

**Minutes of Tattenhall & District
Parish Council Meeting
Held 7th July 2025 at the Barbour Institute.**

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey R. Carden D. Darnborough C. Elliott I. Keeping P. Kerr

N. Matthews B. Wilson

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 2

Apologies

P. Black – Family commitment

S. Chapman – Family commitment

A. Scarratt – Family commitment

Declaration of Interests

No interests declared

Councillor Vacancy

It was reported there had been no applications to fill the vacancies to date.

Public Participation

Flooding

It was reported that Rocky Lane was flooded on Sunday 6th July at 7.30am following heavy rain although it had cleared later in the day. It was asked of Bolesworth Estate had met with Highway officers and undertaken the required works to ditches. It was agreed the Clerk would seek an update.

CW&C Cllr Jones reported that a blockage had been identified and removed in the drain in Frog Lane which should resolve flooding in that area.

Minutes

RESOLVED 25/393 –That the Council approve the minutes of the meeting held on the 2nd June 2025.

Bolesworth Estate Meeting

The Council noted the notes of the meeting held on the 22nd May with representatives of Bolesworth Estate and neighbouring parish councils.

Councillors noted the information relating to the Estate's tree management proposals.

Planning

1) Planning Register

Councillors confirmed the planning register as circulated, pages 182 to 183. It was noted a comment of no objection had been submitted for application 25/01713/S73, Bramley Corner and application 24/02202/FUL conversion of existing caravan store to retail use at Manor Farm had been approved since the agenda had been published

2) Planning Applications

No further applications received.

3) Informal Meeting – Taylor Wimpey

It was reported that the Clerk was waiting to agree a date for meeting with Taylor Wimpey which will be open to the public.

Planning Enforcement

It was reported that on average enforcement cases are taking 216 days to be closed.

It had been confirmed that the complaint regarding the signage for the Barber shop had now been allocated a case officer.

In relation to the flooding on the former railway line at Gatesheath it was noted the initial enforcement notice which had required the removal of the earth had not been enforced due to the estimated costs of the works of £1m. As such it was negotiated with the landowner to install a land drain to ease the flooding and in the interim pump the land. The drain was a goodwill gesture and not required by the notice. Officers are reinvestigating the case as it is understood the site has a new owner. CW&C enforcement confirmed if the drain has not been installed and the pumping has stopped this will be raised with the new owner and options considered. The enforcement team stressed that prosecution resulting in fine may not be in the public interest.

It was agreed this response was not acceptable given that it is acknowledge the filling in of the former railway has caused the flooding and that nothing is being done to address this. Concern was raised regarding where the newly installed septic tank will drain and whether this will add to the pollution.

It was agreed the Clerk request a face-to-face meeting with enforcement officers to discuss this matter including Cllr Jones.

Policies & Documents Review

1) Planning Standing Orders & Protocol

The Clerk reported that she had reviewed the document to strengthen the Council's preference to meet developers in formal council meetings with public attendance.

RESOLVED 25/394 –That the Council agree the revised planning standing orders and protocol.

2) Grants & Donations Policy

RESOLVED 25/395 –That the Council agree the revised grants and donations policy.

Towpath Project

The meeting noted the notes of meetings held on the 4th and 11th June, from pages 472 of the minutes.

It was discussed that completing the design work to Beeston would make this a complete scheme which would be easier to promote and that it would be better to apply for funding for the whole scheme rather than fund a section of it and then have to seek additional funding. It was reported that the Shady Oak had agreed to support the project and that funding could be requested from other organisations/businesses as well.

The Clerk reported that the £5k members budget grant from Cllrs Mike Jones, Stuart Parker and Mark Williams had been paid into the Council's bank account.

The Clerk reported she had received an email today from Huxley and Hargrave Parish Council pledging £500 towards the project.

The name of the West Cheshire Canal trail was suggested.

RESOLVED 25/396 –That the Council fund the additional £5K to complete the design work to Beeston from CIL funds.

Park Play Area

It was reported the working group has reviewed the annual play area review and had identified works to be undertaken see notes of meeting held 23rd June page 478 of the minutes.

RESOLVED 25/397 –That the Council pay Groundwork and Leisure Services Ltd to undertake repairs at a cost of £610 plus vat.

It is hoped that quotes for the replacement play equipment will be available for consideration at the Council's September meeting. It was noted that product warranties should be included with the quote information.

CW&C Local Plan & Transport Consultation

It was emphasized how important it is that the Council responds to these consultations.

RESOLVED 25/398 –That the Council delegate authority to the Clerk to submit observations in consultation with councillors.

Church & Graveyard

It was reported the Chairman and Clerk had met representatives of the Church who raised the question of extending the Church graveyard. The Clerk had been pursuing an answer from CW&C regarding the impact of the protections on Glebe Meadow which is designated a local wildlife area. It was agreed to defer discussion until CW&C have responded.

Multi Use Games Area

The Council noted the notes of the meeting on the 5th June 2025, page 480 of the Minutes. Mrs Bolton had contacted CW&C education department who had confirmed planning permission would probably be required. It had also been confirmed that if an application was submitted Sport England would be consulted and could object to the loss of the playing field to create a MUGA. The Clerk had tried establish if an objection for Sport England would result in the application being refused but had not been able to get a reply. Planning officers had advised we could do a formal pre-application which would need to be paid for. It was agreed the Clerk contact Sport England for advice.

Highways Notes

Councillors noted the notes of the meeting held on the 22nd May, page 481 of the Minutes. It was noted an email had been circulated requesting a list of small scale maintenance works.

Accounts & Payments

1) Accounts & Payments

RESOLVED 25/399 –That the Council approve the accounts and payments as circulated, page 17 of the Cashbook including the following payments:

A. McGrath	REIM: Refreshments & Plants	82.16
Sanctuary Housing	Garage rental	50.40
Tarporley Parish Council	Nalc planning contribution	25.00
A. Wright	REIM: Cloudnext & Domain	77.92
Nest	Pension contribution	88.46
Baldwins Quality Topsoil	Compost	188.00
PJ Hellmers Ltd	Grounds maintenance	1346.40
Unity Bank Charge	Bank charge	6.00
NatWest	Main Account Bank Charge	4.20
SSE	Memorial Power	151.54

2) Accounts & payments to Date

RESOLVED 25/400 – That the Council approve the following payments and bank reconciliation:

Water+	Allotments water	7.16
Nest	Pension Contribution - May	153.95
Unity Bank	Bank charge	6.00

3) Newton-by-Tattenhall Speed Limit

RESOLVED 25/401 – That the Council approve payment to CW&C of approximately £2007.23 for the Newton-By-Tattenhall Speed limit (50% of cost) once signs from previously funded speed signs are repaired.

4) Additional Invoices

RESOLVED 25/402 – That the Council approve the following payments

A. Wright	Salary – June	1241.49
HMRC	Paye/Ni - June	230.46
Nest	Pension contribution – June	92.81

RESOLVED 25/403 – That the Council move into private session and ask the public to leave.

Barnfield

It was agreed to seek advice regarding the adverse possession of a section of Barnfield by a neighbouring resident and that the Clerk respond to the letter received.

Tree Survey

RESOLVED 25/404 – That the Council appoint Cheshire Woodlands tree consultants to carry out the tree survey.

The meeting closed at 8.20pm.

Ann Wright
08/07/2025.

Next scheduled Parish Council Meeting
Monday 1st September 2025 at 7.30pm
Barbour Institute.

Christleton to Tattenhall Towpath Project
4th June 2025 – via Zoom.

PRESENT

Canal River Trust - Rebecca Mason

Christleton Parish Council – John Beckitt

Tattenhall & District Parish Council – Paul Kerr, Ann Wright (Clerk)

Purpose of Meeting: To confirm objectives of towpath project and design work to be undertaken by the Canal River Trust.

It was confirmed the objective is to improve the existing canal towpath to create a shared user path to meet the needs of the areas it passes through.

Christleton

It was noted the surfaced towpath finishes at the A41 road bridge (Bridge 122) at the boundary with Great Broughton.

The current surface is delaminated and badly eroded.

The main objective for Christleton Parish Council is to resurface and widen the path which will be used by students to get the Christleton High School avoiding the A41 footways. It was calculated that 300-400 High students travel on foot over a 20-minute period both morning and afternoon as such the towpath will need to withstand a high footfall, higher than in Tattenhall and more rural sections of the towpath.

Although a costing of £400,000 has previously been provided for a tarmac surface there is no drawn up scheme.

Waverton

It was understood that there is desire to widen the towpath in Waverton. It was noted that the towpath is surfaced to Egg Bridge and from there onwards is not surfaced.

It was noted a representative from Waverton will attend the next meeting to provide more details.

Design

It was confirmed the Trust will produce a full technical plan/design for the Towpath from the A41 Bridge 122 to just beyond Tattenhall Marina, Dutton's Bridge 112.

The plan can then be used to produce a full costing for all works. It will also be possible to break up the costing into smaller sections.

The plan will not include designs for DDA (Disability Discrimination Act) compliant accesses onto the Towpath although access points will be identified.

It was noted that different sections of the towpath will require different works and surface treatments.

It was discussed that the following maybe required for each area however this will be confirmed following discussion with Dave George the engineer who will lead the design process.

Christleton – resurface with tarmac & widen, accesses already exist.

Waverton – TBC

Tattenhall – Path requires digging out and Ultitrec recycled surface.

Once the funding has been confirmed work will commence on the technical design.

Funding

It was confirmed once the scheme has been designed and costed it will be easier to go to funders and apply for grants etc to deliver the project.

It was reported that there is adequate S106 funding available from the Saighton Camp development to surface the Christleton section of the Towpath but to date CW&C has not agreed to release the funding.

It was reported that Tattenhall Parish Council has earmarked around £65k towards the project from Community Infrastructure Funding (CIL).

Project Name

It was agreed the project requires a title which will generate interest and support for the project.

It was noted that the proposed towpath improvements will provide a safe route to the Ice Cream Farm, Tattenhall which is the second highest visitor attraction in Chester after the Zoo avoiding use of roads and on to Beeston where there is a proposal to reopen the railway station.

Objectives

The following objectives to be agreed by Parish Councils:

Technical design/plan to be produced by the Canal River Trust with surfacing to meet the varying needs of the different sections.

To agree to support project as a whole and work together to promote the project and attract funding.

Next meeting

Wednesday 11th June 2025 – 9am – Zoom (provided by John Beckitt).

Ann Wright
04/06/2025

Christleton to Tattenhall Towpath Project

11th June 2025 – via Zoom.

PRESENT

Canal River Trust – David George, Rebecca Mason.

Christleton Parish Council – John Beckitt.

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

Waverton Parish Council – Richard Moulds.

Purpose of Meeting: To agree specification process for Towpath Project

David George introduced himself confirming he covered the north and that most of the projects he manages are towpath improvements.

It was confirmed the ambition is to improve the towpath to create a shared use path from the boundary with Great Boughton to Tattenhall and ultimately to Beeston.

Christleton

It was reported that some temporary repairs have been done to the towpath in Christleton.

The project is to widen and resurface the path to create a safer route for pupils to Christleton High School to use as such this is a heavy footfall stretch of the towpath.

It was highlighted that more children from Huntington are going to Christleton High School and are using the Towpath.

Waverton

It was noted the Christleton towpath surfacing extends to Egg Bridge (119) after that the towpath is compacted earth with stone in various locations.

Surfacing

It was noted that different surfacing options are available including Ultitrec, which has been used on the path by the Countess of Chester Hospital. David George confirmed he has not used Ultitrec on any projects to date but had used both bitumen and self-binding stone paths usually with a golden finish which suits a more rural location.

Tattenhall

It was confirmed Tattenhall's ambition is to create a route which can be used by pedestrians or cyclists to link Chester to the Ice Cream Farm and Beeston.

It was noted the towpath is currently unsurfaced and is often impassable during the winter months and becomes very rutted.

It was noted that there are plans to reestablish a railway station at Beeston which will have bus links from surrounding villages.

Project Title

It was agreed the project needs a good title which can be used to promote the scheme. Suggestions included Rural Cheshire Way. It was agreed to share ideas.

Funding

It was noted the design work will cost £10k to just beyond Tattenhall Marina and an additional £5k to Beeston.

It was noted the Canel River Trust is providing £5k and the remaining £5k is being provided by CW&C Cllrs Parker and Williams who are providing £1250 each and Cllr Jones who has agreed £2500.

Process

It was agreed that Rebecca Mason will organise purchase order/ invoice to be sent the Clerk.

Once funding has been received David George will arrange meetings in the different areas with stakeholders. Once that has been completed, he will begin the process of measuring and photographing the towpath and drawing up the scheme.

It was noted some of the area is in Hargrave & Huxley Parish Council area. The Clerk confirmed that she had already contacted all the Parish Councils along the route to make them aware of the project, in the future there will need to be a meeting with all the Councils to get their support and help promote the project.

It was discussed that extending the technical plan to Beeston would create a route which would be much easier to market.

CW&C Local Plan

It was agreed to seek to promote the route as part of the emerging CW&C Local Plan.

Cycling

It was agreed the towpath project is not a cycle path initiative and will not be promoted as such.

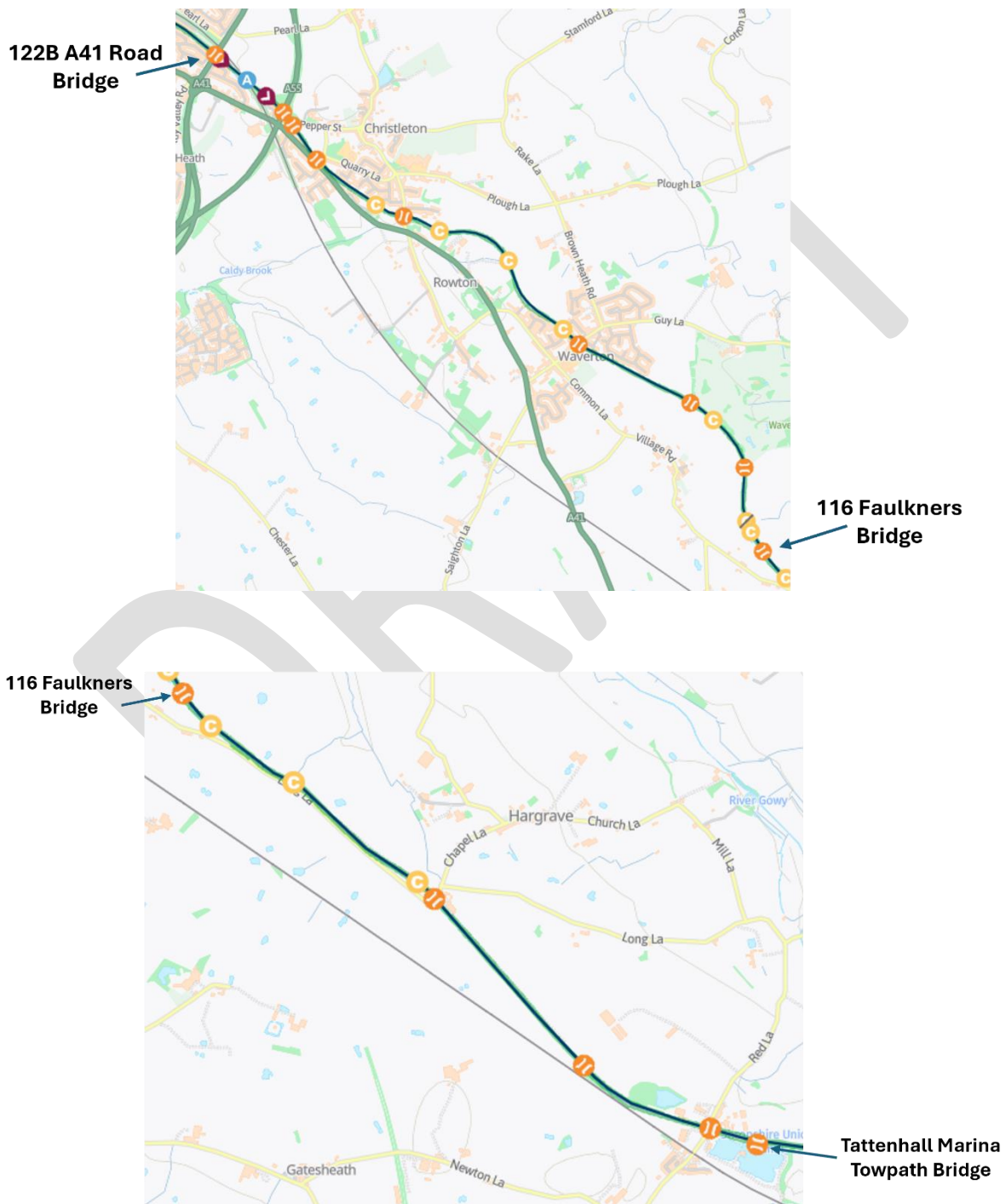
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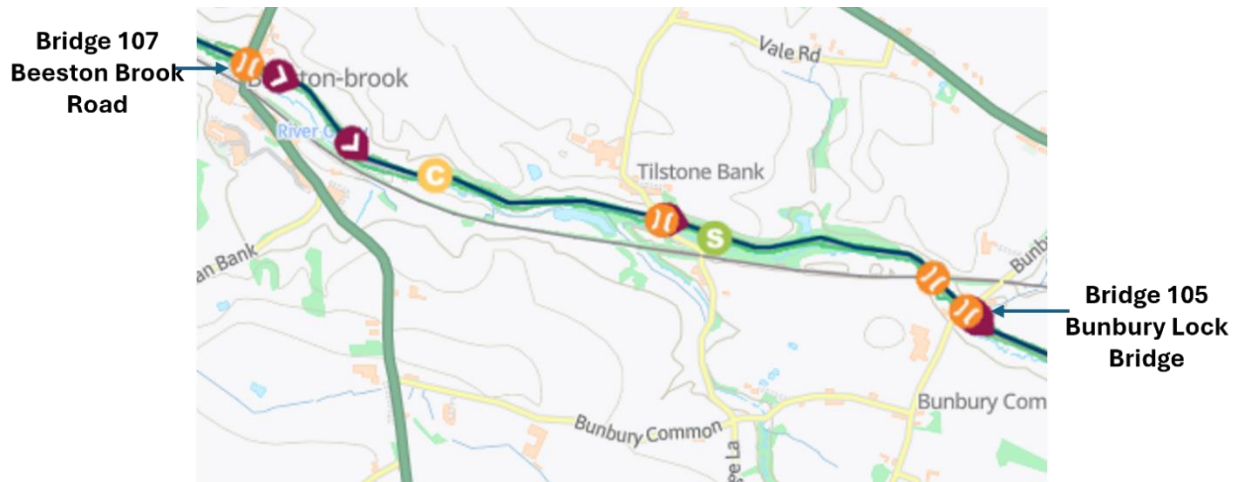
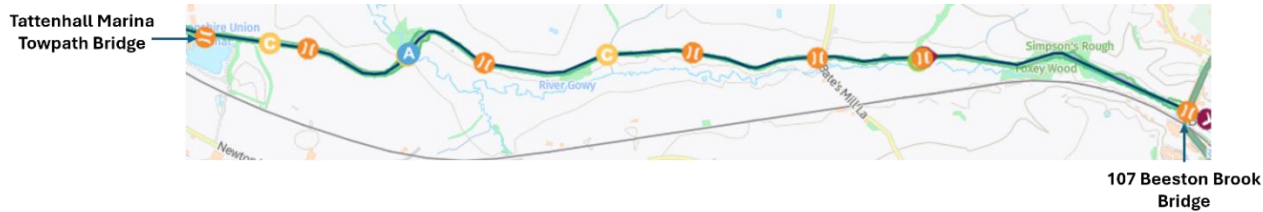
Parish	From Bridge:	To Bridge:	Distance	
	Area covered by £10k Project		KM	Miles
Christleton Parish Council John Beckitt	122B A41 Road Bridge	Christleton A55 Bridge	0.75	0.46
	Christleton A55 Bridge	122 Trooper Bridge	0.1	0.06
	122 Trooper Bridge	121 Quarry Bridge	0.27	0.17
	121 Quarry Bridge	120 Rowton Bridge	0.7	0.43
	120 Rowton Bridge	119 Egg Bridge	1.5	0.92
Waverton Parish Council Richard Mould	119 Egg Bridge	118 Davies Bridge	0.84	0.52
	118 Davies Bridge	117 Salmons Bridge	0.57	0.35
	117 Salmons Bridge	116 Faulkners Bridge	0.6	0.37
	116 Faulkners Bridge	115 Golden Nook Bridge	1.8	1.12
Tattenhall & District Parish Council ¹ Ann Wright	115 Golden Nook Bridge	114 Nixon's Bridge	1.2	0.75
	114 Nixon's Bridge	113 Crow's Nest Bridge	0.78	0.48
	113 Crow's Nest Bridge	Tattenhall Marina Towpath Bridge	0.27	0.17
	Tattenhall Marina Towpath Bridge	112 Dutton's Bridge	0.58	0.36
	Area to Beeston			
	112 Dutton's Bridge	111 Williamson's Bridge	1.17	0.73
	111 Williamson's Bridge	110 Dale's Bridge	1.2	0.75
	110 Dale's Bridge	109 Bate's Mill Bridge	0.72	0.45
	109 Bate's Mill Bridge	108 Wharton's Bridge	0.58	0.36
	108 Wharton's Bridge	107 Beeston Brook Bridge	1.58	0.98

¹ Includes Hargrave & Huxley Parish Council

	Beyond Beeston			
	107 Beeston Brook Bridge	106 Tilstone Mill Bridge	1.62	1.00
	106 Tilstone Mill Bridge	105a Railway Bridge	1.0	0.62
	105a Railway Bridge	105 Bunbury Lock Bridge	0.16	0.10
		Total distance	17.99	11.15

Maps showing bridge locations





Map Key

	Bridge
	Aqueduct
	Culvert
	Locks
	Sluice

Ann Wright
11/06/2025

Notes of Play Area Works Meeting

Monday 23rd June 2025.

PRESENT

Christine Elliott, Iain Keeping, Pauk Kerr & Brent Wilson.

Purpose of meeting: To review Annual Inspection report and confirm required works.

The meeting reviewed the play area inspection report (30th April 2025).

Sign

The clerk reported she had requested a quote to design and replace the existing yellow sign to include the postcode and what3words location for use when calling the emergency services.

It was suggested getting a stick designed across the centre of the sign with this information on and getting additional stickers or signs for the information to be placed in other locations on the Park as well.

Bins

It was agreed to take no action regarding the bins which do not have lockable lids.

Benches

It was agreed to take no action at this time.

It was noted that it is not algae or moss on the benches but Lichen which should not be removed due to biodiversity.

Cantilever Basket Swing

It was agreed the Clerk contact Jupiter play and find out the life expectancy of the swing bracket which can't be inspected due to its height. It was noted the bracket does have a safety chain on it should it break.

Junior Multi-Play

Group to consider equipment to replace this item. Noting any replacement should have a metal foundations.

Proludic Gro-Spiral

It was agreed to take no action at this time.

Playdale Log Climber

It was noted that brackets are loose during dry periods and tighten up again in winter and wet periods. Tightening the brackets when dry could cause damage to the wood when it expands. This is also true of the adventure trail.

A discussion took place regarding planting something underneath the climber which would reduce the need for cutting under the equipment.

HIC Surface testing

It was noted that the report refers to HIC testing on a number of work surfaces on the play area. It was agreed to obtain a price for this testing on the zip wire, swing and toddler slide area.

Zip Wire / Cable Runway

Works to be carried out:

- Replace dampener spring.
- Replace seat connector & connecting link.
- Replace bushes
- Tighten cable/raise seat

Junior Swings

Works to be carried out:

- Replace seat connectors.
- Replace bushes.
- Replace shackle bolt.

Cradle Swings

Works to be carried out:

- Replace bushes.

It was noted the foliage had already been cut back.

Toddle Multi-Play

IK to replace missing caps.

No further action at this time.

Spring Bee

The antennas have been removed and will not be replaced due to cost (+£300).

Tree Trunk

Removed.

Next steps

Clerk to obtain revised prices of works agreed.

Councillors to consider alternative play equipment to replace junior multi-play.

Ann Wright
Clerk to Tattenhall & District Parish Council
24/06/2025

PRESENT

Parish Council –Richard Carden, Paul Kerr, Neil Matthews, Ann Wright (Clerk)

Other – Nicky Bolton (Headteacher), Roger Pilkington (Sport Tattenhall)

Apologies – Iain Keeping, Jonnie Kershaw.

Purpose of Meeting: To discuss installing MUGA at Tattenhall Park Primary School.

It was noted the Parish Council has earmarked approximately £66k towards the MUGA.

The next step is to confirm if the MUGA would require planning permission and whether CW&C would support the proposal. It was agreed that until this has been resolved no further action can be taken.

The following points will need to be resolved in the future:

- Legal agreement will need to be drawn up regarding ownership and access to the MUGA.
- It was noted the quotes received to date were for approximately £81k for a 25mx15m MUGA.
- A binding confirmation will be required to confirm the MUGA will not impact drainage on the rest of the field.
- A discussion needs to take place regarding project management including the tendering process.
- Lifespan and maintenance for the MUGA will also need to be considered

Ann Wright
6th June 2025.

**Notes of informal meeting with CW&C Highways Officer.
22nd May 2025 via Teams**

PRESENT

Stuart Bateman CW&C principal engineer (highways), Ann Wright clerk.

Newton-by-Tattenhall Speed Limit

It was confirmed the works have now taken place to realign the white lines at the Newton Lane and Tattenhall Road junction.

It was stated the formal consultation has been completed for the proposed speed limit. The next step is the drafting of the legal order which has to be advertised for 21 Days. It was confirmed the design has also been completed.

The cost of implementing the new speed limit will be provided asap. The Parish Council is required to pay 50% of the cost.

It was confirmed that now when Parish Councils or other bodies request a new speed limit, they will be responsible for the full cost of its implementation.

Stuart Bateman confirmed that he would check with the Section 38 Officer about 30mph signs on the Newton-by-Tattenhall developments.

The new speed limit should be implemented before the end of 2025.

Gifford Lea Development

Stuart Bateman confirmed he had no further information on the Gifford Lea application and S106 Highway funding.

Newton Lane Drainage Issue

It was reported that the drains had been jetted, and it had been identified that the drains are broken as such they need to be dug up for repairs. It was expected the work will take a number of days and may require a road closure. It was highlighted that this is a busy road leading to the ice cream farm which will be particularly busy over the summer holiday.

Rocky Lane Drains

It was noted that the drains on Rocky Lane require jetting again and further work needs to take place to prevent their silting up again so quickly by protecting the verges. The work is due to be completed before the winter.

It was discussed that some drains have sensors that identify if a drain is blocked, however these are only used where residential properties are at risk of flooding. The Rocky Lane drains are inspected quarterly.

Bolesworth Road Junction (by BT Exchange).

It was noted that this drain has been jetted, there is blockage between the drain and manhole which need addressing which it had been hoped would have been resolved by now, this is being taken up with the contractor,

Next meeting

Thursday 21st August, 1pm on Teams.

Ann Wright
28/05/2025.