

**Minutes of Tattenhall & District
Parish Council Extraordinary Meeting
Held 25th March 2026 at the Barbour Institute.**

PRESENT

Councillors

Chairman – J. Kershaw

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

I. Keeping N. Matthews Lesley Morris Andy Scarrat R. Smith

K. Williams

Clerk – Ann Wright

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

Public – 80

Apologies

P. Kerr – Family commitment

B. Wilson – Family commitment

Declaration of Interests

No interests were declared.

Public Participation

Application 26/00716/PIP – Land at Shire Way

A representative of residents of Shires Way raised the following concerns regarding application 26/00716/PIP. The application was described as a gateway application which would lead to a much larger development. Concerns were voiced regarding the noise, loss of privacy and impact on biodiversity the development will have on adjacent properties as well as concerns regarding the traffic, including constriction, it will create. It was stated the development would not be infill and is outside the development boundary.

Application 26/00486/OUT – Land at Frog Lane

The following comments were raised by residents regarding the above Bolesworth Estate application:

Highway Safety & Congestion

It was highlighted that Policy 5 of the Neighbourhood Plan states that applications which create unacceptable congestion and danger on highways will be refused. It was stated the application provides a lot of information regarding highway safety but does not provide any solutions and that voting to support the application would be voting against the Neighbourhood Plan.

It was stated that the development of 400 homes will increase traffic throughout the whole village and that the company that has prepared the traffic assessment for the applicant modelled traffic movements on the 2011 census which was before Gifford Lea and the Redrow Estate had been built. Since 2011 there has been changes to traffic movements with increased regular home deliveries.

It was noted the traffic survey was undertaken for a week in July 2025, it was asked if this survey had been undertaken during term times as that will impact the results significantly.

Housing Need

It was stated that there is no need for additional housing in Tattenhall, and it was asked if we can say there is very little demand.

Infrastructure & Roads

It was highlighted that the roads are currently seriously degraded and in need of repair. Concern was raised that new houses could be built and it could be years before roads are completed and improved.

The concern was voiced that the houses will be built but the community will not see the benefits and that there was a need to make developers deliver the benefits before the houses.

Sense of Community

It was said that Tattenhall is losing its sense of community and its character as a village. It was highlighted that there are already unsold houses in the village, a lack of parking, a 2 week wait to see a GP and no space at the local school. It was asked that the emotional impact of the development be considered.

Local Plan

It was noted that at a previous meeting it had been reported that the Local Plan was out of date and that the Parish Council was trying to protect Tattenhall however the size and scale of the development is too large and will increase the Tattenhall by 50% and that the only winner will be the Bolesworth Estate.

The Parish Council was asked to think very carefully before supporting the application which will destroy the character of Tattenhall. It was stated the glossy promises made are the minimum required by policy and the offer of land for a medical practice is not much of an offer.

Rocky & Frog Lanes

The resident who lives of Rocky Lane highlighted that Rocky and Frog Lanes are the worst possible lanes for development to take place and it was stated that traffic from the development will not avoid the village centre.

Impact on Neighbouring Properties

It was stated that Bolesworth Estate had not spoken to residents adjacent to the development site. Concerns were raised regarding noise, pollution, loss of amenity and security.

It was highlighted that neighbouring properties could suddenly be surrounded by 20 properties on land which is 4 to 6 feet higher and could overlook the existing properties and cause flooding.

Environmental Impact

It was stated the environmental assessment was patchy at best and had not recorded the presence of badgers or assessed a valuable pond due to being unable to access it.

Agricultural Land

Concern was raised regarding the loss of productive agricultural land and its impact on our future food security particularly at a time of global uncertainty.

Pedestrian & Cycling safety

It was highlighted that the roads, particularly Rocky Lane, are not safe pedestrian and cycling routes and this will be worsened by the increase in traffic including construction traffic.

Flood Risk

It was noted that there is already significant surface water flood risk around Frog Lane land Brock Way which will be worsened.

Pre-School

It was reported that it is not only the primary school and doctors which are at capacity the pre-school has no places available until 2028.

Gifford Lea

A resident of Gifford Lea stated the development will replace the fields opposite Gifford Lea with the access into the development site and that no thought has been given to the impact of the Gifford Lea residents, their ability to get about, the noise and disturbance.

Concern was raised that the new access opposite the access/exit to Gifford Lea which create road safety issues.

Junction with High Street

Concern was raised regarding the safety of the junction of Rocky Lane and the High Street, and the impact increased traffic will have on it, noting its proximity to the education centre. It was noted that many properties do not have off-road parking in that area resulting in vehicles parking on the road.

It was asked if CW&C Highways department have been involved in discussions about the planning application.

Acoustic Assessment

It was highlighted that the acoustic survey included in the application had only taken account of noise disturbance within the site but not the impact on the existing village.

Historic Development

Tattenhall has grown over the 18th and 19th centuries and adding a large development is not the solution. It was understood the Government had announced plans to develop 6 new towns, however the plan for a new town of 20,000 homes in Cheshire East has been cancelled.

It was urged that a conversation takes place with Cheshire East and West to create new towns rather than building on existing villages and killing their character.

Children & Youth

It was stated that serious thought needs to be given to the children in the village which will increase with the new developments. It was noted the village lacks resources for children including a hub where they can go and relax safely.

Comments by Parish Councillors

Cllr Keeping provided the following update and information:

Cllr Keeping thanked all for their constructive comments and reminded everyone that the Parish Councillors live in Tattenhall and feel the same about many of the concerns raised.

Neighbourhood & Local Plans

He confirmed the Neighbourhood Plan is out of date and the Parish Council is working to renew the Plan which is currently out at Regulation 14 consultation which ends on the 13th April 2026.

It was explained that the Plan is deemed out of date as a result of Government policy contained in the National Planning Policy Framework (NPPF).

In addition, the CW&C Local Plan is also deemed out of date and the Council cannot demonstrate that it has sufficient housing and land supply to meet Government set targets.

As a result, existing planning policies in both Plans have significantly reduced weight and there is a presumption in favour of development.

It was explained that the Parish Council is trying to complete the Neighbourhood Plan review including allocating sites to meet the housing need which will be allocated by CW&C.

Parish Councillors recognise that there isn't a huge need for new houses in Tattenhall, but housing will be allocated and if the Parish Council doesn't allocate where those houses go CW&C will. It will also be difficult to defend against speculative planning applications.

The Parish Council has appointed consultants to support them through this process to gain some control of planning in Tattenhall and get some community benefits. The Council undertook a scenario planning process with the community which identified and preferred scenario for development.

The site allocation doesn't exactly match the preferred scenario but is very close to it and has been the result of detailed conversations and negotiations with Bolesworth Estate.

Highways Department

It was confirmed that the CW&C Highways department has been in discussion with the Estate and has also been involved in discussions with the Parish Council.

It was stated the Estate had included a link road between Frog Lane and Rocky Lane in a pre-application discussions but had been advised by CW&C it was not necessary and it is not included in the current application.

Housing Allocation

It was noted that the CW&C options consultation has suggested a housing need for Tattenhall of between 500 to 1500 houses. The number that is actually allocated will be impacted by how many new homes are allocated in the green belt. If homes are not built in the existing green belt the homes will be built in areas outside the green belt including Tattenhall.

Doctors' Surgery

It was confirmed that the existing surgery in Tattenhall which is due to merge with Malpas Laurel Bank Surgery is inadequate and not fit for purpose.

It was noted that discussions are taking place between the Estate and Doctors regarding the surgery moving to Barbour Square however this has not yet been finalised. If that does not become a reality the development site includes land which will be used for building a new health centre on. If that land is not required, it will be safeguarded as community open space. In addition, if the land is not used for a doctors' surgery the Estate/developer will need to pay S106 funding towards health care.

Education

It is understood the primary school has the capacity for up to 600 homes however it is hoped that the allocation for Tattenhall will be nearer 500.

Welsh Water

It was noted that Welsh Water have a statutory duty to accommodate additional developments.

Neighbourhood Plan Process

It was asked why the Plan had been allowed to lapse and become out of date. It was noted the Council has been trying to review and update the Plan for a number of years. However

during the process, the Government has changed the rules including requiring site allocations.

The on-going Reg. 14 consultation will close on the 13th April 2026. Comments submitted will be reviewed and any required changes made to the Plan.

The Plan will then be submitted to CW&C who manages the rest of the process including submitting the plan for examination. The examiner can make changes to the Plan.

Finally the Plan will go to referendum where all electors in Tattenhall will have the opportunity to vote for or against the Plan.

There are 3 points at which the Neighbourhood Plan could fail:

1 – CW&C can object to it – It is hoped this is unlikely given they are aware of the process being undertaken.

2 – It could be rejected at examination.

3 – Fail at referendum if over 50% of those voting vote to reject it.

If the Neighbourhood Plan fails, there will be no defence against development.

It was asked if the Plan is agreed will applications which have not been allocated in the Plan be refused. It was confirmed that was not necessarily the case noting the housing allocation is not a maximum number. However, an up-to-date Plan can be used to defend against development and reduces the presumption in favour of development.

Comments by CW&C Cllr Mike Jones

Cllr Jones reported that 12 years ago the community had been able to challenge developers including at the High Court and win, however, we are now in a different situation. The Government has imposed housing numbers on CW&C with no evidential basis and CW&C has not pushed back on those numbers.

He noted that a 400-house development could result in 20 years of development and uncertainty however if it was delivered by 2 or possible 3 developers it could reduce that time. He stressed that it is important that the developer is tied down to deliver what has been agreed and not change it at a later date.

He stated that big developers don't care about the community they build the houses then move on to the next project where as Bolesworth Estate cannot do that. The Estate is committed to delivering a flood reduction scheme which it does not have to do. It was confirmed the Estate is now working on the design of the flood alleviation scheme with the Environment Agency.

He agreed with concerns regarding road safety on the A41 which will be worsened by the large amount of development which is likely to take place in the area including in Malpas and Farndon. He also raised concerns regarding the impact of air pollution along the route.

Cllr Jones confirmed he supports the concept of new towns and new villages, but CW&C planners are reluctant to pursue this idea.

He recognised the community has a lot of needs which require addressing including for the youth of Tattenhall and suggested the existing Doctors' surgery would make a good youth hub noting it would need to be purchased at a commercial rate.

There is a need for additional burial ground and improvements to the sewerage system.

He stressed the importance of the development of the former railway as a safe walking and cycling route along with the towpath particularly for young people.

He stressed the importance of the roads in the new development being built to a standard which allows them to be extended to create a link from Rocky Lane to Frog Lane and Frog Lane to Chester Road allowing traffic to avoid the High Street.

The Chairman thanked all for commenting.

Planning

26/00716/PIP – Residential development of up to 9 dwellings – Land at Shire Way, Tattenhall.

RESOLVED 26/464 –That the Council submit the following:

The Parish Council has no objection to the principal of this site being developed for up to 9 dwellings subject to no loss of residential amenity for adjacent properties.

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.

RESOLVED 26/465 –That the Council submit the following:

The Council supports this application which is included in the emerging Tattenhall and District Neighbourhood Plan which at the time of writing is at Regulation 14 consultation and can be found online at <https://tattenhallpc.co.uk/wp-content/uploads/2026/03/Pre-submission-meeting-v3.pdf>.

The Parish Council asks that the following conditions are included in the permission:

- The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations.
- That all affordable housing be discounted at 70% market value in perpetuity noting the Council's has concerns regarding affordability in particular of shared ownership properties.
- Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable.
- The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.
- That roads are constructed to a standard to allow them to form part of a link road between Frog Lane and Rocky Lane
- The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to "quiet lane" status to limit vehicular movements to access only and enable safe 18 walking

and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority.

- The scheme shall include up to 9.8ha of publicly accessible open space including play areas. The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve the development. Any financial contribution towards the new GP surgery shall be secured via legal agreement.
- The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose “green” car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body.
- The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and southern boundaries to create a definitive settlement edge.
- The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner.
- The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, and Tattenhall Primary School, using accessible routes that are fit for purpose.
- The development shall enhance the existing public rights of way network by upgrading and extending routes to provide direct access to the disused railway line and creating a new circular walk around the southwest of the village linking Frog Lane and Rocky Lane.
- All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an efficient development layout. The existing tree belt along the boundaries shall be retained and reinforced.
- The scheme seeks to optimise opportunities to produce and use renewable energy on-site.
- The scheme ensures that adjacent watercourse and their catchments are protected and provides an appropriate surface water flood alleviation scheme to serve the development, to the satisfaction of the local planning authority.
- Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.
- That improvements are made to the junction of Rocky Lane and High Street to improve road safety at this busy junction.
- That the development complies with Policy 2 of the emerging Neighbourhood Plan which states *“Where development is proposed in excess of 30 homes on any one site, to avoid losing the village character of the area, they should comprise smaller areas with different types of housing setting as set out in the Tattenhall and District Design Code (2022) or subsequent edition”*.
- That the former railway is protected noting its inclusion in Policy T4 of the CW&C Local Plan Part 2.
- That Welsh Water is made aware that there is a phase 2 to the development so that the cumulative impact can be taken into account.
- That S106 contributions are earmarked for spending in Tattenhall and that the Parish Council and CW&C Ward Councillor are party to discussions regarding at what point S106 contributions should be paid and that any S106 payments towards health are paid in advance of the development.

- That improvements are made to the Rocky Lane junction with the A41 which is a heavily used junction both into and out of Tattenhall and Chowley Oak.

NHS Cheshire & Merseyside Integrated Care Board (ICB)

Councillors noted the outcomes of the informal meeting held 16th March 2026, from page 544 of the Minutes.

RESOLVED 26/466 –That the Council writes to the ICB requesting funding to support the development of a new, fit for purpose, doctors;’ surgery in Tattenhall.

The meeting closed at 9.16pm.

Ann Wright
26/03/2026

Next Scheduled Meeting
Annual (First) Meeting of the Parish Council
Tuesday 5th May 2026, 7.30pm
Billiard Room, Barbour Institute

Notes of informal meeting with representative of Laurel Bank Surgery.

Monday 16th March 2026 via Teams.

PRESENT

Laurel Bank Surgery – Mr Edward Rigby, managing partner Laurel Bank Surgery. Tattenhall & District Parish Council – Pat Black, Richard Carden, Iain Keeping, Neil Matthews, Lesley Morris, Kirsty Williams, Ann Wright (Clerk).

Purpose of Meeting: To receive update on future of Tattenhall Health Centre.

It was noted that The Village Surgeries Group will merge with Laurel Bank Surgery on the 1st April 2026.

It was confirmed the Surgery has been in discussion with the Bolesworth Estate for a number of months regarding the provision of a new Health Center and it was noted the current planning application (26/00486/OUT) includes a 'potential new medical centre'.

It was noted that developers often say they will provide support for doctor's but that doesn't always become a reality. Mr Rigby stated that he believed that Bolesworth Estate does want to make a valuable contribution.

It was confirmed the Tattenhall Surgery building is not in a good state of repair, is too small and is not fit for purpose.

It was estimated to bring the current building up to standard it would cost around £5m and would result in a car park with 18 parking spaces. The renovated building would include 14 consultation rooms. Based on planning policy the car park should have 8 spaces per consultation room. As such the site should have approximately 112 spaces. The lack of parking is likely to result in vehicles parking on the surrounding roads and impact on parking for the Primary School.

Barbour Square

The surgery has had discussions with the Estate about taking over the former RSK building on Barbour Square which it was believed would make an excellent Doctor's Surgery for an expanding population. The building could accommodate 10 consultation rooms and community space.

The ambition is to create a 'Neighbourhood Health Centre' providing GP services, some hospital, local authority and community services. To provide support for all stages of life.

Geographically Tattenhall is placed to act as a hub for other surgeries including Bunbury, Tarporley and Kelsall.

Dr Mr Rigby confirmed the Practice requires 'vocal' public support to attract the necessary funding from the NHS Cheshire & Merseyside Integrated Care Board (ICB) to deliver the scheme. He believed the ICB has approximately £10m available, however the rural area is not seen as a priority despite the desperate need for investment.

It was suggested the site of the current surgery will be disposed of in the best way at the time. It may be that site will be sold to invest in the new surgery.

Appointment & Retention of Doctors

It was asked if it was difficult to attract new doctors and encourage them to stay. It was believed the new building will help attract new doctors. It was noted that Laurel Bank works on the basis for patients seeing their preferred doctor and have a buddy system for when

doctors are on leave. It was believed this level of continuity is attractive to Doctors and Laurel Bank has not had any issues filling vacancies.

Parking

It was discussed that the Barbour Square car park is often busy. The new health Centre will require approximately 10 spaces for staff, an emergency bay for ambulance access, plus another 20/25 spaces.

It was understood the whole site is around 180 spaces plus the Estate is looking at additional provision.

It was confirmed that cycle stands can be installed with the landowners permission.

Timescale

It was thought there was a very slim chance funding will be made available to build a new surgery, noting a new building would need to meet similar standards as a new hospital and cost in the region of £10m

If funding was approved in the next month for the Barbour Square Health Centre the process and work could be completed by March 2027.

Provision of Services

It was noted that Lauren Bank, which is a training practice, provides the following services which they hope to deliver in Tattenhall was well:

- Minor injury care e.g. minor burns and insect stings (not x-rays).
- Full travel service.
- Minor surgery.
- Expanded ultrasound services.
- Blood testing.

It was noted that while Tattenhall and the rural areas may not have large pockets of economic deprivation, that is a massively aging population with no transport resulting in deprivation of access to vital services.

It was noted the practice is not looking to undertake private consultations but will offer a range of non-NHS services.

It was confirmed that Practice has no intention of providing a private service for Gifford Lea.

It was noted that Laurel Bank is aligned, by the ICB, with Prospect House Care Home in Malpas and Maesglas Care Home in Holt.

It is hoped there will be more interaction with the district nurses who are based at Chowley Oak therefore providing a more integrated service.

End of Life Care

It was confirmed Laurel Bank is used to providing terminal care for patients noting the distance from the nearest hospice.

Out-of-hours Service

It was noted Laurel Bank does not provide an out-of-house service but is looking at extending enhanced access with evening appointments on Wednesdays and is looking to extend these until 8pm and possibly offer early appointments from 7am in the future.

It was noted the new combined practice will care for approximately 16,500 patients.

It was noted not all services will be provided at once and it will take time to deliver the full range of services the practice wants to provide.

It was thought it was not likely that Tattenhall based patients would have to travel to Malpas for appointments any more than they do to Farndon now.

Contact

It was suggested the Parish Council writes to the NHS Cheshire & Merseyside ICB, Sir David Henshaw & Dr Liz Bishop, to request for funding for the new health centre.

Mr Rigby confirmed he would provide contact details which the public can write to requesting support.

It was agreed that the Council will add an additional item to its agenda to write to the ICB.

All were thanked for attending the meeting.

Ann Wright
Clerk to Tattenhall & District Parish Council
16/03/2026.

Tattenhall & District Parish Council
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