

Concerns were raised about the cumulative impact of traffic from different developments in addition the traffic generated by the possible National Landscape designation and residents. It was confirmed that the Local Plan will include a strategic highways review and any planning applications will consider highways matters.

Entrepreneur's Economy

It was noted there are successful rural food and agri. tech businesses on the Estate including the Ice Cream Farm and Cogent. It was noted the area is well located as hub for these types of businesses.

Chowley Oak

The Estate's long-term vision is to develop Chowley Oak to create good employment opportunities. Possibly creating an agricultural/rural focused hub. It was noted there would need to be improvements to the A41 junction. Developing a route from Chowley Oak into Tattenhall would also be beneficial. It was discussed the site should have good public transport links.

Canalside

It was acknowledged that Canalside is in need of a refresh and could be considered for mixed development of commercial, residential, live/work units as a brownfield site. It was noted this area is in a conservation area and there is a huge opportunity to improve its character.

Flooding

It was noted this is a complex issue. There are a number of high flood risk areas. The Estate owns land which could be used for flood mitigation and it is in discussions with Welsh Dee Trust to identify possible solutions possibly holding flood waters back upstream.

It was noted that a meeting is planned with key stakeholders in May to identify possible solutions.

Concern was raised about holding back too much water up stream and that works needs to be done to speed up the flow of water through the village as well.

Severe flooding was discussed on Frog Lane and what role the Estate plays with tenants to address these issues. It was noted the Estate will remind tenants of their responsibilities, but the tenants are responsible for the management of their land.

Housing

Index of Multiple Deprivation (IMD) highlights issues around housing quality and affordability.

It was confirmed the Estate is considering small developments to help improve the mix of housing available. The Estate is looking to redevelop disused rural buildings. It was noted many of these building could be converted under permitted development rights however to achieve a better quality of properties it may be better to build new on the sites.

It was noted that there needs to be a review of what infrastructure is needed for further residential development. It was discussed that there needs to be a coherent and sensible way of adjusting the settlement boundary and delivering needed infrastructure.

It was discussed that affordable housing needs to be truly affordable with priority for Tattenhall residents. It was discussed that the Community Land Trust has struggled to find a registered provider (RP) to manage homes they have permission to build and whether there was an opportunity for affordable housing to be clustered over a wider area.

Bolesworth Estate

It was noted the Estate is looking to be consistent in how it acts, operates and who it works with. Bolesworth is making a conscious effort to improve brand standard and consistency across everything it does, including look and feel, services provided, and how it interacts with tenants, customers & stakeholders.

Key Service Centre (KSC)

It was discussed that Tattenhall lacks amenities including shops and it was raised if Tattenhall is still a KSC. It was discussed that there is a need to look at how to unlock the constraints within the community to allow it to develop.

The Chester Road access onto the A41 was raised as a constraint of development.

It was noted the Estate will submit its consultation response and that the Group can discuss this further at future meetings and provide feedback from their Councils.

Tattenhall & District Neighbourhood Plan

It was reported that the Neighbourhood Plan Review is approaching the public consultation and Reg. 14 consultation stage.

Future Meetings

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

Monday 19th August 2024 - Venue TBC.

Ann Wright
14th March 2024

BOLESWORTH ESTATE.

VISION DOCUMENT, MARCH 2024

OBJECTIVES FOR TODAY'S MEETING

- Outline our overarching vision for the local area
- Discuss our thoughts regarding:
 - Amenity / Place making
 - New Jobs
 - New Homes
- Discuss the Local Plan Consultation process and shared ambitions

OVERARCHING VISION FOR OUR LOCAL AREA

Thriving economically and creating local employment

- Support sustainable dairy farms shoring up the UK's food security
- Introduce high-quality, low-density leisure and tourism to create local jobs and economic resilience
- Support successful local entrepreneurs and develop Bolesworth as a cluster for high growth Agri-tech businesses in the rural economy

Remaining a great place to live

- Work collaboratively to solve strategically the increasingly evident flooding risks in Tattenhall
- Address housing challenges in the Key Service Centre of Tattenhall with a focus on housing quality, affordability, and access to amenities

Doing it in the right way, for the long term

- Work collaboratively to ensure issues which threaten Tattenhall's future vibrancy (such as highways, lack of amenity) are addressed
- Continue to try to contribute meaningfully to the quality of local life

**THRIVING
ECONOMICALLY &
CREATING EMPLOYMENT**

INCREASING HIGH-QUALITY, LOW-DENSITY LEISURE & TOURISM

CONSIDERATIONS & BOLESWORTH SPECIFICS

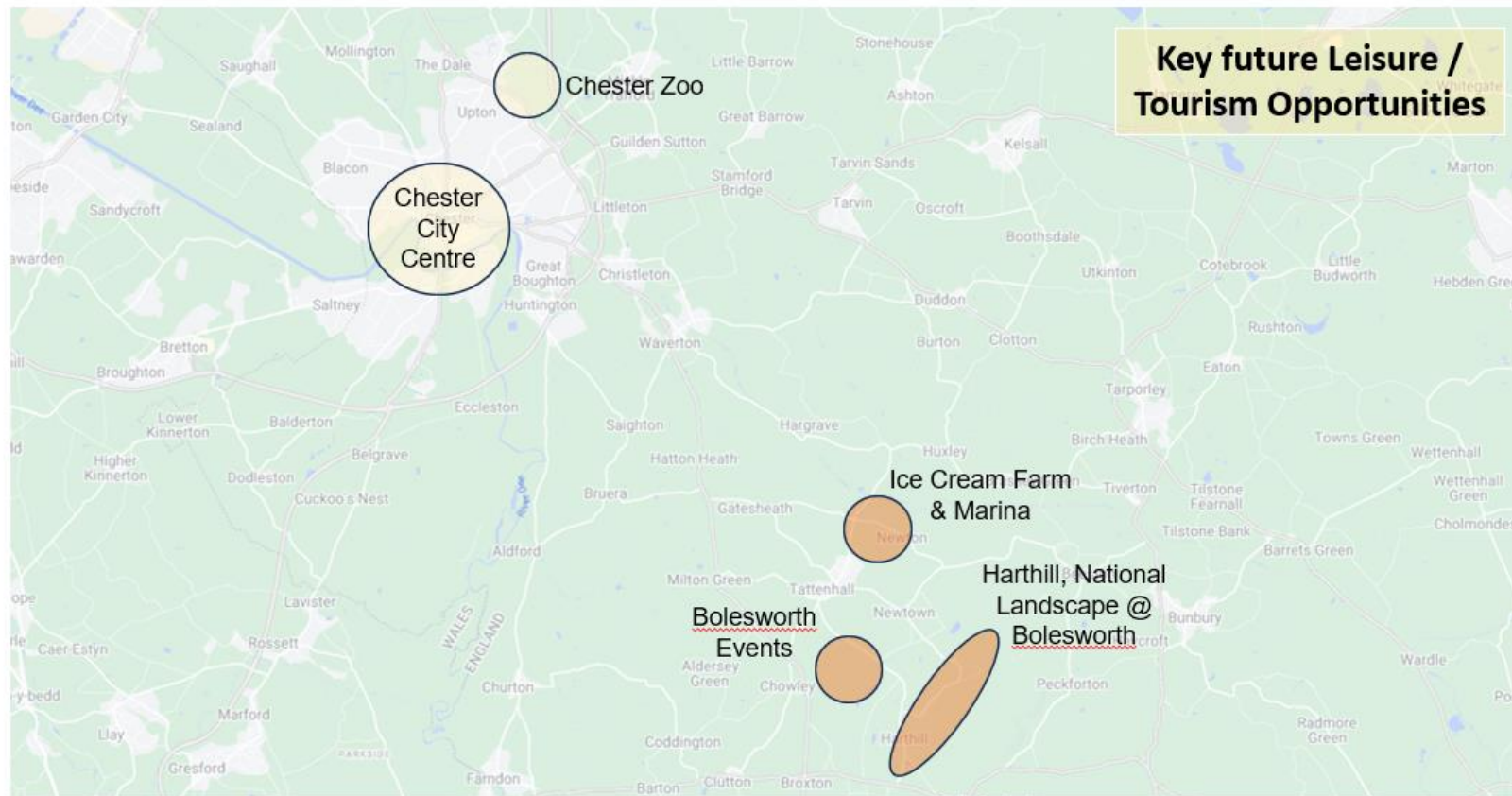
- Chester is one of the UK's best performing visitor locations. Ambitions include building a broader linked-trip offer joining up CW&C
- Enhanced leisure and tourism in the rural economy offers a great opportunity for growth and employment... but needs to be sensitive to local and environmental concerns. We have tried to reflect these in our Harthill project planning submission
- c. 1m visitors to Bolesworth in 2023 across its various events and established leisure enterprises already makes a significant economic and employment contribution.
- The opportunity arising from the Sandstone Ridge National Landscape designation is potentially significant for local interests

DEVELOPMENT OPPORTUNITIES OVER THE PLAN PERIOD & IMPLICATIONS

- The Harthill regeneration project will lay the foundation for sensitively designed leisure and tourism initiatives
- In particular, clustered leisure and accommodation will drive overnight stays and spend in the local economy and provide sustainable employment in the area; Weddings represents another opportunity
- We do not expect to need to submit many new sites as part of the local plan (there will be some planning applications) but are considering land between the Ice Cream Farm and the Marina for a potential Eco-Lodge site

DESIGNATION OF THE SANDSTONE RIDGE NATIONAL LANDSCAPE

An opportunity for sensitive tourism and enhancing Chester's appeal in the visitor economy – longer stays, increased spend



PROMOTING THE REGION'S ENTREPRENEURIAL ECONOMY

CONSIDERATIONS

- The rural economy is diverse and incorporates sectors linked to farming, food production and agriculture as well as more general businesses found also in urban centres.
- These businesses are a potential source of innovation and employment growth.
- We want to support these businesses and accommodate their growth in order to keep them locally

BOLESWORTH SPECIFICS

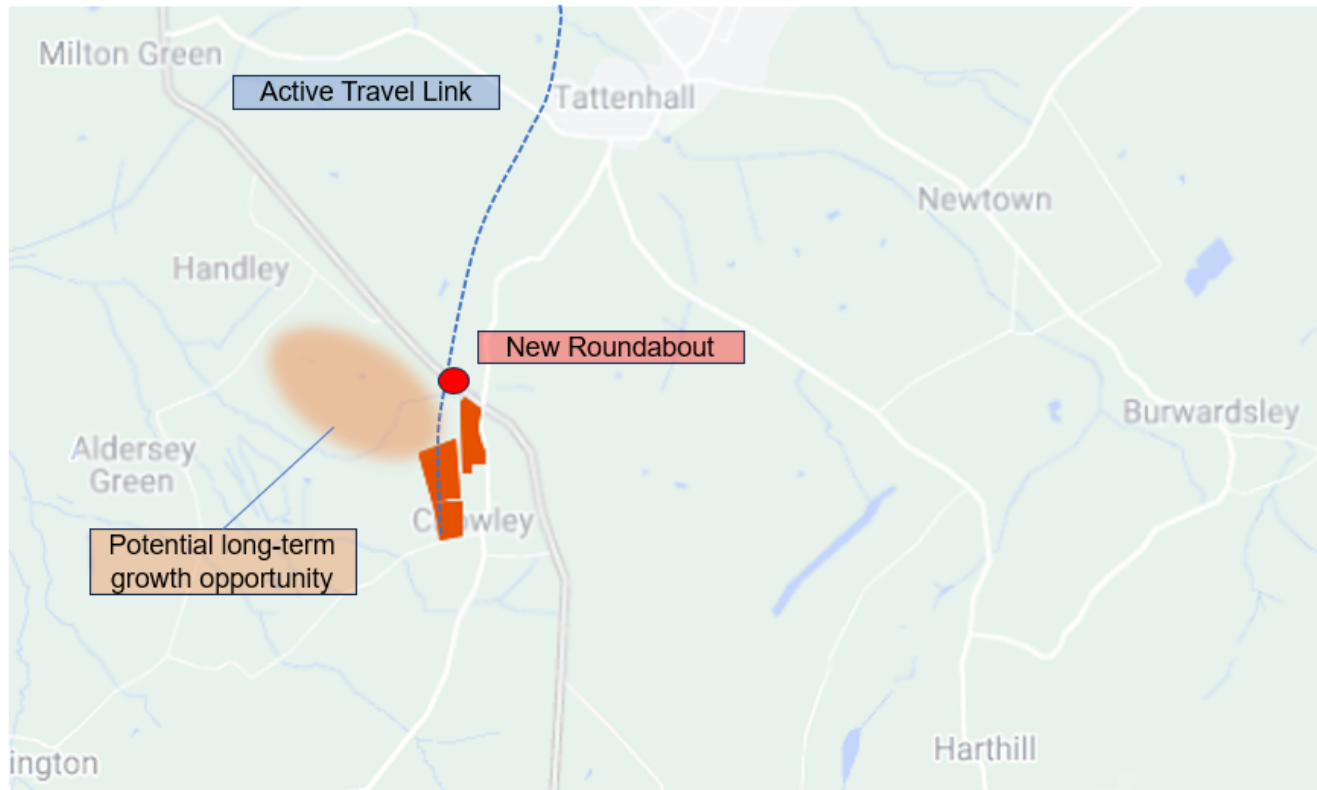
- Bolesworth hosts 100+ businesses including many that have grown with us over the years
- Most are local entrepreneur-led SMEs and create significant local employment and value.
- We are working with these businesses to support growth and renewable energy needs
- There is particularly a shortage of light-industrial space against needs

DEVELOPMENT OPPORTUNITIES OVER THE PLAN PERIOD & IMPLICATIONS

- We would like to develop Chowley Business Park and create a high growth agri-focused business cluster to mirror other successful local clusters e.g. Daresbury Science Park with its life sciences focus. We are already in discussions with existing tenants on how to expand their facilities in order to convince them to stay in the area
- We believe that Canalside (which is need of a refresh) needs to evolve into a mixed-use scheme (commercial/residential) and offer affordable work/live space for new businesses in the area while avoiding any increases to heavy goods vehicle traffic
- Additional planning requests are likely to be targeted in response to specific tenants seeking to expand premises

CHOWLEY OAK BUSINESS PARK

An opportunity to actively develop a cluster of agri-tech focussed businesses driving innovation, employment and growth in the area



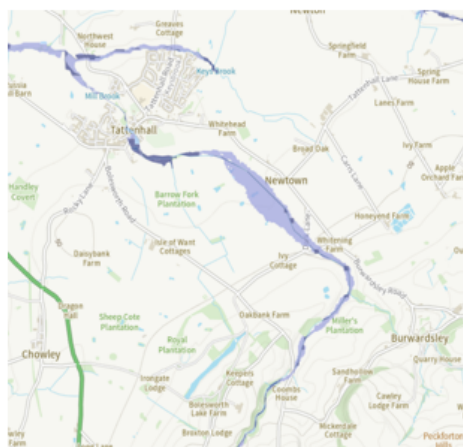
Selected existing Bolesworth Agri-tech/food tenants:

- Beechdean & Ice Cream manufacturing
- Cheshire Farm Ice Cream
- Cogent
- Aviagen Turkeys
- Stamford Agricultural
- Bluechip
- Hird & Partners Diagnostics
- IMT Matcher

**REMAINING A GREAT
PLACE TO LIVE**

ALLEVIATING CONCERNS AROUND FLOODING

Alleviating concerns around flooding is something that Bolesworth is very well placed to support. We are committed to investing with partners in mitigation of flood risk issues in our area for the long-term



Risk of Flooding – Rivers (Source: EA)



Risk of Flooding – Surface Water (Source: EA)

- High risk
More than 3.3% chance each year
- Medium risk
Between 1% and 3.3% chance each year
- Low risk
Between 0.1% and 1% chance each year

CONSIDERATIONS

- There are areas of Tattenhall that are located within the highest risk areas of flooding
- In order to achieve the future sustainable growth of Tattenhall, appropriate flood mitigation will be required
- We are looking at land within our management control, which is potentially appropriate for offsetting and flood mitigation use

Next steps:

Bolesworth is keen to play its part in finding solutions. We are working with the Welsh Dee Trust and the Cheshire Wildlife Trust to understand how we might be able to support a management strategy to reduce the flood risk to existing and future residents of Tattenhall

Feasibility is being explored with a focus on slowing water flow from the Sandstone ridge to the lower lying land around Tattenhall, creating areas to hold water around the Burwardsley area and improving water quality in the watercourses feeding into Aldford Brook. These plans are likely to require collaboration and support from other stakeholders with an interest in solving these issues

ADDRESSING LOCAL HOUSING PRIORITIES

Bolesworth can play a strategic role in keeping the area a great place to live and addressing local housing objectives

CONSIDERATIONS

- Tattenhall is an excellent and very desirable place to live
- BUT
- Affordability and housing quality are severely constrained (and deteriorating) within the area
 - Local residential amenity should be improved: Typical “high-street” businesses are struggling
 - Pressure on land availability is profound and we need to promote the efficient use of land
 - Environmental considerations need to be balanced to avoid future climate risks

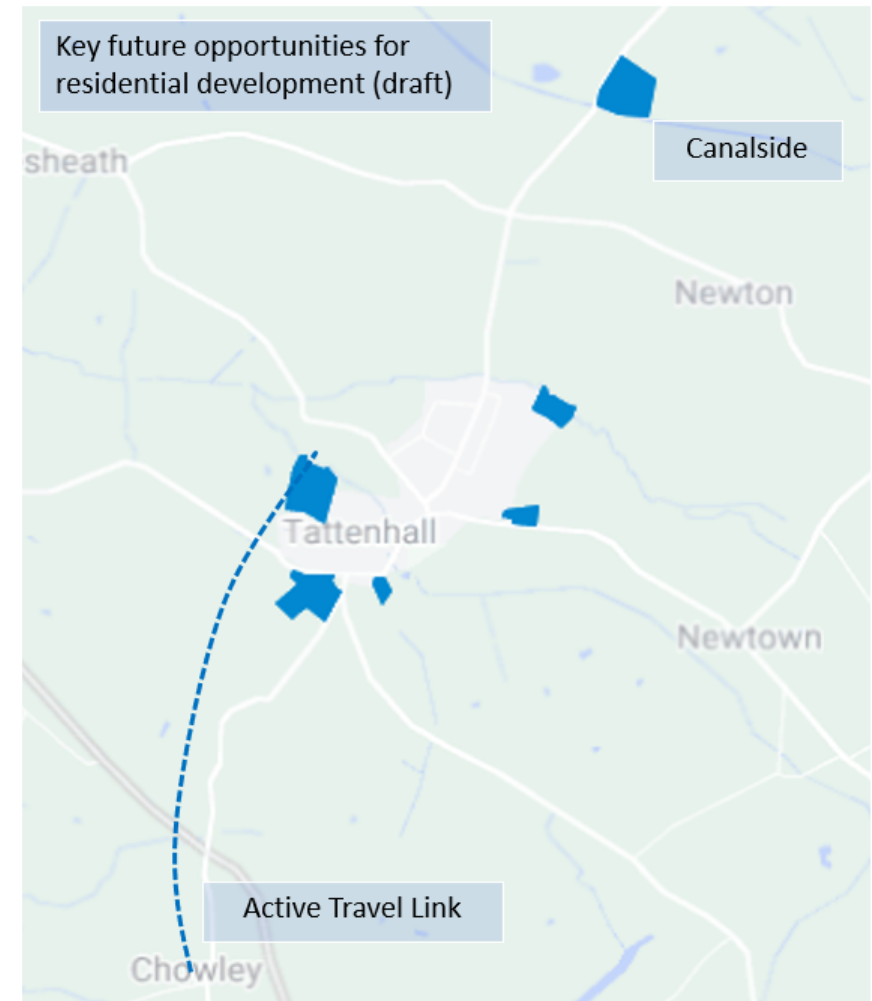
BOLESWORTH SPECIFICS

- As a strategic landowner Bolesworth has the ability to consider growth in a more holistic manner than most
- There is an opportunity to deliver high-quality and affordable housing to make a significant contribution to the overall housing mix
- The role that obsolete brownfield agricultural sites can play in promoting the efficient use of land is considerable
- The Estate can deliver the necessary mass of development required to improve and sustain local amenities in the long run eg local shop, GP etc
- The scale of the opportunity also allows Bolesworth to help address infrastructural issues at a strategic level e.g. flood risk and other infrastructure

TATTENHALL FOCUS

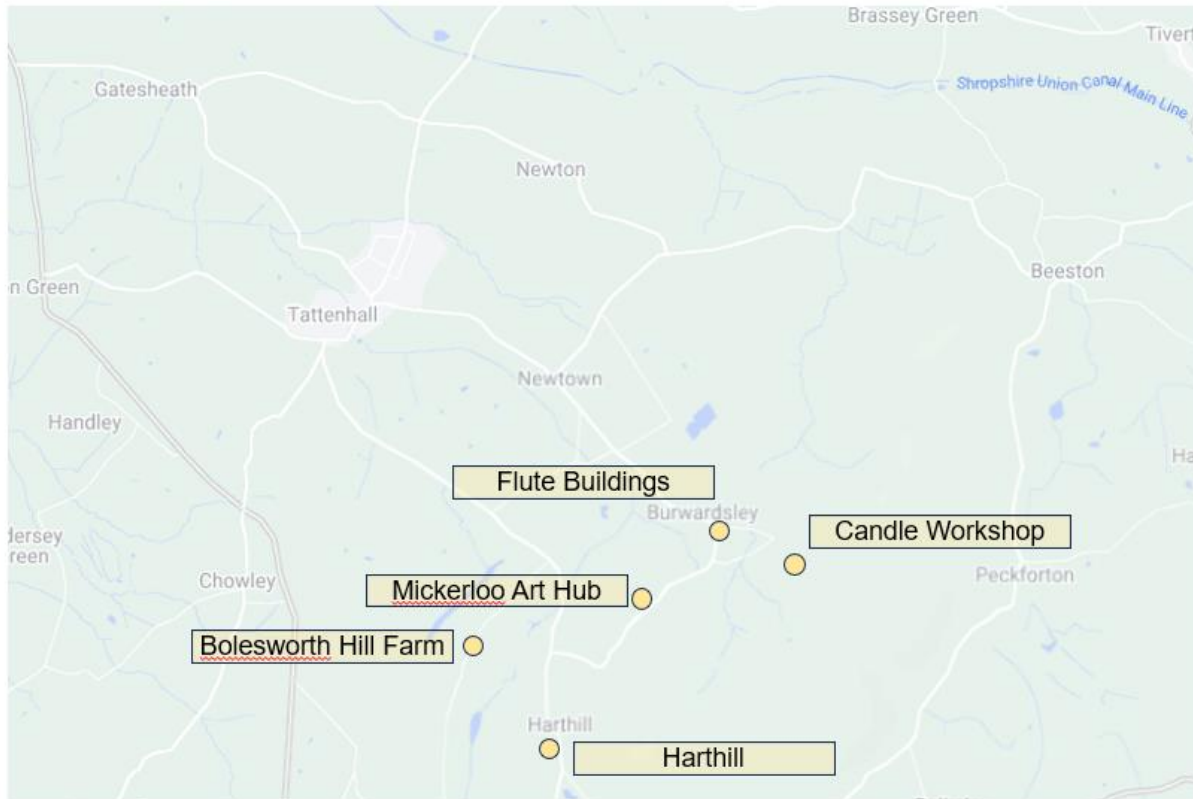
We have identified a small number of appropriate housing development opportunities in Tattenhall. The sensitive redevelopment of multiple obsolete rural buildings in the local area could also make a meaningful contribution

- The Estate plans to make 6 strategic submissions to the Local Plan relating to sites immediately adjacent to Tattenhall and for Canalside
- In addition to this, the Estate is promoting a strategy which seeks to utilise smaller surplus sites across the estate for small-scale, residential development e.g. Candle Factory in Burwardsley



REGENERATING OBSOLESCENT RURAL BUILDINGS

An opportunity for sympathetic rural development and enhancement of the sensitive landscape and key views



**DOING IT THE RIGHT WAY,
FOR THE LONG TERM**

ENHANCING THE VIBRANCY AND RICHNESS OF THE LOCAL AREA

Bolesworth is proud of the relationships we have with groups who enhance the quality of life in the local area.

- Barbour Institute
- Burwardsley Institute
- Sport & Leisure Club
- Tattenhall Allotments / Growing Children Project
- TWiG Millbrook nature corridor and Jubilee Wood
- Open Gardens
- Community Christmas Trees
- Tattenhall Beer Festival
- Tattenhall Tornados (U10's girls football team)
- Tattenhall U9's girls netball
- Hope House
- The Hive
- Cheshire Community Foundation
- Maggies
- Friends of St Albans
- Royal British Legion
- Cheshire 100

THE LOCAL PLAN CONSULTATION PROCESS

LOCAL PLAN CONSULTATION

What we will be submitting:

- Strategic Response
 - Tattenhall places background paper
 - Draft employment area survey
- Land Availability Assessment
 - Key sites
 - Potential new site allocations
 - Potential extensions to existing sites

We would like to work closely with our local parish councils to refine and progress our shared ambitions

THANK YOU
FOR LISTENING.