



Tattenhall & District Parish Council Planning Register 27 04 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	25/01764/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. 24/03/26 - request for S106 for Barbour Institute.	
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	Land at Chester Road, Tattenhall.	Objection Page 495 of Minutes Book.	



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			parking, public open space, landscaping and associated works.		24/03/26 - request for S106 for Barbour Institute.	
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	
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.	Approved
21 11 25 23 03 26	05 12 25 27 04 26	25/03520/PIP	Permission in principle for residential development up to 7 dwellings. Appeal	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	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.	Approved
19 01 26	09 02 26	26/00128/TPO	Common Beech (T1) – Crown thin the overhanging canopy branches back to	Chalfont, Burwardsley Road, Tattenhall, CH3 9QF.	No objection.	Approved



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			suitable growing points by 15% as close to the boundary as possible.			
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.	Approved
20 01 26	10 02 26	25/02490/FUL	Single storey front extension & single storey rear extension.	48 Keysbrook, Tattenhall, CH3 9QR.	No objection.	Approved
02 02 26	23 02 26	26/00136/FUL	Single storey rear extension.	Peartree House, 3 Brockway East, Tattenhall, CH3 9EY.	No objection.	Approved
03 02 26	24 0 226	26/00154/FUL	Replacement conservatory	Beeston View, Burwardsley Road, Tattenhall, CH3 9NS.	No objection.	Approved
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.	No objection.	Approved
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	Objection full application required so scope & scale of the change of use can be understood particularly the impact on landscape & highways.	
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	Tattenhall Park, Chester Road, Tattenhall, CH3 9AH	No objection.	Approved



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			branches over footpath throughout park. Works are to mixed species.			
17 02 26	10 03 26	26/00069/FUL	Drop kerb	96 Tattenhall Road, Tattenhall, CH3 9QJ	No objection subject to Highways Officers approval with regard to proximity to bus shelter, the visibility splay & visibility/ safety of pedestrians on the footway hidden by the shelter.	
25 02 26	18 03 26	26/00391/S73	Demolition of existing property and erection of seven new dwellings, plus associated landscaping works. Variation of conditions 3 (brickwork detail) , 5 (materials), 7 (highways), 8 (bike storage), 9 (affordable housing), 11 (bird and bat boxes), 14 (bin area), 15 (foul and surface drainage) and 16 (surface water drainage) of planning permission 18/02929/FUL.	Portico House, High Street, Tattenhall, CH3 9PX.	See below	
The Parish Council asks that consideration is given to the increase in traffic in the vicinity of the development site given other planning applications which have been submitted and given its proximity to the junction with Rocky Lane which is a high traffic junction and bus stop used by school buses. The Parish Council would prefer the affordable properties to be offered as social rent with priority given to those with a close connection to Tattenhall. Should properties be offered for sale as reduced open market we ask that the properties remain at 70% market value and that priority is given to those with a close connection to Tattenhall in perpetuity. The Parish Council would support waiving of the CIL on affordable properties if they are sold at 70% market value. The Council is concerned that if the properties are leasehold land rent and service charges could impact their affordability. We request that a condition is put in place to retrain the existing brick and sandstone wall and gateway.						
10 03 26	24 03 26	26/00716/PIP	Residential development of up to 9 dwellings.	Land at Shire Way, Tattenhall.	No objection to principal of this site being developed for up to 9 dwellings subject to no loss of residential amenity for adjacent properties.	
13 03 26	04 04 26	26/00486/OUT	Outline planning application with all matters reserved (except for principal means of access), for development comprising up to 400 no. dwellings (Use Class C3) and potential new Medical Centre	Land at Frog Lane, Tattenhall.	Support, from page 541 of the Minutes Book.	



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			(Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage.			
26 03 26	18 04 26	26/00695/FUL	Removal of existing carport, erection of single storey extension, & detached garage. (Amendment to planning permission 25/02037/FUL).	Brook Hall West, Chester Road, Golborne Bellow, CH3 9AH.	No objection.	Approved
01 04 26	24 04 26	26/00758/FUL	Demolition of existing single storey side & rear extension, erection of new single storey side & rear extension.	49 Keysbrook, Tattenhall, CH3 9QP.	No objection.	
20 04 26	12 05 26	26/01144/CAT	Laurel (T1) - Cut down to height of hedge (approx 4.2m). Trunk to remain. Invasion of light and possible root damage to house in future. Second tree (T2), unknown species - Reduce to size to height of hedge (approx 4.5m). Loss of light in garden.	2 Belgrave Cottages, High Street, Tattenhall, CH3 9QA.		

Enforcement Matters

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



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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.	