

Minutes of Tattenhall & District Parish Council Meeting Held 4th November 2024 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey	P. Black	R. Carden	S. Chapman	D. Darnborough	C. Elliott
R. Jones	I. Keeping	P. Kerr	N. Matthews	A. Scarratt	R. Smith
B. Wilson					

Clerk – Ann Wright

Public - 4

APOLOGIES

S. Chapman – family commitment.

N. Sharp – Health reasons.

CW&C Cllr Mike Jones.

DECLARATIONS OF INTERESTS

No interest declared.

PARISH NEWS

It was agreed to include the Christmas Market and Tractor Run poster in the next edition.

PUBLIC PARTICIPATION

Flooding Issue

It was noted that heavy rain on the 16th October had resulted in the majority of the roads in and out of Tattenhall had flooded again, although much of it had cleared by the 17th some flooding remained for a significant number of days.

It was reported that there had been significant flooding on the 20th October 2023, 11th February and 6th March 2024 and that it is the same places which keep flooding.

Progress made at a meeting with CW&C Highways and Bolesworth Estate in October to address some of these issues was welcomed. The Parish Council was asked to monitor that these works were completed as soon as possible.

It was reported that Rose Corner had again flooded with water reaching the threshold of No. 4 and entering No. 3. The resident confirmed he has been reporting the blocked drains for 5 years. It was noted 1 drain can be cleared but the other is permanently blocked and that a highways officer had stated tree roots were causing the blockage. The resident noted it is disappointing this issue has not yet been addressed.

MINUTES

The council agreed the notes of the informal meeting held on the 7th October, from page 414 of the Minutes.

RESOLVED 24/320 –That the Council approve the minutes of the meeting held on the 2nd September 2024.

MEETING WITH BOLESWORTH ESTATE

The meeting noted the notes of the meeting with Bolesworth Estate and other Parish Councils held on the 18th September, from page 415 of the Minutes. In particular discussions regarding future development of buildings on Barbour Square and development of land at the rear of Castlefields.

The Council note the notes of the meeting held on 14th October with the Estate and CW&C Highways officers regarding highways flooding, from page 422 of the Minutes.

FLOODING

The Clerk reported she had contacted CW&C officers and requested their attendance at a public meeting on flooding and was awaiting a response noting that the Parish Council has limited powers to take action against flooding. It was agreed that the Environment Agency be asked to attend along with representatives of Bolesworth Estate and Redrow.

It was reported that all sandbags were used during the heavy rain on the 16th October, these have now been replaced.

It was discussed that CW&C no longer seem to undertake regular gully cleansing, it was reported that Rocky Lane gullies are cleansed once a year and that CW&C does not have the resources to clean them more frequently. It was agreed the Clerk would investigate the Parish Council funding additional gully cleansing.

It was highlighted that the flooding of the former railway at Gatesheath had increased as a result of the heavy rain and was now approximately 10 feet deep, it was agreed the Clerk would seek an update from CW&C as to what action was being taken on this matter.

PLANNING

1) Planning Register

Councillors confirmed the planning register as circulated, pages 164 to 168 noting a comment of no objection had been submitted for application 24/02859/LBC, lift installation at Claremont House since publication of the agenda.

2) Planning Applications

It was noted that application 24/03280/TPO, works to an Oak Tree on Gorsefield had been received before the meeting, this will be dealt with by email and under delegated powers.

3) Lead Planners

The following lead planners were noted until the January meeting, Cllrs Bailey, Kershaw and Wilson.

NEIGHBOURHOOD PLAN

It was reported that there had been 34 responses to the survey of which the majority supported the proposed changes to the Plan, the survey results will now be considered in more detail by the working group and any amendments made before the formal Regulation 14 Consultation takes place.

It was discussed whether changes to the national Planning Policy Framework and CW&C Local Plan would result in the Neighbourhood Plan becoming obsolete. It was agreed at this point the future of Neighbourhood Plans was not clear but there had been nothing to state their weight in planning will be reduced as such the review should be completed.

POLICY REVIEW

RESOLVED 24/321 – that the Council adopt the updated Community Engagement Strategy.

CHRISTMAS

1) Christmas Event

It was reported that arrangements for the Christmas market and tractor run are proceeding, Swayne Johnson who are running a food collection for the free pantry ahead of the event and will manage the raffle on the evening.

The following have already been funded:

Sound system and stage area lights £472.00

Lights £156.00
Printing £125.00

RESOLVED 24/322 –That the Council agree a budget of up to £1000 for the event including the above.

2) Christmas Lights

The order has been placed for the additional strings of lights and stars and the eaves lights for Medway House. Permission has been requested from CW&C to install the across streetlights and the Clerk is awaiting confirmation of the installation date.

COMMUNITY SPEED WATCH

It was confirmed that Cllr Becky Jones will lead the Community speed watch project. She confirmed she will be organising a session with the volunteers to sign the required paperwork and will organise use of the Speed Indicator Device. It was agreed to consider the purchase of a speed gun in the future once the group is established.

ACCOUNTS & PAYMENTS

1) Accounts & Payments – Half Year Accounts

RESOLVED 24/323 –That the Council approve the half year accounts, payments and bank reconciliation as circulated, page 3 of the Cashbook including the following payments:

Barbour Institute	Room hire - August	13.00
A. Wright	REIM: Nplan Fliers	104.36
KDE Limited	Defib cabinet install	505.65
A. Wright	REIM: Nplan Fliers & Brackets	208.80
PJ Hellmers Ltd	Grounds Maintenance	1212.00
NatWest	Bank Charge	4.55
Unity Bank	Current Account Charge	4.11

2) Accounts & Payments

RESOLVED 24/324 –That the Council approve the following accounts, payments and bank reconciliation as circulated, page 4 of the Cashbook including the following payments:

ICO	Data registration	35.00
P. Marsden	Salary - Sept	40.43
A. Wright	Salary - Sept	1210.00
Barbour Institute	Room Hire - September	76.50
HMRC	PAYE/NI - Aug	262.19
A. Wright	REIM: Parish, Xmas, sandbags	404.29
PJ Hellmers Ltd	Grounds Maint, hedges, WF	1878.00
PJ Hellmers Ltd	Tree works	120.00
Murray Tree Consultancy	Tree Survey	500.00
NatWest	Main Account Bank Charge	8.75
HMRC	PAYE/NI - Sept	169.99

3) Additional Invoices

RESOLVED 24/325 – That the Council approve the following payments:

A. Wright	Salary - October	1210.00
HMRC	PAYE/NI - Oct	159.99
Nest	Pension contribution	88.46
A. Wright	REIM: Zoom, Cloudnext, Raffle, License	140.14
Royal British Legion	Wreath	100.00

4) Purchase of Bins

RESOLVED 24/326 – That the Council purchase 2 bins for the Millfield and Flacca at a cost of £529.98.

5) Bank Account Update

It was noted that the Unity Account has now been established and that 1 further account is required.

SPINNEY POND AREA

The Council noted the notes of the meeting held on the 19th September, from page 423 of the Minutes, with a representative of Cheshire Wildlife Trust (CWLT) who recommended the use of a geosynthetic membrane. It was agreed the Clerk would contact CWLT and CW&C to see if there is any funding to address the issue of the pond not holding water.

ON-GOING PROJECTS

It was proposed to retain the following list on future agendas to ensure that they do not get forgotten. The Clerk confirmed that she had contacted the various officers regarding the projects and requested updates.

MUGA

It was noted a meeting needs to be held with the working group to discuss this project.

Tree Planting (Barnfield & Spinney)

It was noted the Clerk has not been able to get an update on this project from the CW&C officer.

Towpath/Canal

It was reported that the Canal and River Trust had confirmed they were interested in undertaking the project and wanted to know what funding the Parish Council would commit to the project. It was agreed a meeting needs to take place with the Trust to discuss the project and what can be delivered before agreeing a budget.

Ha ha

It was noted the company that had attended a site meeting to discuss this project had not responded to emails since the meeting.

Council website

It was reported that the website has grown and has a lot more information on it now and it needs work to tidying up and decide what information it needs to include. It was agreed to consider this when setting the precept.

The meeting closed at 8.35pm.

Ann Wright
05/11/2024

Next scheduled Parish Council Meeting
Monday 13th January 2025 at 7.30pm
Billiards Room, Barbour Institute.



PRESENT

Parish Council – John Bailey, Pat Black, Richard Carden, Sheila Chapman, Dorothy Darnborough, Christine Elliott, Paul Kerr, Iain Keeping, Jonny Kershaw (Chairman), Neil Matthews, Robert Smith, Brent Wilson, Ann Wright (Clerk).

Apologies – Becky Jones, Andy Scarratt, Norman Sharp.

Purpose of Meeting: Informal discussion & briefing.

Christmas 2024

A report was given on the Christmas Event on Friday 29th November, the following points were discussed:

- Asking Tattenhall Business Alliance and their members to support the event – volunteers and funding.
- Contacting businesses based outside Tattenhall at Newton and Chowley Oak.
- It was reported that Dutton Traffic Management are offering free-of-charge support but are not authorised to stop the traffic as such further investigation needs to be given to crossing the A41.
- Concern was raised about having 50 tractors particularly for safety. It was confirmed the event will be risk assessed and will use Field Lane for access and exit which will be easier than last year.
- It was agreed to go ahead with the snowman trail again this year.
- Father Christmas has agreed to respond to letters again this year.
- It was agreed not to proceed with the children's parties this year.

Community Engagement Policy

The meeting reviewed the policy as distributed and agreed changes to the partnership working section to include Transition Tattenhall and put the 2 sections together.

The Policy will go to the November meeting for ratification.

Remembrance

It was noted the BI will be available for the serving of refreshments (tea, coffee, squash and biscuits) on the 10th November following the Remembrance Service. Volunteers will be needed to set up, serve and clear away the refreshments.

It was confirmed the BI has some collection buckets which can be put out for donations.

It was agreed the Clerk contact the Mcgath's to remind them about the Union Flag to be draped over George.

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Burwardsley Village Hall Institute.
Wednesday 18th September 2024.**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Harry Bolton, Rachel Scott, Frances Steer, Guy Vernon.

Broxton & District Parish Council – David Williams.

Burwardsley Parish Council – Eric Enston, James Perry.

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

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

Apologies

Handley Parish Council – Nigel Johnson, Rory Lea and David Mamwell, Jon Mosley.

Tattenhall & District Parish Council – Jonny Kershaw.

Broxton & District Parish Council – Kathryn Borman

Notes of previous meetings

The notes of previous meetings held on the 17th June were agreed.

Bolesworth Estate Update

The following updates were provided, see attached notes.

Flood Mitigation

It was noted that Estate is looking at ways to provide a higher-level solution to flooding issues in the area. In addition, the Estate is being proactive pressing tenants to clear ditches. It was highlighted that the Estate is struggling to have a dialogue with CW&C Highways department regarding drainage works.

Action – Frances Steer to forward emails to Mike Jones who will take the matter up with Highways.

In the long term the Estate is working towards developing a management plan to naturally control the flow of water through landscaping, planting and hedgerows.

It was agreed it was important to get all parties around the table to discuss and develop this project including Environment Agency, Defra, CW&C, Parish Council and tenants.

It was reported that Welsh Dee River Trust have been surveying all the water courses across the Estate over the last 6 months and the findings will help identify how much water can be held back and how.

Concern was voiced that holding back too much water could result in the village being flooded and that there was a need to look at the flow through Handley and beyond to the Dee. The Estate agreed that any actions would need the collaboration and sign off from the correct statutory bodies such as CWAC and the EA.

Action – Mike Jones to raise with head of CW&C Highways and flood team who can involve the Environment Agency.

It was noted that Rocky Lane appears to be draining quickly after heavy rain. There still seems to be issues with flooding on Frog Lane.

Action – Ann Wright to send photographs of flooding to France Steer.

It was noted that the flooding of the former railway at Gatesheath also needs to be addressed and is impacting the flow of water, it was noted this is not part of the Bolesworth Estate.

Planning Matters

Bolesworth Estate's CW&C Local Plan submission is about the Estate's long term vision, it is expected that CW&C will respond to the submission by the end of the year.

The Estate has been involved in discussions as part of the Employment Areas Survey considering what business tenants are looking for.

Currently the Estate is working with a tenant to move over to solar power, they have also had discussions with Nick in Transition Tattenhall.

The Estate confirmed they would like to work collaboratively with the Tattenhall Neighbourhood Plan.

It was reported that Gaurav Batra was meeting with Natural England next week to discuss the Area of Outstanding Natural Beauty application.

Leisure

It was noted that the Harthill application has been approved and a further application has been submitted to convert a number of properties on The Green to holiday lets. It was stated parking for these properties will be on the approved car park.

It was noted that no major works are planned for Harthill Church although if a suitable use can be found for the building with small modifications these may go ahead. It is hoped the building could be used as a flexible space for business meetings and low-level events complimenting the school site development.

Beehive

It was noted an application had been submitted to bring the property back into use as a restaurant and B&B. It was confirmed a business is ready to take the property on.

Residential Projects

Land rear 68-84 Castlefields

It was reported that the Bolesworth are considering the viability of developing this site with no more than 30 dwellings of which it is intended 30% would be affordable. This is currently being looked at as a high-quality scheme of relatively low density with landscaping.

It was confirmed the Estate is aware of the flooding risk in that area including the recent flooding of properties when the Redrow retention pond overflowed. Concern was raised that development of that site would increase the flow into the Keysbrook which is constrained by the pipes under Tattenhall Road. The Estate agreed to look at this specifically as part of any early constraints mapping.

Access would be through the existing developments.

It was raised that any affordable development needs to be truly affordable not 80% of market value. Also, priority must be given to allocation of affordable properties to people with a strong connection to Tattenhall possibly based on the S106 allocation scheme for the Burwardsley Court site.

It was raised that discussions should take place with the Community Land Trust to see if they can be supported to deliver the properties they already have permission for. Bolesworth agreed to build these objectives into their evaluation of the potential development.

Cheshire Workshops

It was noted this site has now been vacant for 5 or 6 months and is attracting anti-social behaviour, including necessitating police visits, and as such it is a priority to develop this site. It was suggested a low density, high quality residential development would suit this site, possibly 7 to 9 units. To maintain the quality of the proposed dwellings these would need to spread beyond the footprint of the current buildings but within the footprint of the site.

It was noted that there is some Parish Council support for a small residential development on the site so long as it is sympathetic to existing properties with suitable screening.

It was suggested that the Estate has a conversation with CW&C planners regarding a "portfolio approach" to development of the various sites in tandem and focussing the affordable elements of schemes where this will have the greatest benefit in Tattenhall (which has access to more amenities including the school within walking distance).

It was noted the Estate is mindful of the current car park which provides access to the Sandstone Ridge and the impact its loss could have on parking in the area. The Estate will consider this closely as any scheme design comes forward.

Barbour Square

It was confirmed that currently the offices on Barbour Square are vacant but under lease with RSK, however the lease ends in April 2026. As such the Estate is looking at alternatives uses for the building including a small number of high-quality residential apartments.

It was discussed that Chowley Oak is a better and more sustainable and attractive employment site given highways connectivity and existing occupier clusters.

It was raised that the building would be a suitable location for a larger shop noting the need for a larger shop or a number of shops given the growth of the village.

It was noted that previous attempts to attract an additional shop in the village had not been successful, but it was not clear if that due to the location or the possible footfall that had put businesses off.

It was suggested the Estate would look into the options and discuss further at the next meeting.

Harthill Development

It was requested that Broxton and District Parish Council and Burwardsley Parish Council be involved in the setting/agreeing of conditions, the Estate agreed to ensure that both Parish Councils are included in any discussions going forward.

It was agreed that it would be helpful for a discussion to take place with Broxton Parish Council about parking around The Green.

It was confirmed that the Estate has a number of properties which it is working on as such nothing may move forward on Harthill until the next calendar year.

General – when a scheme is being developed, such as the Cheshire Workshop, Barbour Square etc, it is recommended a discussion take place direct with the appropriate parish council to understand concerns, issues that can be considered during the detailed design. A further discussion when the design is in draft is also recommended.

Events

It was reported the Estate is looking forward to 2025 and working more closely with 3rd party providers to hold high quality events.

The Together Again Festival, July 2025, will be a major attraction and is already being promoted.

Bolesworth International 27th June – 6th July is going ahead and will be coupled with a lifestyle and super cars element. It is also planned to attract higher profile competitors which will not only raise the profile Bolesworth but the area as a whole.

Consideration is being given to running a new high quality Christmas event in 2025.

Community Update

It was noted the car parks will be available for use for the Christmas Market and Tractor Run, Barbour Square all day and Great Bear from 2.30pm. It was agreed that Tattenhall Parish Council would discuss with their contractors if a solution could be found to obtain access through the bollards for the event.

Other Matters

Vacant Properties

It was asked why the Estate has so many vacant properties. The Estate confirmed that only a small handful of the estate's properties are vacant, and that most of these are either slated for refurbishment over the coming months or, in some cases, for disposal where it is felt that the properties would be better as owner-occupied.

It was noted the Estate is seeking to convert a handful of properties to holiday lets.

Tree Surveys

It was noted that the Estate follows a tree management strategy, a number of trees have been surveyed along main arterial road. Further trees will be surveyed in 2025 and 2027.

It was noted that any trees which look in poor condition should be reported to Vicki Ball.

Future Meetings

Dates to be agreed – January, April, July & October 2025.

Ann Wright
20th September 2024.



Bolesworth & Parish Councils meeting

Flood Mitigation

- All estate works requested by CWAC Highways have been completed.
- The Estate is eager to engage in proactive dialogue with Highways but no response from them to date (despite multiple requests).
- Long term flood management
 - Welsh Dee Rivers Trust is undertaking a survey of all water courses on the Estate, and they will advise next steps.
 - Actions will require a broader coordinated approach with CWAC, Parish Councils, Environment Agency, DEFRA and the Dee Valley River Trust.
 - This will be a major project. We need to agree who will lead/organise/fund a project group.

Planning Update: Policy

- Land Availability Assessment and Call for sites submitted March 2024.
- Employment Areas Survey submitted 1 August
 - Call with Icen's Economics Team (commissioned by CWaC) 30 August to share insight into local commercial property market conditions, existing and future business land needs and local economic conditions.
- Tattenhall & District Neighbourhood Plan Review – request update and consultation timeframes?
 - How might the Bolesworth Estate be able to help meet the plans objectives?
- Potential National Landscape (AONB)

Planning Update: Leisure

- Harthill – draft planning permission received.
- The Green / holiday lets.

Planning Update: Residential projects under consideration

- Land to the rear of 68-84 Castlefields
- Cheshire Workshops
- Barbour Square
- Other small residential projects

Land to the rear of 68-84 Castlefields

- Safeguarded for residential development (if required) after 2025.
- Tattenhall & District December 2023 Housing Needs Report identifies there is a 12-unit affordable housing shortfall.
- Seeking a Development Partner to prepare a planning application in early 2025 to include:
 - 30% affordable housing on site;
 - high quality design and layout sensitive to the local character and surroundings, having regard to neighbouring uses;
 - high quality landscaping throughout;
 - appropriate ecological mitigation;
 - appropriate flood mitigation;
 - safe and accessible walking and cycling routes linking with existing networks.



Cheshire Workshops

- Vacant since early 2023.
- Site subject to repeat Anti-social behavior (Police called following 15th August break-in).
- Following the below factors considered in support of developing houses on the site, we intend on requesting a formal pre-application with CWaC.
 - Fantastic location and views.
 - Shortage of housing to buy.
 - Result in a small number of new residents moving into the village.
 - Least disruptive long-term solution for development of the site.
 - Would be a low-density development.



Barbour Square – early stage thinking

- Uncertain future for the buildings given trends in commercial property and village centre location (view confirmed Fisher German)
- RSK already unoccupied, since pandemic, and not successful in sub-letting internally or externally.
- Several of our other office buildings around Barbour Square have also suffered long term vacancy, despite being of a more appropriate nature for their location.
- Real concern that key buildings in the village centre become long-term vacant / public nuisance.
- Bolesworth is seriously considering how to secure the long-term future of these buildings, consistent with enhancing amenities in the village centre.
- A potential solution could be a sympathetic conversion to a small number of high-end apartments, which could offer multiple benefits to the village at large (village centre vibrancy, housing availability and freeing up parking).



Events Update

Plans for rest of 2024

- Hampson Car Auction 21-22 September.
- Fireworks in November no longer going ahead.
- No Christmas event in 2024 as the estate is building a new formula for this.

Plans for 2025

- We have a confirmed booking for the Together Again Festival in July 2025.
- Confirmed Camping & Caravaning Club event over May Bank Holiday 2025 (23rd – 27th).
- Bolesworth International confirmed for 27th June – 6th July.

Other projects: under consideration

- Portico – preparing the site for market
- Meshach – tidied following the last meeting. Preparing the property for sale.
- Laundry Cottage – considering a planning application for conversion of redundant outbuilding to a single dwelling.

Community Update

- Estate is supporting the Tattenhall Christmas Fair & Tractor Run which takes place at the end of November.
- Funding & support for Growing Children Project at Tattenhall allotments continues.
- TWiG & Woodland Trust – planting of Oak Avenue (FP2) delayed due to wet weather. Now hope to complete in November.
- Continue to work with CWAC & Cheshire Easts PRow officers to address any issues on public footpaths across the estate.
- Millfield footpath has been resurfaced by the estate following the damage in the January storms.
- Providing further funding to the Tattenhall Tornados (U9's girls netball) in 2024/25 as team expands.
- Bolesworth is pleased to have sponsored the Village show which took place on 1st September 2024.

DRAFT

Notes of informal meeting with Bolesworth Estate & CW&C Highways Engineers.
Bolesworth Castle.
Monday 14th October 20 24

Present

Bolesworth Estate –Gaurav Batra, Frances Steer.

Cheshire West & Chester Council (CW&C) – Stuart Bateman (Principal Engineer), Cllr. Mike Jones, Gareth Owen (Team Leader Highways Climate Adaptation).

Tattenhall & District Parish Council –Ann Wright (Clerk).

Purpose of Meeting: To discuss highway flooding issues.

It was stated that it would be helpful if the Highway's officers could identify 'pinch points' where flooding occurs before winter. It was reported that the Estate is receiving a large amount of correspondence on flooding and the Estate wants to be helpful in resolving these issues where they can and to clarify what the Estate's role is. It was also hoped that a more joined-up approach can be taken to provide long-term solutions.

All recognised the dialogue was needed to resolve these issues.

Frog Lane

It was noted that there are 2 locations which are flooding on Frog Lane. The first is after Russia Hall. It was noted that the ditch to the south of Frog Lane in this area is blocked and filled to ground level.

It was confirmed that highways plan to jet out the drains from Russia Hall Barns it would be helpful if the ditch can be cleared before this jetting takes place.

It was confirmed that the ideal solution would be for the ditches to be cleared right through not just next to the highway.

It was suggested that the ditch could be easily dug out and spoil piled next to it.

It was agreed that the tenants need to regularly manage the ditches as required by their tenancy agreements.

It was discussed that an inspection regime be created by the Estate to monitor ditches. CW&C officers said this could also be include in their inspection regime if highlighted on the CW&C system.

It was agreed that all ditches need to be inspected prioritising those where flooding is taking place.

The second area is nearly Milton Green, it was thought this was not Estate land, this will be checked and confirmed. Again, it was confirmed the ditch needs to be cleared and the culvert jetted out by Highways.

It was confirmed that works have been undertaken on Frog Lane to address flooding issues by CW&C noting that the government provides funding for work to protect properties from flooding.

Rocky Lane

It was noted that Rocky Lane is the worst area for flooding. The drains were jetted in January 2024 and the Estate has carried out works clearing out the ditch along with the tenant.

It was stated ingress of sand and silt onto the road continues to cause flooding.

It was noted that drains on Rocky Lane are cleared every 12 months by the Highways Dept. as such it would be helpful if the Estate also worked to address the issues of sand and silt build up.

It was discussed that the silt is coming from the field entrances and being tracked along the Lane by farm vehicles working on the land.

It was noted that it is a difficult problem to tackle as the tenant needs to farm the land, and the Estate needs to talk to the tenant to discuss possible solutions which could include:

- Under seeding of the maize.
- Changes to the entrances noting they are steep and have a camber which will make this difficult to resolve.
- Review of the direction the land is ploughed.
- Creating a buffer of grass or a ditch along the boundary to collect silt.

It was discussed that the silt is caused by a mixture of vehicles coming on the land and run off from rain.

It was confirmed the Estate will engage with the tenant to look at possible solutions. It was noted that the maize on the field is currently being harvested and the Estate will monitor that the road is swept.

It was suggested that the first step could be to grass along the boundary and see what impact that has before digging out a ditch, the intention of this boundary is to stop the flow of sand and silt rather than get the surface water away away.

It was agreed that the Farmers also recognise and suffer from the impact of flooding and the loss of sand/ soil off their land is damaging.

It was confirmed that Highways will dig out the verges.

Frances Steer confirmed she will talk with the tenant and provide an update inc. timescales.

It was stated the A41 culvert was flowing although Stuart Bateman confirmed he was going to check this. It was stated the A41 was likely to pond if it wasn't.

Cllr Jones joined the meeting.

Keysbrook

It was noted that Highways has cleared a tyre from the Keysbrook culvert last week.

It was reported that the attenuation pond has not been built in accordance with the approved planning application and that the hydraulic brake has not been installed.

It was confirmed that Highways have not been able to obtain a satisfactory response from Redrow about correcting the issues and had therefore passed on the matter to CW&C Planning Enforcement.

Redrow had stated they needed to get permission from the Estate but when asked to provide an update had stated they had made no progress on obtaining that permission.

It was confirmed by the Estate's representatives that had not been contacted by Redrow to obtain permission to access the site. The Estate confirmed they would supply an email to highways confirming they will provide access to the area and contact Redrow directly.

It was confirmed in the culvert is the Environment Agencies (EA) responsibility as it is on what is classed as a main river in an urban area and will therefore be part of their routine maintenance.

It was noted that all surface water drainage was expected to come under the control of the Local Authority under Section 3 of the Flooding & Water Management Act 2010 but this has not yet happened and it is not clear when it will be put in place.

It was agreed the Clerk contact Robert Charnley and ask if this matter has been prioritised by Planning Enforcement and cc Cllr Jones in the email.

Cllr Jones agreed to forward the details of the Redrow Management Company for the Tattenhall development.

Sandbags

It was asked if Bolesworth still have sandbags available in an emergency and it was agreed this would be checked. It was noted the Parish Council does have a supply based at the Primary School which can be accessed with a code.

Bolesworth Estate Contact

It was confirmed that the Highways dept should contact Frances Steer in the future regarding any issues.

All were thanked for attending the meeting which had been very helpful.

Ann Wright
14th October 2024

Informal meeting with representative of Cheshire Wildlife Trust (CWLT).
19th September 2024.

PRESENT

Dorothy Darnborough, Iain Keeping, Yvonne keeping, Paul Kerr, Adam Linnet (CWLT).

Purpose of Meeting: To discuss Spinney Pond not holding water.

It was noted many of the plants which had been planted have grown well including Marsh Marigolds.

The pond is staying wet in the middle but has been disappointing.

It was discussed that the puddling had not been described as a means for upping the clay content in the soil as it was being described at the meeting, it had been presented as one of the options for lining the pond.

It was suggested that there were a number of options to solve the problem:

- Dig the pond slightly deeper.
- Install a geotextile clay liner.

The best solution is to use a clay liner, plants would be dug and then replanted once the liner has been installed.

It was suggested the optimum time to undertake the works depending on the weather would be by October/November.

It was discussed that the Council would need to consider the cost implications of any solution.

Adam Linnet confirmed he would look at solutions and possible funding.

Ann Wright
23/09/2024.

Tattenhall & District Parish Council
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