



Tattenhall & District Parish Council Planning Register 26 06 26

Date Received	Date Deadline	Application Number	Proposal	Site Address	Observations	Decision
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.	Approved
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 parking, public open space, landscaping and associated works.	Land at Chester Road, Tattenhall.	Objection Page 495 of Minutes Book. 24/03/26 - request for S106 for Barbour Institute.	
27 05 26	10 06 26		Amendment/Additional Information		Objection Page 10 of Minutes Book	



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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	
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.	
23 03 26	27 04 26		Appeal			
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.	
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.	Withdrawn
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.



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10 03 26 29 04 26	24 03 26 05 06 26	26/00716/PIP	Residential development of up to 9 dwellings. Appeal.	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 (Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage.	Land at Frog Lane, Tattenhall.	Support, from page 541 of the Minutes Book.	
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.	Approved
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.	No objection.	Notification closed
01 05 26	23 05 26	26/01155/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 Adjacent To Manor Farm, Newton Lane Golborne Bellow.	Strong objection. includes the disused railway cutting filled in without planning permission subject to planning enforcement. LDC cannot be granted if the land is subject to an enforcement order. There has been no resolution of the flooding issue resulting from the land fill i.e. no change from the last application.	



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05 05 26	27 05 26	26/01007/FUL	Erection of a rear dormer extension for loft conversion.	16 Edgecroft., Tattenhall, CH3 9LN.	No objection.	Approved
07 05 26	29 05 26	26/01206/LDC	Application for a certificate of lawfulness of existing use of land as a Caravan Park.	Manor Farm, Newton Lane Golborne Bellow, CH3 9AY.	Strong objection. includes the disused railway cutting filled in without planning permission subject to planning enforcement. LDC cannot be granted if the land is subject to an enforcement order. There has been no resolution of the flooding issue resulting from the land fill i.e. no change from the last application.	
07 05 26	29 05 26	26/01243/FUL	Division of existing dwelling into two dwellings, works to include rear extensions and rear balcony, and detached garage.	The Long Barn, Tattenhall Hall, High Street, Tattenhall, CH3 9PX.	No objection.	
14 05 26	29 05 26	26/01380/PIP	Permission in principle for 1 detached self-build dwelling.	Land at Wood Lane, Tattenhall.	Strong objection, the application is contrary to Local Plan Part 1 STRAT 9 and Local Plan Part 2 DM 25 as the application is for a new dwelling in the open countryside. The proposal will not contribute to sustainable housing need as such there are no identifiable benefits to outweigh the harm to the local amenity and landscape.	
19 05 26	10 06 26	26/01468/FUL	Single storey extension to front lounge & porch.	46 Keysbrook, Tattenhall, CH3 9QR.	No objection.	Approved
16 06 26	07 07 26	26/01652/FUL	Extension, conversion and remodelling of existing dwelling, widening of driveway and associated landscaping/ green infrastructure enhancements.	5 Tattenhall Road, Tattenhall, CH3 9QQ.	Objection. Not in-keeping by virtue of its size, scale & proposed materials inc rendering. Dominate the street scene & adjacent properties particularly given position of close to Tattenhall Road. Windows are large & out of keeping. Dormer windows at the rear will overlook adjacent	



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					properties resulting in a loss on amenity. Contrary to Policy 2 of the existing and emerging N Plan and Design Code.	
18 06 26	09 07 26	26/01660/FUL	Replacement of single-storey extensions with a two-storey side extension and two-storey and part single-storey rear extension, together with alterations to existing windows and doors.	The Cottage, Ford Lane, Newton-by-Tattenhall, CH3 9NF.		
18 06 26	09 07 26	26/01731/FUL	New detached garage.	2 Aldersey Oaks, Grove, Newton-by-Tattenhall, CH3 9FS.		

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 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	Appeal Dismissed



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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.	Appeal Dismissed
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.	Appeal Dismissed