



Tattenhall & District Parish Council Planning Register 23 02 26

Date Received	Date Deadline	Application Number	Proposal	Site Address	Observations	Decision
10 02 22 16 08 22 29 02 24	03 03 22 05 09 22 21 03 24	22/00194/FUL	Full planning application for 27 Extra Care Units (Use Class C2), with associated access, parking, landscaping, ecological enhancements, and other works. Amendments Amendments	Gifford Lea Retirement Village Frog Lane Tattenhall	Strong objection page 123 of the Minutes. Strong objection unchanged.	(Approved)
18 04 24	10 05 24	24/00950/FUL	Erection of dwelling with detached garage & associated landscaping.	Land off Tilney Way, Tattenhall.	Strong objection, page 350 of the Minutes Book.	
28 03 25	19 04 25	24/01355/FUL	Conversion of two agricultural brick buildings into two residential dwellings at Ford Farm	Ford Farm Newton Lane Newton by Tattenhall CH3 9NE	No Objection.	
26 06 25	17 07 25	25/01713/S73	Convert redundant farm building to dwelling & installation of septic tank – Removal of condition 2 (agricultural occupancy) of 94/00258/COU	Bramley Corner, Wood Lane, Tattenhall, CH3 9AD	No objection.	
17 07 25	07 08 25	25/01888/S73	Change of use to restaurant and a bed and breakfast. New rear dormer, first floor door and additional external staircase. Variation of conditions 2 (approved plans), 3 (materials), 4 (cycle parking), 6 (boundary treatment), and 9 (change to outside of parking area to allow for outside tables) of 24/01991/FUL	The Beehive Pub and Rooms Lynedale House High Street Tattenhall Chester CH3 9PX	No objection.	Approved



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17 07 25	07 08 25	25/01764/OUT	Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).	Land At Grid Ref 348876 359298 Greenlands Tattenhall Chester	Objection Page 490 of Minutes Book.	
08 08 25	29 08 25	25/02070/FUL	Erection of 110 dwellings, provision of associated access and infrastructure works including roads, drainage infrastructure, car parking, public open space, landscaping and associated works.	Land at Chester Road, Tattenhall.	Objection Page 495 of Minutes Book.	
08 09 25	29 09 25	25/02474/FUL	Erection of four lodges, and associated works including car parking, drainage and landscaping.	Land At Grid Ref 349676 359651 Newton Lane Newton by Tattenhall	Support	
12 09 25	03 10 25	25/02516/LDC	Application for a Certificate of Lawfulness to regularise the existing use of land as a caravan park and recreational land ancillary to its use as a caravan park.	Land At Manor Farm Newton Lane Golborne Bellow	Unable to support as there is an enforcement order relating to the infill of the former railway line included in red line area and an existing enforcement order on the site which we understand precludes Certificate of Lawfulness of Existing Use or Development approval.	Refused
03 10 25	24 10 25	25/02861/FUL	Single storey front and side extensions, relocation of heat pump and partial conversion of garage to garden room.	19 Rookery Drive Tattenhall Chester CH3 9QS	No objection.	
10 10 25	31 10 25	25/02893/S73	Demolition of existing bungalow and development of four new houses, associated landscaping and creation of new site access - variation of condition 2	Low Ridge, Burwardsley Road, Tattenhall, CH3 9QF.	No objection.	Approved



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			(approved drawings) of application 17/03827/FUL			
21 11 25	05 12 25	25/03520/PIP	Permission in principle for residential development up to 7 dwellings.	Land at Park Avenue, Tattenhall.	No Objection Page 510 of Minutes.	
06 01 26	27 01 25	25/03906/TPO	TPO - T36 Veteran Lime - Remove dead and diseased wood. Re-pollard to previous pruning points. Silver Birch - Remove large limb overhanging neighbours boundary. Maple x 2 - 20% crown reduction to suitable pruning points.	Foxcroft Farm Burwardsley Road Tattenhall CH3 9NS	No Objection	
13 01 26	03 02 26	25/04011/FUL	Single storey front extension/side extension and single storey rear extension.	2 Barnfield, Tattenhall, Ch3 9HE.	Support	Approved
13 01 26	03 02 26	26/00073/TPO	G1/1 - Crack willow - Dismantle to retain 4m high stump for wildlife habitat. G1/2 - Hawthorn - Fell. G1/3 - Ash - Fell. G1/5 - Crack willow - Dismantle to retain 4m high stump for wildlife habitat. G2 - Selective thinning of young trees as identified by expert & removal of dead trees. (Please note these tree are not covered by a TPO but are in the conservation area.)	Land Rear of Spinney End Spinney End Tattenhall Chester	The Parish Council supports this application as the applicant.	
19 01 26	09 02 26	26/00128/TPO	Common Beech (T1) – Crown thin the overhanging canopy branches back to suitable growing points by 15% as close to the boundary as possible.	Chalfont, Burwardsley Road, Tattenhall, CH3 9QF.	No objection.	
20 01 26	10 02 26	25/04035/LBC	Internal reconfiguration to include repositioned kitchen, replacement fireplaces, and new front door colour.	Claremont House, Buwardsley Road, Tattenhall, CH3 9QF.	Support, subject to compliance with Conservation & Design report requirements & necessary Listed Building consent.	



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20 01 26	10 02 26	25/02490/FUL	Single storey front extension & single storey rear extension.	48 Keysbrook, Tattenhall, CH3 9QR.	No objection.	
02 02 26	23 02 26	26/00136/FUL	Single storey rear extension.	Peartree House, 3 Brockway East, Tattenhall, CH3 9EY.	No objection.	
03 02 26	24 0 226	26/00154/FUL	Replacement conservatory	Beeston View, Burwardsley Road, Tattenhall, CH3 9NS.	No objection.	
09 02 26	27 02 26	26/00228/S73	Erection of single storey hobby/garden room building to rear garden - condition 3 (materials) of planning application 25/03441/FUL	11 Spinney End, Tattenhall, CH3 9HD.		
11 02 26	04 03 26	26/00302/PDR	Change of use of agricultural buildings to a flexible commercial use, to be used for Class E (Commercial, Business, Service).	Greaves Farm, Tattenhall Road, Newton-by- Tattenhall, CH3 9NA		
13 02 26	06 03 26	26/00399/TPO	Oak (7399)- Partial 4m reduction on poorly anchored regrowth. Oak (7559) - Crown lift to 3m to clear footpath. Oak (7550) - Crown lift to 6m, removing epicormic on main stem. Hawthorn (7545) - Crown lift to 2.5m all around. Oak (7401) - Partial 2m reduction to clear street light / light spray. Crown lift low branches to provide 6m ground clearance over highway. Oak (7398) - Crown lift to 4m to clear footway. G180, G182, G183 and G184 to crown lift low branches over footpath throughout park. Works are to mixed species.	Tattenhall Park, Chester Road, Tattenhall, CH3 9AH	No objection.	
17 02 26	10 03 26	26/00069/FUL	Drop kerb	96 Tattenhall Road, Tattenhall, CH3 9QJ		

Enforcement Matters



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CW&C Reference	Details	Outcome
	Filling former Railway Line - Michelle Hewitt in the planning enforcement. 20 05 22 - Notice has been served on 28 th June 2021 and relates to the engineering operation of infilling the railway line, without planning permission. The compliance date for the Notice is 28 th January 2022. CW&C to undertake site visit. Requested information on agency to deal with flooding issue.	

Appeals

Appeal Date	Application number	Proposal	Site Address	Observations	Decision	Appeal Comments	Appeal Decision
13 01 26	25/02482/PDQ	Change of use of existing agricultural building into 2 dwellings	Land At Newton Lane Newton by Tattenhall	See below	Prior Approval Requires Permission	No further comments submitted	
The Parish Council notes this is the third application of this nature received for this site and if approved along with application 24/01355/FUL will result in 7 new dwellings. As such the Council objects to the application along with applications 24/01355/FUL, 25/02483/PDQ & 25/02484/PDQ and requests that all are submitted as full planning applications and their culmination impact considered. The Parish Council requests that drainage (foul and surface) is fully assessed to the satisfaction of the water authority and highways department is satisfied that there will be no adverse effect of 7 additional residences accessing at 2 entry points on a bend on a very busy country lane. Should the applications be approved, in view of there being 7 new residences, a request for contribution to infrastructure through S106 agreement be made.							
13 01 26	25/02483/PDQ	Change of use of existing agricultural building into 2 dwellings.	Land At Newton Lane Newton by Tattenhall	No objection.	Prior Approval Requires Permission	Above comment submitted.	
13 01 26	25/02484/PDQ	Change of use of Dutch Barn from agricultural to 1 dwelling.	Ford Farm Newton Lane Newton by Tattenhall CH3 9NE	No objection.	Prior Approval Requires Permission	Above comment submitted.	



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