

Minutes of Tattenhall & District Parish Council Meeting Held 27th March 2025 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

P. Black R. Carden D. Darnborough R. Jones I. Keeping P. Kerr

N. Matthews R. Smith B. Wilson

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public - 104

Apologies

J. Bailey - Family commitment

S. Chapman – Family commitment

C. Elliott - Family commitment

A. Scarratt - Family commitment

N. Sharp – Health reasons

Declaration of Interests

P. Black noted she is a resident of Greenlands.

Public Participation

The following matters were raised during public participation:

It was not known what mix of properties were proposed for the site.

It was stated that the impact on flooding in the village was one of the biggest concerns.

It was highlighted that infrastructure including roads does not exist to support additional development.

Cllr Iain Keeping explained that there had been a previous outline application on this site in 2013 for 137 dwellings which had been rejected, and a subsequent application for 30 had also been refused. It was reported that 130 letters of objection had been submitted for these applications and that those objections are still valid and included:

- Application was against Local Plan and Neighbourhood Plan policies.
- The development was on a green field site in the open countryside.
- It would create a suburban bolt-on to the village.
- That a similar application had been refused by the Secretary of State.
- The application did not meet local housing need demonstrated in the housing needs survey.
- It would create a precedent for development in that part of Tattenhall.
- That it was just phase 1 of a larger development.
- The development is on a floodplain for the Keysbrook which has severe flooding issues.
- Schools lack capacity.

It was noted that school capacity would not be considered grounds for the refusal of a planning application as a developer can be made to make a financial contribution to mitigate this issue.

It was noted that the proposed development is contrary to Strat 9 of the Local Plan. It was confirmed that this policy does allow for development adjacent to a settlement boundary, but it has to be predominately affordable properties with some market value.

Cllr Keeping explained that the Neighbourhood Plan limits development of any one site to 30 properties therefore supporting small progressive growth.

However, the Government is leading a national drive for more housing to meet housing need and encourage economic growth. It is not yet known what Tattenhall's new housing allocation will be. The imposition of the new housing number on Cheshire West & Chester Council (CW&C) has reduce the require 5-year housing land supply to only 2.5 years as such the weight of all planning policy is significantly reduced in favour a presumption in favour of sustainable development.

The result of this was seen in the recent CW&C Planning Committee meeting when the Gifford Lea application was approved because of the lack of housing supply.

It was confirmed the Neighbourhood Plan is currently undergoing formal consultation as part of the review process.

It was asked if the houses built over the 250 target previously placed on Tattenhall would be included in our new allocation. It was thought this would not be the case.

CW&C Cllr Mike Jones reported in 2012-13 Tattenhall was facing applications for approximately 680 new homes and had fought to stop these including 2 days in the High Court. Once CW&C had achieved its 5-year supply applications were refused. Previously CW&C had a target of 1100 houses per year up to 2033 and had been overachieving against this target. The new government has imposed a new annual target of 1916 homes annual for the next 10 or 15 years which has reduce CW&C's housing land supply to 2.5 years.

It was noted the Government has introduced the concept of greybelt in greenbelt areas to allow more development and is also seeking to encourage more development on brownfield sites although it was thought that the majority of brown field sites have now been developed in CW&C.

As a result of the CW&C Local Plan and Neighbourhood Plan having reduced weight in the planning process, we are likely to see a lot of planning applications coming forward particularly in attractive locations like Tattenhall. Arguably these developments if approved will destroy what makes Tattenhall attractive in the first place.

Cllr Jones encouraged residents to think about what we require in Tattenhall to accommodate more development. He stated that we need to take a 2 step approach, fight inappropriate development and seek the infrastructure needed in the village.

It was suggested that infrastructure is needed to improve access onto the A41 including possibly traffic lights or a roundabout.

The health centre is out of date and requires updating to bring its capacity and services up to date.

It was suggested that the Council should consider all the elements that Gladman had identified as being of benefit to the village.

It was highlighted that the new developments at Newton-by-Tattenhall and on Chester Road had not sold so new development was not required.

Cllr Jones stated that every 100,000 new homes built adds 1% to the GDP. He argued that developers are building the wrong homes focusing on 4 and 5 bed properties and not affordable homes and bungalows. It was highlighted that 80% market value properties are still no affordable although it was understood the government is encouraging 50% market value properties.

It was noted that the original Gifford Lea application had stated they would provide their own GP services but this had not been the case resulting in huge pressure on the doctor's surgery.

It was highlighted that the proposed site is a floodplain, and it was highlighted that Tattenhall never used to flood but now floods regularly. It was noted that development can take place on floodplains if the proper mitigation is put in place.

It was noted that the Parish Council is going to undertake its own flood risk assessment and feed that information into CW&C.

A resident highlighted that the Keysbrook Estate had been developed on the basis that it was for local people however that had not been the case.

It was noted that Gladman had stated the development would include the required 30% affordable properties.

It was stated the affordable houses at Newton-by-Tattenhall had not sold as they were not affordable.

It was noted that tests are being done on the land behind Rookery Drive noting that a previous application on that site had proposed widening the road.

It was noted that the whole infrastructure for the village needs to be addressed:

- Roads need to be widened to take additional traffic including large farm vehicles to access the A41.
- The Rigi is not a suitable access to the A41

No further development should take place until the lack of infrastructure is addressed including flooding.

It was asked that the Parish Council inform the community how to support them in objecting to applications.

It was raised to support the green agenda Tattenhall requires a train station and 1 bus an hour is inadequate and that good public transport is a key part of sustainability. It was noted that Gladman had confirmed they would include a travel plan in their planning application including use of public transport, bicycles and walking.

Cllr Jones confirmed he supported the creation of a railway station near the Ice Cream Farm and noted that CW&C was not even prepared to support the campaign for the station at Beeston.

It was highlighted that the Newton Lane junction is dangerous with limited visibility and a high volume of traffic using it. One resident confirmed he had been requesting changes to the junction (hedge) for 20 years.

It was suggested survey should be undertaken on traffic accessing the A41.

It was asked how the secondary schools would manage the addition children the development would bring.

It was started the developed would add to the congestion on the High Street, destroy the village and turn it into a town.

It was highlighted that there are 2 sites identified for development in the Local Plan which have not been developed, and they should be developed first.

It was suggested that developments bring with them funding which does not then get spent in Tattenhall. It was confirmed that the village does receive S106 funding and CIL (Community Infrastructure Levy) funding from developments which will be spent in the village.

It was suggested funding should be provided for youth facilities.

It was noted that the formal consultation (Regulation 14) is on-going as part of the Neighbourhood Plan Review. Residents were encouraged to take part in the consultation and support the reviewed Plan.

It was noted that a group had formed to fight planning applications on 2012-13 and could be created again.

It was noted the Neighbourhood Plan consultation is advertised on the noticeboard and a paper copy is available in the library.

The volume and size of vehicles using the lanes was highlighted noting the lanes also provide key access to other villages.

It was noted that Tattenhall Road is used like a racetrack.

Gladman Consultation

RESOLVED 25/357 –That the Council respond to the Gladman consultation.

It was suggested residents should contact the MP.

It was agreed the Council should write to the leader of CW&C Cllr Louise Gittins who is chair of the Local Government Association and has contact with Rachel Reeves and request that she uses her influence to ensure planning process is structured to prevent inappropriate development and make sure the required infrastructure is delivered to support development. It was agreed this letter would be published online.

It was noted that Keybrooks has always been a natural boundary for the village as well as being the settlement boundary identified in the CW&C Local Plan as such the proposed development would result in urbanisation.

RESOLVED 25/357 –That the Clerk object to the proposed development based on matters raised and previous objections in consultation with Cllrs Keeping and Kershaw.

The meeting closed at 8.22pm.

Ann Wright
28/03/2025.

Next scheduled Parish Council Meeting
Tuesday 6th May 2025 at 7.30pm
Billiards Room, Barbour Institute.