

Minutes of Tattenhall & District Parish Council Extraordinary Meeting Held 8th June 2026 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey

P. Black

I. Keeping

P. Kerr

N. Matthews

L. Morris

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 30

Apologies

R. Carden – Prejudicial interest.

C. Dzelzainis - Prejudicial interest.

A. Scarratt – Family commitment

R. Smith – Family commitment

Kirsty Williams - Prejudicial interest.

Brent Wilson - Prejudicial interest.

Declaration of Interests

No interests were declared.

Public Participation

Bolesworth No Art Event

The chairman stated that there would be no discussion of the recent No Art event which had been held at Bolesworth, it was confirmed the event organisers, Bolesworth Estate and CW&C are meeting to review the event and what went wrong and the Parish Council has a meeting scheduled with the Estate later this week.

Well Pharmacy, Tattenhall

Concern was voiced about the Pharmacy being frequently closed, it was asked if the Parish Council could write to Well and the Integrated Care Board (ICB) noting the impact it is having on the growing village which is identified as a key service centre.

School Transport

It was stated that almost all the year 6 pupils in Tattenhall seeking to go to the Bishop Heber High School in Malpas have not been granted free school transport. It was stated that CW&C had not made it clear at the time of school applications that transport would only be provided to the closest school and which the closest school is. It was reported that in some cases the school is only closer by .1 of a mile as the crow flies.

CW&C Cllr Jones stated that he has asked that CW&C set a policy of 1 school being identified as the closest school for the village, but that CW&C has always refused.

Link Road

A question was raised regarding the positioning of a link road between Chester Road and Frog Lane. It was clarified that Phase 2 of the development identified in the Neighbourhood Plan includes access off both roads but does not include a major link road.

Application 25/02070/FUL (Taylor Wimpey)

A resident who spoke at the CW&C Planning Committee against the application emphasized that the landscape impact of the application (which was the grounds for refusal previously) cannot be mitigated as suggested by the CW&C planning officers.

He also noted that it is wrong that the government can suddenly move the goal posts by increasing the number of houses that has to be built by approximately 80%.

It was noted that CW&C confirmed at their extraordinary meeting held recently that they would continue to judge applications based on planning policy and make sure that the harm does not outweigh the benefits of any development.

It was noted that there are a large number of houses unsold in the village many of them 4 and 5 bedroom.

It was noted that contrary to what the application said the field is in use and is currently being grazed by cattle.

Concern was raised that the current planning applications could all be approved in addition the 600 homes identified in the Neighbourhood Plan. It was noted this could be the case but that without a Plan in place more speculative and inappropriate applications will get approved.

It was highlighted that the application does not provide affordable properties to allow for downsizing and are out of most local people's price range.

Concern was highlighted about the dangerous proposed access and egress from the site and the impact the development will have on all the surrounding country lanes.

It was suggested that a request be made that the Planning Committee undertake a site visit.

Concern was raised that the High Schools will not have capacity given the large amount of developments which could take place in all the villages.

Planning

1) Application 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.

RESOLVED 26/024 –That the Council submitted following comment:

Tattenhall & District Parish Council continues to strongly object to this application.

The Parish Council requests Planning Committee undertake an in person site visit of the application site.

The Parish Council notes the disingenuous report produced for the applicant following the deferral by planning committee. The applicant has made no alterations to the housing mix or contacted the Parish Council to discuss housing need as was suggested at the Committee meeting.

The applicant has used their Report to dismiss CW&C housing needs assessment (HNA) and will deliver the following market value properties in total disregard of the CW&C HNA 2026.

Property Size	HNA	Proposed
1Bed	5%	0%
2 Bed	30%	9%
3 Bed	45%	38%
4+ Bed	20%	53%

The applicant has done nothing to address our previous objection below, which still stands.

Tattenhall Parish 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.
- 12) That a financial contribution be agreed to the Barbour Institute in Tattenhall for routine maintenance, improvements and to contribute to its future sustainability.

The Barbour Institute is a valuable community asset and is the location for many community activities and events, in addition it is identified as a space for use in a community emergency.

Approval of this application will result in an increase of residents in the village who it is hoped will access this valuable facility.

RESOLVED 26/025 –That the Council write to the head of CW&C planning copying in the MP and Secretary of State and ask that no large Tattenhall planning applications are considered at the July 7th Planning Committee given the unnecessary and avoidable delay to the submission and processing of the Tattenhall and District Neighbourhood Plan by CW&C noting if the Plan had not been delayed the Plan would most likely have reached the end of Reg.16 by the time that Committee met and the prematurity argument would have been triggered.

2) Application Support

RESOLVED 26/026 –That the Council appoint ONH to support the Council to object to planning application 25/02070/FUL our presentation at the Planning Committee.

The meeting closed at 8.10pm.

Ann Wright
09/06/2065.

Next scheduled Parish Council Meeting
Monday 6th July 2026 at 7.30pm
Billiard Room, Barbour Institute.