

Minutes of Tattenhall & District Parish Council Meeting Held 2nd March 2026 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden Carol Dzelzainis Christine Elliott

I. Keeping P. Kerr N. Matthews Lesley Morris Andy Scarrat

R. Smith K. Williams B. Wilson

Clerk – Ann Wright

Public – 5

Apologies

CW&C Cllr Mike Jones

Declaration of Interests

Cllr Black declared an interest in agenda item 7, Barbour Institute as the Chairman of the Tattenhall Community Association which runs the Barbour Institute. She confirmed she would leave the meeting and take no part in the discussion.

Cllr Carden declared interests in item 17, Grants, as a member of the following organisations Sport Tattenhall, Tattenhall Allotments and Transition Tattenhall.

Public Participation

Regulation 14 Meeting – Thursday 5th March 2026

It was confirmed the meeting on Thursday would take the form of a presentation and question and answer session.

Spinney

Concern was raised regarding a number of trees leaning in The Spinney. It was confirmed a tree survey had been completed and that a tree works application has been submitted to CW&C once approved works will be carried out.

Minutes

RESOLVED 26/451 –That the Council approve the minutes of the meeting held on the 12th January and the extraordinary meeting held the 9th February 2026 as a true and proper record.

Planning

1) Planning Register

The meeting noted the planning register pages 200 to 204 noting a comment of no objection had been submitted for planning application 26/0028/S73, change to condition 3, materials, 11 Spinney End, Tattenhall since the agenda had been published.

It was noted that application 26/00391/S73, Portico House, High Street, Tattenhall has been received since the agenda had been published.

Concern was raised about the inclusion of downstairs toilets in the smaller properties, it was thought this would be due to some accessibility requirements, the Clerk confirmed she would check this.

Concern was voiced about the inclusion of only parking space it was suggested when comments are submitted the inclusion of additional onsite parking is taken into account.

Councillors agreed to review the application and agree comments under delegated powers to the Clerk to respond.

2) Planning Applications

26/00302/PDR – Change of use of agricultural building to a flexible commercial use, to be used for Class E, (commercial, business, services) – Greaves Farm, Tattenhall Road, Tattenhall, CH3 9NA..

RESOLVED 26/452 –That the Council submit the following:

Objection, a full application should be required so that the scope and scale of the change of use can be understood particularly the impact on the landscape and highways.

26/00069/FUL – Drop Kerb – 96 Tattenhall Road, Tattenhall, CH3 9QJ.

RESOLVED 26/453 –That the Council submit the following:

No objection subject to Highways Officers approval with particular regard to the proximity of the dropped kerb to the bus shelter, the visibility splay when pulling onto Tattenhall Road and the visibility/ safety of pedestrians on the footway hidden by the shelter.

3) Further Planning Applications

No further applications received.

4) Lead Planners

It was noted Councillors Kerr, Scarratt and Smith are lead planners until the May meeting.

Bolesworth Estate

That the Council noted the notes of the meeting held the 5th February 2026 from page 540 of the Minutes noting the slides from the meeting are to be attached and will be circulated.

Barbour Institute

Cllr Black left the meeting and took no part in the following discussion.

The Council noted the actions recorded at the meeting held on the 24th February 2026 from page 542 of the notes.

RESOLVED 26/454 –That the Clerk submit an additional comment to the on-going large planning applications that S106 contribution be made to Barbour Institute as a community asset.

RESOLVED 26/455 –That the Council give the Barbour Institute a grant of £5K for running costs and support the Institute to implement actions identified.

Cllr Black rejoined the meeting.

Neighbourhood Plan Review

It was noted the Regulation 14 consultation had commenced on the 23rd February and would finish on 13th April 2026.

Councillors were reminded a meeting was scheduled for Thursday 5th March to explain the changes to the Neighbourhood Plan.

It was agreed to request a meeting with the MP to provide an update on the Neighbourhood Plan and planning situation in Tattenhall.

Community Infrastructure Levy (CIL)

The Council was asked to identify its priorities for the CIL funding it was likely to receive through development allocated in the Neighborhood Plan.

RESOLVED 26/456 –That the Council identify the following CIL priorities:

- Towpath Project
- Road connecting proposed Bolesworth Development to Rocky Lane creating through route from Frog Lane and or improvements to Rocky Lane.
- Feasibility Study into creation of pedestrian and cycle route along former railway running through the Parish of Tattenhall to Chowley Oak and beyond.
- Additional Highways safety projects not covered by S106 funding.
- Additional play and open space not covered by S106 funding.

Multi-Use Ganes Area (MUGA)

It was agreed to arrange a further meeting with the Primary School to discuss the MUGA including Cllrs. Carden, Dzelzainis, Kershaw, Wilson and Williams.

Well-being and Advice Drop-in

The Council agreed to hold a well-being and advice drop-in day in July with stalls offering advice to residents. It was agreed to seek sponsorship to cover the cost of the event. Cllr Black agreed to support the Clerk in organising the day. It was suggested the Institute have a stall at the event.

Community Car Scheme

The Clerk reported that she has received calls from people trying to find transport to hospital appointments when or where there was no public transport available, it was considered if this was something that could be developed with other Parish Councils in the area. The Clerk had contacted Cheshire Community Action who used to support these schemes, but no longer do. It was agreed the Clerk would contact CW&C, Countess of Chester Hospital and Gifford Lea to see if they can provide advice.

Barnfield Adverse Possession Claim

It was reported that a further letter had been received from the Land Registry asking if the Parish Council would be willing to negotiate regarding the ownership of the land in question. The form had been returned confirming the Parish Council would be prepared to negotiate.

Speed Indicator Signs

1) Speed Indicator Device (SID)

The Clerk had circulated an email from CW&C Highways officer explaining the options. It was agreed to seek approval of locations on Burwardsley, Chester and Tattenhall Roads and the High Street.

RESOLVED 26/457 –That the Council purchase a Speed Indicator Device (SID) which records speeds once locations for its use once locations have been confirmed up to a maximum budget of £3k.

Cllr Bailey agreed to act as lead Councillor for this project.

2) Wheelie Bin Stickers

RESOLVED 26/458 –That the Council purchase 20 and 30mph bin stickers.

Double Yellow Lines

RESOLVED 26/459 –That the Council request CW&C Highways to consider the installation of double yellow lines in Chester Road between Alpha House and The Rectory.

Accounts & Payments

1) Accounts & Payments

RESOLVED 26/460 –That the Council agree the accounts including the below payments and the Bank reconciliation as circulated page 24 of the Cash Book.

Dutton's TMS	Xmas Parking Suspension	570.00
Tatt. Park Primary School	Willow for Xmas	125.45
PJ Hellmers Ltd	Xmas wreaths & lights removal	210.00
A. Wright	Salary - January	1241.49
ONH	Neighbourhood Plan work	4743.60
Barbour Institute	Room Hire - January	49.61
SLCC	Membership (50%)	126.50
Nest	Pension Contribution - Jan	92.81

HMRC	PAYE/NI - January Salary	230.46
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2) Accounts & Payments

RESOLVED 26/461 –That the Council agree the accounts and payments including the below payments as circulated page 23 of the Cash Book.

A. Wright	Salary - February	1241.69
Nest	Pension Contribution - February	92.81
HMRC	PAYE/NI - February Salary	230.46
Play Inspection Company	Play area inspection	186.00
A. Wright	REIM: Cloudnext, Zoom, postage etc	177.82
Tattenhall PCC	Parish News 2026	375.00

3) Payroll Services

RESOLVED 26/462 –That the Council agree continue to use Shires for payroll services for 2026-2027 financial year.

Grants

RESOLVED 26/463 –That the Council agree the following grants awards for 2026-2027:

Tattenhall Allotments Asso	Board walk to Pond	£500
Cheshire Agri Chaplaincy	Mental health workshops	£500
Tattenhall Croquet Club	Lawn maintenance	£300
Tattenhall Bowling Club	Green & clubhouse improvements	£400
Tattenhall over 50's	Celebration	£200
St Albans Church	Church yard & path maintenance	£500
Tattenhall Tennis Club	Groundworks	£500
Sport & Leisure Tattenhall	Path	£500
Artists Collective	Writing workshops	£495
Tattenhall Park Primary School	Reading Scheme	£500
Transition Tattenhall	Tattenhall Green Beats	£500
Tattenhall Local History	Website	£79.15

That the Council agree Tattenhall Calendar & Cards

It was agreed to advertise for pictures to create a Tattenhall calendar for sale and obtain printing costs.

The meeting closed at 9.00pm.

Ann Wright
03/03/2026

Next Scheduled Meeting
Annual (First) Meeting of the Parish Council
 Tuesday 8th May 2026, 7.30pm
 Billiard Room, Barbour Institute

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 taking 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 was 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

Bolesworth & Parish Councils meeting



5th February 2026

Planning updates



Frog Lane proposal

The Estate undertook an extensive 3-week public consultation exercise from Thursday 27th November to Wednesday 17th December 2025:

- The distribution of leaflets at public locations and every property within Tattenhall (which totaled 1,231 addresses via Royal Mail).
- A public consultation website <https://www.tattenhallfuture.co.uk/>. The website remains live, along the dedicated email address tattenhallfuture@bolesworth.com
- Opportunities to fill out Feedback Forms (hard copy and electronic)
- Two public exhibition events at Barbour Institute on:
 - Thursday 4th December 2025: 3pm-7pm
 - Saturday 6th December 2025: 10am-1pm
- Public exhibition boards (prepared to provide additional information on the development proposals) were also published on the consultation website.
- Circa 120 people attended the public exhibition events and 109 responses received - the results along with FAQs have been shared.



Frog Lane proposal continued

The Estate continue to work with Tattenhall Parish Council and consultants ONH to discuss our Development Proposals, with the view to provide the most appropriate development for Tattenhall.

The Estate, having refined our development proposals intend on submitting planning on the land south of Frog Lane asap.

The description of development will be as follows:

"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"

The planning application is proposing:

- Up to 400 no. dwellings
- Will secure the delivery of a site for an expanded GP Practice – which we are allowing for either on-site at Frog Lane or off-site at Barbour Square (the mechanisms for which will be secured within a Section 106 Agreement).
- A Unilateral Undertaking is being prepared separately to secure delivery of the Natural Flood Management Scheme subject to receiving planning consent for the Frog Lane proposals and capital receipt.



Frog Lane proposal continued

Laurel Bank/Village Surgeries Group

- Various discussions have been undertaken with the Village Surgeries Group, who operate the existing GP in Tattenhall.
- The Group has confirmed that the current GP is at capacity.
- They have expressed their support for either a new GP on site or to relocate to Barbour Square (current preferred option).
- Meeting 12th February.



Cheshire Workshops (former Candle Factory)

The Estate held a pre-application discussion with Burwardsley Parish Council on the 13th November to discuss re-development plans for the site.

The Estate subsequently shared in December how:

- Additional planting could be incorporated within the carpark area to baffle the views of the development, but at the loss of 3 of the 14 additional car park spaces we'd proposed.
- If units 7,8, 9 were to be single story, we would effectively lose unit 9 - making 8 units in total, as opposed to 9.

The PC asked what the layout would look like if we were to add 5-6 metres of landscaping, beyond the already extended car park.

The Estate would welcome a meeting further meeting with the PC and owner of The Brow (on site) to discuss and agree what revisions to table at the awaited CWAC pre-application. .

The Estate is keen to continue to progress these plans as quickly as possible and make effective use of the land - as we're very aware it has been dormant since March 2020 and has been subject to repeat break-ins/anti-social behaviour.



Other Planning

- **Ridding Bank, Burwardsley**

The application for a replacement dwelling received confirmation of a planning officer on 8th January and is awaiting determination.

- **Beehive, Tattenhall**

The planning application to allow outdoor usage received confirmation of a planning officer in December and is awaiting determination.

- **Portico, Tattenhall**

The Estate remain in discussions with a developer about delivering the original scheme of 7 properties and are awaiting input from CWAC as to next steps.

- **Sandstone Pub, Brown Knowl**

Concrete blocks installed at the PC request to prevent access to the car park. The Estate are considering its future use, given the repeat closures as a Public House.



Flooding, Drainage & Water Quality



Flood, Drainage & Water Quality

- **Flood Mitigation**

Continuing discussions with statutory bodies regarding the proposed Flood Mitigation works on Mill Brook, which has included a positive meeting with Welsh Water just before Christmas who are interested to understand the further proposals and how they can work with the estate.

The next phase of modelling and design has been commissioned.

- **Drainage**

Transition Tattenhall, Allotment Society, Conway Centre, James Harrison (Farm Tenant) and Bolesworth met in early January to review the flooding around the BF exchange. It needs further investigation which the Conway centre and Bolesworth are leading on.

We understand Redrow have completed the works to their attenuation pond at Castlefields.

Despite significant rainfall this winter and snow melt to date; flooding appears to have been less than the 2024/25 winter. Although there are still pinch points (Bolesworth Road and Rocky Lane particularly) continued efforts by the Council, Tenant Farmers and the Estate seem to have reduced seriousness.

- **Water Quality Monitoring**

Estate are still allowing access for Transition Tattenhall and are keen to be involved in the outcome of the project.



Land management update



Land Management Update

- Continuing to work with Tenants regarding ditch clearance and hedge cutting.
- Roadside Trees Surveyed in December. We are now starting a programme of works based on the experts advise on the condition of the trees.
- Land Rover Experience at Harthill



Events Update



Events update

Plans for 2026

- Warrior Dog Agility 4th & 5th April
- Shedfest 2nd May
- Bolesworth Open Gardens 8th & 9th May
- Medicon 23rd & 24th May
- Bolesworth International 26th June – 5th July
- Together Again Festival 24th – 26th July

No other dates or events confirmed for 2026. We will update once anything further is confirmed.



Traffic Control



Traffic control

Traffic control

The estate are liaising with CWaC to discuss traffic control arrangements. Plan to meet before the end of March to review Estate event approach.

Potential pinch point could be Shedfest on 2nd May as this is a one-day event with all attendees arriving and leaving on the same day.



Community update



Community Update

Growing Children Project donation

Bolesworth's property team were pleased to take part in a Christmas quiz organised by Savills and to win! The winning monies of £500 are to be presented to the team responsible for the Growing Children Project to go towards their 2026 costs.

Ongoing Support Initiatives

Sport & Leisure Tattenhall: Proposed an area adjacent to The Flacca for village centre parking, which could allow the club to explore the provision of Padel on their existing car park.

Barbour Institute: Working with Tattenhall Community Association and the Parish Council to ensure this remains a valuable community asset.

Public Footpaths: We're working closely with Cheshire West & Chester and Cheshire East Public Rights of Way officers to maintain and improve footpath access across the estate.

Tattenhall Tornados (U11 Girls Football): As the team continues to grow (especially in height!), we're delighted to have provided additional kit for the 2026/27 season.

Cheshire Community Foundation: We're proud donors to the 'For Cheshire West' fund, supporting a wide range of local charities that make a real difference in our community.

National Garden Scheme

For the fourth year running Mrs. Barbour is pleased to open the Castle Gardens on the 8th & 9th May to raise funds for the National Garden Scheme. Last year the open days raised over £5,000 for this fantastic charity, and we hope to raise even more in 2026. Tickets are available via the Bolesworth website. It is also possible to book private group visits for 15+ people during April & May. If anyone would like further details, they can contact Vicki Ball on vicki@bolesworth.com



Notes of Barbour Institute Meeting.

Tuesday 24th February 2026

PRESENT

Barbour Estate (BE) – Vicki Ball, Nina Barbour, Gaurav Batra.

Barbour Institute (BI) – Caroline Artingstall, Kenneth Black, Pat Black.

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

Tattenhall & District Parish Council – Christine Elliott, Brent Wilson, Ann Wright (Clerk).

The meeting discussed the Barbour Institute's financial situation, noting it expects to make a loss of around £9k at the end of the financial year.

Notes of the meeting to be provided by the BI.

The following actions were identified:

Friends of the BI	Friends of scheme to be developed further and publicised – provide an annual donation to become a member.
Marketing	It was discussed it would be helpful to have Trustee with Marketing experience. Contact Bishop Heber to see if there is a student who might be interested in strengthening the social media presence. Promote 200 Club. Vicki Ball to provide possible grant information for marketing.
Parish Council	Council to discuss possible support at March meeting.
Power Supply	Brent Wilson to work with BI to investigate cheaper suppliers and possible renewable energy alternatives. Mike Jones to contact Transition Tattenhall (Nick Benefield) to consider solar options.
S106	PC Clerk has contacted CW&C to see if funding can be obtained via developers S106 contributions for village halls particularly noting their role in emergency plans.
Sponsorship	BE to develop a simple sponsorship package, to be promoted at business breakfast with speaker. (PC Clerk to raise with TBA)
Trustees	Additional Trustees Required: Parish Council to nominate 'active' trustees at May meeting. BE to consider nominating H&S trustee.
Work Hub	Promote the BI as a venue for remote working. (https://vivifyvenues.com/ was noted a website which promote school rooms for hire, it was not known if they promote other venues.)

Bolesworth Estate confirmed they will provide £5k for repairs and maintenance and cover the building insurance in the next financial year.

Ann Wright
Clerk to Tattenhall & District Parish Council
24/02/2026