

Minutes of Tattenhall & District Parish Council Meeting Held 1st September 2025 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black C. Elliott I. Keeping P. Kerr A. Scarratt

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 25

The Chairman reported that Cllr Sheila Chapman had very sadly passed away since the last council meeting. Cllr Chapman had been on the Parish Council for a very long time and had contributed greatly to the Council and Tattenhall. A minute silence was held in remembrance of Cllr Chapman.

Apologies

R. Carden – Pecuniary interest in planning application 25/02070/FUL

D. Darnborough – Family commitment.

N. Matthews - Family commitment.

R. Smith - Family commitment.

B. Wilson - Pecuniary interest in planning application 25/02070/FUL

Declaration of Interests

No interests were declared.

Public Participation

Flooding

It was asked what actions have been or will be taken following the flooding meeting back in January and as a result of the flooding information collected. It was confirmed the flooding working group is due to meet this later week and will review the evidence collected and agree actions. The notes of the meeting will be published.

Planning Application 25/02070/FUL, Erection of 110 dwellings, provision of associated access & infrastructure works including roads, drainage infrastructure, car parking, public open space, landscaping & associated works at Land at Chester Road, Tattenhall.

The following comments were made:

It was asked if EA and Welsh Water had been consulted on the application. It was noted that Welsh Water have stated that the sewerage treatment plant was at capacity 12 months ago and the situation is worsening with each new house.

It was noted that Taylor Wimpey in their own literature have stated the site is not a preferred location in the Borough due to the presence of flood zones.

It was noted that the proposed dwellings will have a huge impact on existing properties as there is no screening or mitigation, there is also a 1.8m high fence proposed.

It was noted that the ownership of the ditch needs to be resolved as it is understood it belongs to the existing properties.

It was highlighted that the design of the properties is not in keeping with the character of Tattenhall as they include 2.5 storey properties.

It was noted the site's single entrance point is in a dangerous position on a bend where there is a dip in the road. It was noted that the development is 1 giant cul-de-sac.

The application states that the traffic assessment is based on 1 day of surveying, which is inadequate.

A query was raised regarding the plans which have been submitted which are incorrect and show trees in the wrong locations. It was suggested that residents submit evidence of this to the CW&C planning officers.

It was noted the land is currently being used as agricultural land contrary to what is stated in the application.

The social value statement was also questioned.

Planning

1) 25/02070/FUL, Erection of 110 dwellings, provision of associated access & infrastructure works including roads, drainage infrastructure, car parking, public open space, landscaping & associated works at Land at Chester Road, Tattenhall.

RESOLVED 25/409 –That the Council strongly objects to this planning application on the below grounds:

This application has been made purely as a result of the CW&C housing number position, it does not meet the needs of the community or provide much needed infrastructure or services for Tattenhall.

Detrimental Impact on Character & Landscape

The proposed development is in the open countryside and will have a significantly detrimental impact on the character and landscape of the area. Creating a sprawling urban mass in the open countryside and creating an urbanised edge to the village at a key visual gateway to Tattenhall and is in conflict with Policies 1 & 2 Tattenhall & District Neighbourhood Plan (TDNP).

The inclusion of 2.5 storey properties is out of keeping with character with the area adjacent to the development and is contrary to the emerging Design Code for Tattenhall and District. The proposed development will dominate the skyline and views into and out of Tattenhall.

The development has been designed with all the affordable properties in one area rather than pepper potted around the site.

The proposed development will unacceptably erode the separation between Tattenhall and the settlement of Gatesheath and is therefore in conflict with Policy 2 TDNP.

Density

The proposed density of the development is excessive given the character of Tattenhall and its proposed location on the edge of the village and is contrary to the Tattenhall & District Design Code.

The total area for the site is 6.9 hectares and the overall density is 16 homes per hectare. However the houses are confined to approximately half the site and the actual density is 31 homes per hectare resulting in a density that is higher than anywhere on the edge of the village.

Loss of Amenity

The development will result in a significant loss of amenity to existing adjacent properties resulting from overshadowing and loss of privacy. Little or no attempt has been made by the developer to provide screening or landscaping to mitigate this.

Loss of Agricultural Land

The proposed development will result in the loss of good agricultural land. Contrary to the statement made by the developer, this agricultural land is currently still in use.

The site also contains a number of natural ponds which are havens for natural biodiversity which will be lost as a result of this development.

Highways Matters

The proposed development of 110 residential dwellings will result in a significant increase in traffic and traffic movements on Chester Road, an already busy road which is better described as a country lane with bends and dips.

The proposed development shows a single narrow site access off Chester Road which raises concerns regarding site access should this be blocked by roadworks, or an accident in the future.

Traffic exiting the development site turning left will travel to the junctions with Tattenhall Road and the High Street. These are heavily congested junctions with vehicular roadside parking reducing visibility. In addition, these junctions are in close proximity to The Park Primary School with young children and families crossing the road adding to concerns about road capacity and safety.

Vehicles joining Tattenhall Road will cross the Newton Lane junction. This junction is heavily used with traffic going to and from the Ice Cream Farm and is the location of frequent road traffic accidents. The last accident reported to the Parish Council took place on 28 July 2025 and resulted in 3 police cars and 1 fire engine attending.

Vehicles exiting the site turning right to access the A41 will need to negotiate the junction of Newton Lane at Gatesheath. The junction again is not of a standard to accommodate additional traffic and is on a blind corner.

The roads which make up the main routes into and out of Tattenhall are all narrow country lanes that are at capacity with vehicles of all sizes including agricultural vehicles reflecting the predominantly agricultural nature of the area.

Rocky Lane provides the main route out of Tattenhall in a southerly direction; the narrow lane is well below the standard required of any road used by the number and type of vehicles that use it daily with vehicles overrunning verges to pass. Frog Lane does not provide a viable alternative to Rocky Lane.

The junction of Chester Road with the A41 is already heavily congested, particularly at peak times resulting in queues of traffic on Chester Road. This junction is the site of frequent serious traffic accidents.

The traffic assessment submitted with the application is not adequate and should be dismissed by CW&C.

When considering the impact of this application the Parish Council asks that the possible cumulative impact of application 25/01764/OUT is considered which also proposes up to 110 dwellings.

Lack of Sustainable Travel Methods

The location of the proposed development site is away from the centre of Tattenhall and its services including the shop, public houses, which will result in the majority of residents relying on vehicles to access these services. In addition to increasing traffic and congestion this will result in parking issues in the village.

It is noted the site layout does not show any attempt to provide cycle or pedestrian integration with existing developments as such residents in properties furthest from the single site entrance will have a significant walk before exiting the site onto Chester Road.

The bus service in Tattenhall is extremely limited and does not provide a viable alternative to the use of cars for those looking to use public transport to reach work and is therefore in conflict with Policy 5 TDNP.

Conflict with Climate Emergency

The reliance on vehicles by residents on the proposed site is in conflict with CW&C Climate Emergency Plan and will result in increased pollution as a result of additional traffic movements and congestion.

Lack of Health Services

It is widely acknowledged the medical practice is at capacity as is the health centre itself.

The only dental practice in the village is private as such any residents seeing an NHS dentist will need to travel out of Tattenhall.

Sewerage Treatment at Capacity

Tattenhall's sewage treatment facilities are at capacity and are already frequently discharging into the Brook, as such any additional development will worsen this situation for both existing and new residents.

Flooding

Tattenhall is severely impacted by flooding. The proposed development is on flood zones and will increase the risk of flooding on and also off site.

No account has been taken of the fact the field currently regularly floods and has standing water on it, which results in the flooding of adjacent gardens.

Tattenhall suffers not only from the flooding of residential, business and agricultural properties but also of the roads. On frequent occasions during the winter and heavy rain all roads into Tattenhall become impassable due to flooding.

Submitted Plans

It should be noted that a number of plans submitted with the application are incorrect and show trees in the wrong locations.

Boundary Dispute

The Parish Council has been made aware that there is a boundary dispute regarding the ownership of the ditch.

Planning Applications

Tattenhall and District Parish Council is aware that a number of large planning applications will be submitted over a very short period of time and asks that these are considered together due to the detrimental cumulative impact they will have on our community, environment, highways, services and infrastructure.

Planning Conditions

If CW&C is minded to approve this application, we ask that the following conditions are put in place:

- 1) The development's density, design, character and materials take account of the Tattenhall & District Design Code.
- 2) Drainage and surface water mitigation is put in place to prevent flooding both on and off the development site.

- 3) That highways safety works are undertaken to improve road safety at the junctions of Tattenhall Road with Newton Lane, Chester Road and the High Street and that safe crossing points are established for the Park Primary School on both Tattenhall and Chester Roads.
- 4) That significant improvements are made at the junction with Chester Road and the A41 to increase safety and ease congestion.
- 5) That the cost of the affordable houses on site is set at less than 80% market value and include some social rented properties and that the release of these properties is phased and that they are allocated on a cascade scheme giving priority to those with a close connection to Tattenhall in perpetuity.
- 6) That financial contributions are made to play, sport and open space.
- 7) That a contribution is made to improve health services in Tattenhall.
- 8) That a contribution is made to a burial ground for Tattenhall.
- 9) That a financial contribution is made to increase and sustain the public bus service.
- 10) That a financial contribution is made to the reopening of Beeston Railway Station.
- 11) That a financial contribution is made to improve the canal towpath to create an accessible link between Chester and Beeston.

2) Planning Register

The meeting noted the planning register pages 184 to 187 noting a comment of no objection subject to sympathetic pruning of the Oak Tree for application 25/02448/TPO, 31 Greenlands.

3) Further Applications

25/02483/PDQ, Change of use of existing agricultural building into 2 dwellings, Land at Newton Lane, Newton by Tattenhall.

RESOLVED 25/410 – No objection.

25/02484/PDQ, Change of use of Dutch Barn from agricultural to 1 dwelling, Ford Farm, Newton Lane, Newton by Tattenhall.

RESOLVED 25/411 – No objection.

4) Lead Planners

It was noted Cllrs Darnborough, Elliott, and Keeping are lead planners until the November meeting.

Barnfield

It was reported that the owner of The Rookery had made an adverse possession claim and fenced off land which is part of Barnfield. This land is leased from Sanctuary Housing on a 99 year lease to the Parish Council from 2001.

RESOLVED 25/412 – That the council submit an objection to the claim.

It was agreed Cllrs Bailey & Keeping assist in the preparation of the objection.

Minutes

RESOLVED 25/413 – That the Council approve the minutes of the meeting held on the 7th July & extraordinary meetings on the 29th July & 6th August 2025.

Highways Notes

The Council noted the notes of the meeting with the highways officer held the 28th August 2025.

RESOLVED 25/414 –That the Council write to CW&C expressing their deep concern regarding the lack of notice given to residents and businesses of the High Street closure for resurfacing and seeking reassurances that it will not happened again in the future. Noting the closure had had a huge impact on the businesses who rely on the busy summer holidays, at a time when many small businesses particularly in the hospitality industry are struggling. The closure also disrupted deliveries, including to the pharmacy.

Remembrance Sunday

It was noted that Remembrance Sunday is the 9th November. Councillors agreed to help serve the refreshments.

RESOLVED 25/415 –That the Council pay Dutton Traffic Management Services £702.00 for the road closure including the application to CW&C.

RESOLVED 25/416 –That the Council purchase a wreath for £100.

Speed Camera

It was reported that the speed indicator devices that we have previously used for community speed checks are no longer available and the local police are recommending the purchase of a speed gun for community speed watch to use.

It was agreed to contact the PCSO and ask what action the police will take if provided with list of speeding vehicles registration.

Christmas Event

RESOLVED 25/417 –That the Council employ Dutton Traffic Management Services to suspend parking on the on one side of the High Street to reduce congestion at a cost of £600 during the Christmas market.

Annual Parish Meeting

It was agreed to hold the Parish Meeting on Thursday 23rd October and to focus the discussion and planning matters.

Accounts & Payments

1) Accounts & Payments

RESOLVED 25/418 –That the Council agree the accounts and payments including the Bank reconciliation as circulated page 19 of the Cash Book.

Signs of the Times	Play area sticker and sign	60.00
A. Wright	REIM: Flowers	31.48
PJ Hellmers Ltd	Grounds Maintenance & Planters	1226.40
NatWest	Bank charge	6.30
A. Wright	Salary - July	1241.69
P. Marsden	Salary - July	268.80
Walkers Nurseries	Black Planters	213.36
Barbour Institute	Room Hire - June	31.24
Barbour Institute	Room Hire - July	86.89
Canal & Rivers Trust	Towpath project - 1st payment	1000.00
Canal & Rivers Trust	Towpath project - 2nd payment	9000.00
PJ Hellmers Ltd	Grounds Maintenance & Planters	1608.90
NatWest	Main bank charge	3.50
Groundwork & Leisure Ltd	Play area repairs	732.00

Unity Bank	Bank Charge	6.00
G. Marsden	Miracle Gro	7.50
PKF	External Audit 2024-2025	378.00
A. Wright	Salary July & REIM	1365.67
HMRC	PAYE/NI - July	297.46
Nest	Pension contribution - July	92.81
NatWest	Main bank charge	1.40

2) Additional invoices

RESOLVED 25/419 –That the Council agree the following payments:

A. Wright – Salary August- 1,241.49

HMRC – NI/PAYE August – £281.66

Nest – Pension Contribution August – £92.81

P. Marsden – Watering – £204.80

A. Wright – Reimbursement Various – £124.18

3) 2024-2025 Audit

It was noted the Council has received a clear audit with no matters raised for the 2024-2025 financial year.

The meeting closed at 8.17pm.

Ann Wright
03/09/2025

**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 Lane junction (accident 28th July) - any further actions?

Ian Rutherford is awaiting the collision data from the Police for inclusion in our database. Upon receipt a search of the database will be undertaken to check if the area meet criteria for Highways intervention as a road safety scheme.

- Speed limit Signs – missing etc.

I have located a copy of the sign locations and mounting details from the speed limit scheme in 2021. My team will check the signs to determine which are now absent. Subject to the number that require replacement/resetting and when considering on our current budget commitment for this financial year, their replacement may be placed on hold until the 26-27 financial year.

- Newton Lane flood – date for works?

Works quotation expected to be received within the next week. Upon receipt we will commit the works and engage with our contractor to programme a start date as a priority.

- Rose Corner – date for works that were due end of May?

Regrettably there has been an issue with the works order for this scheme and it has resulted in a delay. We are awaiting a revised start date from our contractor. However, this is expected to be completed prior to Winter.

- Gatesheath Letterbox – can slabs be put down around the letter box?



I would suggest that this is initially discussed with Royal Mail to determine what they can provide to allow full accessibility to their apparatus.

- Planning S106s – New applications and Gifford Lea?

Not a Highways matter. Please discuss with Planning or Highways Development Control.

- Traffic Calming and Interactive Signs – mobile & number plate recognition.

Typically introduced via s106 funding or other external funding avenues. Highways do not carry a specific budget for traffic calming and costs for introduction may be considerable.

Interactive signs could be considered where there is a proven speeding issue.

Vehicle Activated signs (VAS) are installed by Highways in fixed locations and full cost to be funded from the applicant + commuted sum for annual maintenance/repair for their expected 15-year lifespan. Typically, the total cost is between £10,000 and £12,000 + VAT

Speed Indicator Devices (SID's) are typically Parish Council owned and other Parish Council's such as Ashton Hayes own a portable device which they rotate between approved locations. Locations are now approved by Cheshire Police. The contact for Cheshire Police regarding Community Speed Watch is traffic.management@cheshire.police.uk.

- Lack of communication (less than 24 hours notice of High Street surfacing)

Colas are responsible for the works, and I have raised this with them. If you wish to request a formal response from Colas, please raise an enquiry via the following link

<https://www.cheshirewestandchester.gov.uk/residents/highways>

There is no direct path for queries related to road closures and lack of notification and it is something we are currently seeking to improve. See below suggested trail for raising the concern. Please include a detailed description of the issue/concern.

Alternatively, an enquiry can be raised by contacting our customer services team on 0300 123 7036