

Minutes of Tattenhall & District Parish Council Meeting Held 3rd March 2025 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey	P. Black	R. Carden	D. Darnborough	C. Elliott	R. Jones
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I. Keeping	P. Kerr	N. Matthews	A. Scarratt	R. Smith	B. Wilson
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Clerk – Ann Wright

CW&C Cllr Mike Jones

Public - 5

Apologies

S. Chapman – Family commitment

N. Sharp – Health reasons

Declaration of Interests

J. Bailey declared an interest as the applicant for planning application 25/00114/FUL is known to him, he agreed he would take no part in the discussion.

D. Darnborough noted an interest relating the grant applications as a member of Tattenhall Bowling Club and as a resident of Flacca Court she confirmed would take no part in the discussion.

P. Black noted an interest relating the grant applications as chairman of Tattenhall Community Association she confirmed would take no part in the discussion.

Parish News

It was noted that the next Parish News is due 14th March, A. Scarratt agreed he would produce the report.

Public Participation

Tattenhall Giant Wave

Nicky Bolton, head teacher at Tattenhall Park Primary School asked that her thanks be passed on to everyone who came out and took part in the Giant Wave which will be included in the film the school has been working on which will premiere on the 20th March.

OPAL

The Clerk had been asked by a representative of Opal to highlight the luncheon club in Tattenhall would welcome new members.

Blister Pack Recycling

CW&C Cllr Mike Jones reported he along with Mrs Y. Keeping had attended a number of meetings to look at ways of increasing recycling in the village. He reported CW&C officers had stated that there was funding to run pilot schemes to increase recycling and that it was possible that CW&C would introduce a pilot scheme to collect blister packs for recycling in Tattenhall.

Highway White Lining

It was highlighted that there are a number of bends and junctions where the white lines need repainting. It was noted they are particularly bad on the bend by Tattenhall Hall resulting in vehicles cutting the corner. It was asked if the Parish Council would raise this with CW&C and ask that white lines are reinstated before winter.

It was confirmed that faded white lines can be reported to CW&C via the app or online.

Minutes

RESOLVED 25/347 –That the Council approve the minutes of the meeting held on the 13th January 2025.

Flooding

The meeting noted the notes of the meeting held on the 15th January, from page 443 of the minutes.

The Clerk reported she had spoken to the spatial planning team at CW&C who had confirmed the level 1 flood risk assessment was currently taking place Borough wide as part of the Local Plan this is expected to be completed in a couple of months and will then be followed by the level 2 assessment which will focus on specific flood risk areas.

It was agreed to establish a working group to investigate the possibility of developing a flood strategy for Tattenhall which will include CW&C Cllr Jones, representatives of Bolesworth Estate along with members of the public. It was agreed Councillors Bailey, Keeping, Matthews would attend meetings on behalf of the Parish Council. It was noted that the membership of the committee may change as the Working Group evolves.

Planning

1) Planning Register

Councillors confirmed the planning register as circulated, pages 173 to 175. It was noted a comment of no objection had been submitted for the application 25/00012/FUL, Sunnyview, High Street, Tattenhall since the publication of the agenda.

25/00114/FUL, Flat to pitched roof on front porch, render & cladding externally, and alterations to windows and doors. 50 Greenlands, Tattenhall.

RESOLVED 25/348 –That the Council submit the following comment:

The Council has concerns that the proposed changes will have a negative impact on the character of the area.

2) Planning Applications

No further applications received.

3) Lead Planners

The following lead planners were noted until the May meeting, Cllrs Darnborough, Jones & Keeping.

It was noted planning application 22/00194/FUL, Application for 25 Extra Care Units at Gifford Lea Retirement Village, Frog Lane was due to be heard by the CW&C Planning Committee on the 4th March. It was noted Cllr Keeping will speak at the meeting highlighting the conflict with Policy 1 of the neighbourhood Plan and the lack of affordable provision.

Barnfield

It was reported that fencing had been erected around land adjacent to The Rookery which is part of Barnfield owned by Sanctuary Housing and leased to the Parish Council. This has been raised with the owner of The Rookery who has confirmed the matter will be looked into. The Clerk has also contacted CW&C and Sanctuary Housing and is awaiting a response. It was noted the site is identified as an important wildlife corridor site in the CW&C Local Plan. It was agreed to wait for responses from various bodies.

Graveyard Extension

It was reported that the Church expects the current graveyard could be filled in the next 5 years and that the church had requested a conversation regarding the provision of additional

land. It was highlighted that the Parish Council has to follow legal practices if it were to agree to dispose of assets, in this case land which would need to be considered.

It was noted that the Glebe Meadow is designated as an open green space in the CW&C Local Plan and as such any loss of the land would require land to be re-provided elsewhere. It was agreed the Clerk will investigate the matter and a further discussion take place.

Memorial Light/Power Project

RESOLVED 25/349 –That the Council delegate authority to the Clerk in consultation with Councillors to obtain a meter to be fitted to the council's electricity supply replacing the current unmetered supply.

Emergency Plan

RESOLVED 25/350 –That the Council adopt the up dated Emergency Plan, copies of which will be supplied to CW&C, all parties included in the Plan and made available on the council's website.

Recycling Boxes

It was noted the blister pack recycling is proving very successful and there have been ongoing discussions with both MyRefactory and Terracycle about ways to continue the project but reduce the cost. 12 boxes were ordered in September 2024 which it was estimated would last about 12 months however the last box is now in use.

It was discussed that MyRefactory offers a bulk box solution which would cost approx. £666 for a year but would need to be stored securely.

It was noted the Council has a grant from CW&C Cllr Jones to help fund the project and that the Ice Cream Farm was prepared to purchase one box.

RESOLVED 25/351 –That the Council purchase 12 large blister pack recycling boxes.

Bunting

1) Over Sail Licence Update

It was reported that CW&C have reviewed the charges for the over sail licence and have stated the initial application will cost £258.50 and that subsequent renewals if the fixing point are unchanged will be £176.50. It is not clear if our next application would be classed as a renewal.

2) Bunting 2025

It was agreed not to erect the bunting this summer.

VE Day Commemorations

It was agreed to hold a concert to mark the 80th Anniversary of VE Day on Thursday 8th May in St Alban's, TADS, Tattenhall Singers, Tattenhall Music Society and the primary school had been invited to take part, however the Music Society and Singers were not able to take part although the singers did think they might be able to take part in a sing-a-long.

It was agreed to advertise for people who would be interested in performing at the event.

It was agreed to purchase the Royal British Legion VE day streetlamp plaques and to erect Union Flags for VE day.

Notice Boards

It was agreed not to purchase notice boards for Newton-by-Tattenhall or Gatesheath.

Risk Assessment

RESOLVED 25/352 –That the Council agree the risk assessment as circulated.

Asset Register

RESOLVED 25/353 –That the Council agree the asset register with the removal of the Gatesheath noticeboard.

Accounts & Payments

1) Accounts & Payments

RESOLVED 25/354–That the Council approve the accounts, payments and bank reconciliation as circulated, page 7 of the Cashbook including the following payments:

PJ Hellmers Ltd	Bin installation x2	360.00
CW&C	Over sail Licence - Xmas	210.40
Peter Morgan	Bunting install & removal	168.00
Water+	Allotments water	6.79
SSE	Memorial power	74.66
Unity Bank	Interest debit	0.01
PJ Hellmers Ltd	Emergency Tree work	612.00
A. Wright	Salary - JAN	1210.00
Barbour Institute	Room Hire - Jan	104.50
Shires (PQR Ltd)	Pension declaration	66.00
PJ Hellmers Ltd	Emergency Tree work Spinney	600.00
Nest	Pension Contribution	88.46
Cumbria Clock Company Ltd	Church Clock service	234.00
Knutsford Town Council	Event safety training	105.00
A. Wright	REIM: Zoom & Cloudnext	33.57
PJ Hellmers Ltd	Fence repairs	240.00
PJ Hellmers Ltd	Spinney tree works (Report)	1920.00
PJ Hellmers Ltd	Bus shelter removal	288.00
NatWest	Bank Charge - main account	7.35
Water+	Allotments water	6.79
SSE	Memorial Power	74.66
HMRC	PAYE/NI - JAN	159.99
PJ Hellmers Ltd	Removal of bus shelter	288.00

2) Additional Invoices

RESOLVED 25/355 – That the Council approve the following payments:

A. Wright	Salary – February	1210.00
HMRC	Paye/NI	159.99
Nest	Pension contribution	88.46
J. Dennison	Xmas lights power supply	20.00

Grant Applications

The Council agreed that it would consider the grant application from Tattenhall Park Primary School which had been received after the deadline.

RESOLVED 25/356 – That the Council agree the following grants:

Applicant	Grant	Amount
Tattenhall Allotments Association	Path works for accessibility	500.00
Tattenhall Community Association	main hall projector	500.00
Tattenhall Tennis Club	Lighting	500.00
Sport & Leisure Tattenhall	picnic tables	500.00
St Alban's Church	Storage Shed	500.00

Tattenhall Bowling Club	Green renovation	400.00
Growing Children	Park School Garden Project	450.00
Transition Tattenhall	Various Projects	500.00
Beer Festival	Beer Festival	150.00
Tattenhall Park Primary School	School mural	500.00
	Total	£4500.00

On-going projects

The Clerk confirmed that she had contacted the various officers regarding the projects and requested updates.

MUGA

It was noted a meeting date has been circulated to the working group member before the meeting. It was noted that it is important for the Group to make a recommendation to the Parish Council whether this project should go ahead or not. The Group also needs to consider how the project is managed if it proceeds.

Tree Planting (Barnfield & Spinney)

Unable to get response from CW&C officer.

Towpath/Canal

Meeting scheduled for mid-March.

Ha ha

Meeting arranged with alternative company for later in the month.

Council website

On-going.

The meeting closed at 8.35pm.

Ann Wright
04/03/2025.

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

Notes of Flooding Meeting

Barbour Institute Wednesday 15th January 2025

PRESENT

Chairman Cllr Jonny Kershaw

Stuart Bateman – Cheshire west & Chester (CW&C) Principal Engineer

David Brown – Environment Agency (EA)

Gareth Owen – CW&C Team Leader Highways – Climate Adaptation

Karl Farrow – CW&C Highways Team Leader

CW&C Cllr Mike Jones

Public – 120

CW&C Cllr Mike Jones gave a short presentation which highlighted that Bolesworth Estate was working with CW&C and the EA to address flooding issues. He acknowledged that flooding impacts everyone, residents, businesses, children trying to get to school and the local economy.

He highlighted the works done by Tattenhall Wildlife Group (TWiG), working with the Estate and the EA upstream of the village to slow the flow of water so the high flow does not hit the mill pond concurrent with other water flows thereby reducing the peak water.

It was reported that over recent months Bolesworth Estate have been working with tenants to clear ditches and have completed works to clear the ditch end of Rocky Lane on both sides of the A41. Stuart Bateman confirmed that CW&C have checked the culvert there which runs under the A41 and confirmed it is flowing as expected.

Cllr Jones stressed that CW&C, EA and Bolesworth Estate are working together to rectify issues.

He reported that works have now been done by Redrow to correct the issues which had led to properties flooding on Castlefields emphasising these works were the responsibility of Redrow not Bolesworth Estate.

Cllr Jones addressed flooding issues on Frog Lane which are complex. A Victorian brick-built culvert had collapsed which has now been repaired however this has pushed flooding issues further down the Lane and more works and ditch clearing will take place as soon as possible. (note this has been completed by the Estate)

It was emphasized that there is no single solution to flooding issues in and around Tattenhall and that CW&C, EA and Bolesworth Estate are working to come up with long term solutions.

David Brown from the Environment Agency gave a presentation explaining works that have been upstream with TWiG and the Estate to slow, hold back the flow of water into the village during periods of heavy rain.

Questions & Answers

The following were stated as part of the question and answer session.

Rocky Lane

Stuart Bateman reported that there are 2 areas that flood on Rocky Lane, outside the BT exchange and near The Righi. In November 2024 the area around the Righi was jetted and the drains were running clear however silt and detritus has built up again. The area is due to be jetted, and the embankments rebuilt at the end of January beginning of February.

It was stated that it is very difficult to impose weight restrictions on rural roads due to agriculture vehicles needing access into the fields. Although Stuart Bateman agreed to investigate this suggestion as this believed to be breaking up the bank and causing soil to enter the gullies.

Investigation of the drains by the BT exchange had shown a blockage and the drains are due to be excavated in the next couple of months to resolve this problem.

Keysbrook Culvert

It was noted that EA have done some maintenance works in the area.

David Brown confirmed that those who own land either side of the brooks have riparian responsibility to keep brooks clear of blockages.

Gareth Owen reported that the Keysbrook culvert had been cleared of blockages. During the next financial year, it is planned to install a screen to stop large items going into the culvert and a camera to monitor the flow/blockages.

It was discussed that planning conditions cannot be imposed on developers to address issues for example improvements to the culvert as part of a planning approval. It was explained that drainage and flooding issues have to be addressed as part of the planning application whereby the water discharge across the site is no more than the discharge on the existing land, before the application is decided and permission can be given.

If a developer installs retention ponds or underground storage tanks, they may be able to demonstrate that the new development will not increase water flow and would not be required to make amendments to the culvert.

It was noted that relacing the culvert would be very expensive normally due to other services underground in the culvert's vicinity.

Residents were encouraged to report blockages and where possible provide photographs.

It was reported that discharge rates have now been amended, as such a 1 in 100 years storm discharge rate will have a percentage increase due to climate change based on the area. This is what developers must comply with.

It was confirmed that Redrow had not constructed the attenuation pond to the specifications approved as part of the planning application, it was reported works had now taken place to correct this but that legal matters relating to this are still on-going.

Chester Road Gatesheath

Flooding was highlighted as also taking place on Chester Road at Gatesheath. It was agreed officers would be given more details about this flood location.

It was asked if any assurance could be given that works being undertaken across the village, would stop flooding. It was noted no guarantee can be given, it might be stated that the defences will prevent a storm or rainfall to a certain level but if rainfall exceeds that level flooding could occur again. Works are intended to mitigate and minimise the impacts of flooding. It was noted that is why the works are referred to as flood risk management rather than flood defences. It was recognised that there is no magic answer and that it is an on-going challenge.

Tattenhall Centre

The sheer amount of water flowing through the centre on the High Street is not what would be expected off the hardstanding area at the rear of Tattenhall Centre. Gareth Owen reported he has looked at the issue and identified that the sewerage pipes which run through the Centre go from 750mm, split to 450mm and 525mm reducing to 150mm under the High Street. As such he confirmed he will be visiting the site and contacted Welsh Water.

It was highlighted by a resident that the flooding through the Centre comes off the fields at the rear of the Centre and has only become an issue since the flood works were done upstream of Tattenhall.

Gullies

It was reported that the gullies were last cleared in July 2024. CW&C has 87,000 gullies to maintain, they are emptied once every 2 years other than where there is a high risk of flooding and then it is annual.

A resident stated that the level of silt in a gully is not an indication of how well the gully is working. He confirmed a number of gullies have been reported on a number of occasions which have not be rectified.

It was stated some gullies are simply blocked by leaves and natural detritus and residents were encouraged to clear them when it is safe to do so, otherwise they should be report on-line or via the Cheshire West app. If there is an imminent risk of flooding it should be reported on 0300 123 7 036. It was stated that CW&C will provide sandbags where possible.

David Brown stated that the flooding on the High Street from Tattenhall Centre is unlikely to have resulted from works undertaken, the timing may just be a coincidence. It is more likely the fields are so waterlogged the runoff is running downhill through the Centre.

It was raised that there are a number of flooding pinch points in and around Tattenhall and that more development is likely to be proposed and delivered as such it was asked that a strategic plan be developed with community involvement.

It was asked if the Bolesworth Estate has a conflict of interest in that it is working to reduce flooding but also proposes development on their land. It was stated by a representative of Bolesworth Estate that any development brought forward would meet the planning requirements including around drainage and flooding mitigation.

It was raised that residents cannot rely on the planning system to protect them as the Castlefields flooding demonstrates. Gareth Owen explained that Schedule 3 of the Flooding & Water Management Act 2010 puts the responsibility on the Local Authority, in this case CW&C, for flood mitigation and would therefore give the authority more control over developers and development. However, the Government has not ratified this part of the Act in England, it has only been put in place in Wales. He stressed the need for Schedule 3 to be enacted and he encouraged people to lobby for this to happened.

Rainfall

It was emphasized that rainfall intensity is a very important factor across the country noting that all roadside gullies both existing and new have been built to the same standard and with increased rainfall intensity will fill more quickly. It was stated that there is a need for national standards to be reviewed and updated. To change gullies nationwide would cost billions.

Ditch Clearance

It had been reported at meeting with Bolesworth Estate in October the minutes of which had been published on the Council's website indicated that ditch clearance would be taking place. Since then there has been another round of hedge cutting and the ditches do not appear to have been cleared. The flooding/pond is still full on the left of Frog Lane when traveling out of Tattenhall which overflows and floods the road.

It was confirmed that Bolesworth Estate are working proactively with tenants to clear ditches however the waterlogged land is making it difficult to get equipment on to fields. It is hoped that the land will be drier during the spring/summer months allowing works to take place.

It was noted the impact of having your home flooded should not be underestimated, it is not only devastating but life changing causing anxiety whenever it rains and that this has not been acknowledged.

It was stated the fact the flooding takes days to disperse is one of the key problems facing Tattenhall.

Newton Lane

A resident of Newton Lane reported that they have been subject to flooding over the last 5 years even though the CW&C has repeatedly cleared the drain. It was reported that water is continually flowing into the farmyard contaminating valuable animal feed.

It was reported that works are scheduled for Newton Lane end January/February.

It was suggested flooding issue would not be left unresolved in urban areas. David Brown emphasized that flooding is not specific to Tattenhall with flooding being experienced in Chester (Parkgate Road) and Northwich among other places.

Old Mill Place

A resident of Old Mill Place explained the long history of flooding issues for these properties, it was explained that she has been in conversations with various bodies including CW&C, Environment Agency and Highways who have all made promises none of which have been delivered.

It was noted in 2022 the bore hole in the car park was capped and now there is a continuous pooled area in its vicinity.

It was highlighted that water is coming up into properties and their gardens.

It was confirmed that CW&C has obtained funding from central government to undertake works to protect the Old Mill Place Properties, the planned works include raising the path at the rear of the dwellings to act as a bund against the flooding and to create raised areas on the High Street to prevent flooding entering the site from that direction.

David Brown confirmed that EA provides licences for extraction and provides guidance on the capping of boreholes safely but does not carry out extraction.

It was reported that CW&C have undertaken survey of the area and have not identified any ingress of water from the mill pond drain.

It was stated there are 3 issues impacting Old Mill Place:

1. Overtopping of the Mill Pond
2. Groundwater around the capped borehole in the car park.
3. Flooding from Highway

It was noted the retaining wall for the properties is in fact a rock outcrop.

It was noted that groundwater is the responsibility of the landowner not CW&C or EA.

Gareth Owen agreed that he would investigate if CW&C can take action against the property management company for Old Mill Place if it can be demonstrated it contributes to the properties being flooded.

The Cllr Kershaw confirmed the Parish Council will continue to pursue flooding issues and work with all parties to formulate a flooding strategy from Tattenhall which will also seek community involvement. He thanked all for attending the meeting.

Ann Wright
Clerk to Tattenhall & District Parish Council
21/01/2025.