

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Brown Knowl Chapel.
Thursday 5th February 2026**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Frances Steer, Guy Vernon.

Broxton & District Parish Council – Mark Henshall.

Burwardsley Parish Council – Roger Carroll, Trish Mumme-Young.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Handley & District Parish Council – Jon Moseley, Maggie Powell.

Tattenhall & District Parish Council – Robert Smith, Ann Wright (Clerk).

Apologies: Jonny Kershaw, Neil Matthews (Tattenhall).

Notes of previous meeting

The notes of the previous meeting held on the 25th September 2025 were agreed.

Flooding

It was discussed that during recent wet weather there had not been any significant flooding on Frog or Rocky Lanes which had been helped by modifications and improvements that have been undertaken. Including the widening of the uncultivated area on land adjacent to Rocky Lane.

It was noted that United Utilities are undertaking extensive works installing new pipes along the A41 and at Huxley. It was noted that Chowley Oak had been without water and that water tanks had been provided by UU and the Estate had provide pallets of bottled water.

Bolesworth Estate Update

The presentation from the meeting is attached to these notes.

Frog Lane Proposal

It was reported the Estate had been working closely with the Tattenhall & District Parish Council to include this development in the Neighbourhood Plan. A lot of work had been put into developing the proposal and the application is expected to be submitted next week.

Discussions are continuing with the Doctor's surgery regarding their moving to the offices on Barbour Square, the provision of a new surgery will benefit the wider community not just Tattenhall residents.

It was noted that discussions have been taking place with Tattenhall Sport about improving their facilities and providing additional parking for their and the communities use.

It was noted that consideration has been given to providing a new shop possibly on Barbour Square however that building is currently occupied. It was discussed that consideration had been given to providing a shop on the development site but the Estate did not want to detract from the centre of the village.

Candle Workshop

It was confirmed there had been constructive conversations with Burwardsley Parish Council, and further amendments have been made to the plans including reduction of the units to 7 from 9 allowing more car parking space with landscaping.

Other Planning

Ridding Bank – The Estate is still waiting for a response from CW&C.

Beehive – It is hoped this application will be resolved shortly allowing use of the rear outside area and then a tenant can be found.

Portico – Early conversations regarding development of this site are on-going. It is hoped the proposal will be very similar to that originally submitted. It expected there will be 5 market and 2 affordable properties.

It was asked that the affordable properties include an S106 agreement to give priority to those with a close connection to Tattenhall in perpetuity.

Sandstone Pub – the Estate has now secured possession of the property and stopped access to the car park.

Flooding

Already covered.

Land Management Update

Tree Survey – it was noted the 5 yearly survey of roadside trees has now been completed and the Estate is now working through the recommendations of the report.

Any concerns regarding tree safety should be reported to gemma.roberts@bolesworth.com.

Land Rover Experience – It was reported Land Rover Experience based at Peckforton Castle will be using land at Harthill.

Events

Events listed were discussed. It was confirmed discussions are taking place with CW&C officers regarding traffic management. It was noted there had been no real issues with traffic from the Together Again event except for the lack of information about which roads would be closed.

It was highlighted there had been issues around mobile signal availability during the event in the area, it was understood this was being discussed and the Estate will feedback when they have more information.

Estate Community Action Update

Update provided on slide.

Matters Raised

Footpath – it was asked if the footway along the A41 could be connected to a pedestrian route through the new development into Tattenhall as currently pedestrians are forced to walk up Rocky Lane. It is hoped at some point the former railway line will form a pedestrian and cycle route.

Handley Parish Council was encouraged to submit this as a comment when the application is live.

Harthill Development – it was confirmed there is nothing further to report on this project.

Vacant Properties – it was noted most of these have been covered earlier in the meeting. Work needs to be done regarding the future of the Flute buildings.

Agriculture Properties

It was confirmed that several years ago the Estate had done some work on the future of farms and identified that large farms with investment are more sustainable. As such the Estate is looking to amalgamate farms as their tenancies come up to create fewer larger farms. However, tenancies are not up until 2029-2034 although the matter has been raised with tenants. It was confirmed no tenancies have been brought to early termination as a result of this project.

Burwardsley Parish Council

It was asked if the tree survey could be shared. It was agreed to share a quarterly update and schedule of actions.

It was suggested that the Parish Council ask Francis to speak on this matter at their Parish Meeting.

Concern was raised regarding the height of trees near the bungalow on Rock Lane. It was confirmed works are planned to thin the trees and open up the view.

It was noted a resident has recently invested a large sum of money on upgrading their power supply but had been unable to achieve a significant increase due to lack of power to the area, this was highlighted for consideration when the Estate is developing the former candle workshop.

The condition of the Post Office door was raised, it was agreed the Estate would investigate this matter.

Broxton Parish Council

It was reported that vehicle charging often drops out of night in Brown Knowl and that this should be taken into account when developing the Sandstone Pub.

It was noted that the closing of the car park at the Sandstone where there is a Sandstone Trail noticeboard has meant parking for the Trail has been forced into other parts of Brown Knowl.

Tattenhall Sport (Flacca)

It was reported that the Club has almost 1k members, including approx. 450 social members as such it is one of the biggest organisations in Tattenhall. It was noted that it is a huge resource for residents.

Handley Parish Council

It was asked what the plans were for Pigeon House Farm. It was confirmed the land has been let and that the house has been secured and is inspected regularly and that a plan needs to be developed for its future.

Next Meeting

Thursday 4th June – 6.30 – Burwardsley Village Hall.

Ann Wright
06/02/2025

