

Minutes of Tattenhall & District Parish Council Meeting Held 6th July 2026 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden C. Dzelzainis I. Keeping

N. Matthews L. Morris A. Scarratt K. Williams B. Wilson

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 11

Apologies

It was noted that Robert Smith had stood down from the Parish Council, the Clerk confirmed the statutory vacancy/election notice has been displayed.

C. Elliott – Family commitment

P. Kerr – Family commitment

Declaration of Interests

The following interests were declared:

Cllrs Bailey and Morris declared pecuniary interests in planning application 26/01833/FUL, 6 Oaklands Crescent, Tattenhall and confirmed they would leave the meeting when the application was discussed.

Cllrs Carden, Dzelzainis, Williams and Wilson declared a pecuniary interest in planning 25/02070/FUL, Chester Road and agreed they would leave the meeting if the application was discussed.

Cllr Matthews declared a pecuniary interest in the agenda item to discuss infill of former railway line and confirmed he would leave the meeting when the application was discussed.

Public Participation

Speed Indicator Device (SID)

An updated was requested on the purchase of the SID and it was reported the SID had been delivered earlier that day. It was asked if an additional site be considered on Rocky Lane possibly on the footway at the junction with Edge Croft, it was agreed the Clerk would request permission for a site in that location, noting approval is required from Cheshire Police and CW&C Highways.

PC Stephen Gardiner

PC Gardiner introduced himself to the meeting as the local beat manager. He confirmed he covers a very large area including Malpas, Farndon and Beeston as well as Tattenhall. He also stated that he is often taken off his beat to cover other areas including Blacon and Chester however when that is the case cover is in place to respond to 999 calls.

He confirmed that Dragon Hall is still in operating although it is not manned 24/7.

It was noted Police Surgeries are held in the area weekly, details of which can be found on the cheshire police website.

Concerns were raised about a commercial vehicle that had been stolen from the village and the increased presence of the police helicopter.

Blister Pack Recycling

CW&C Cllr Jones confirmed he had visited the CW&C recycling depot with Mrs Keeping to discuss ways that CW&C could take on recycling of blister packs as part of the kerbside collection. He confirmed he had spoken with Transition Tattenhall about a project to increase the use of food recycling bins and reduction of waste going into black bins.

Cllr Jones had also had discussion with CW&C about storing the sweeper vehicle in the village when it is sweeping in Tattenhall to reduce time spent travelling to site to allow more time sweeping. Cllr Matthews confirmed he could store the vehicle.

Minutes

RESOLVED 26/027 –That the Council approve the minutes of the meeting held on the 5th May and the extraordinary meeting held on the 8th June 2026.

Planning

1) Planning Register

Councillors confirmed the planning register as circulated, pages 212 to 217 noting no objection had been submitted for applications 26/01660/FUL, replacement extensions at The Cottage, Ford Lane, Tattenhall and 26/01731/FUL, detached garage at 2 Aldersey Oaks Grove Newton by Tattenhall.

Cllrs Bailey and Morris left the meeting and took no part in the following discussion.

2) Planning Applications

26/01833/FUL, Two storey side extensions above existing garage & single storey rear extension, 6 Oaklands Crescent, Tattenhall, CH3 9QT.

RESOLVED 26/027 –That the Council submit a comment of no objection.

Cllrs Bailey and Morris rejoined the meeting.

3) Application 25/02070/FUL, 110 Dwellings at Chester Road

It was confirmed this application is due to be consider at the CW&C Planning Committee meeting on the 7th July which Cllr Keeping was booked to speak at. It was confirmed that ONH has worked with Cllr Keeping to draft his 3-minute speech.

4) Lead Planners

The following lead planners were noted until the July meeting, Cllrs Dzelzainis, Elliott & Keeping.

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

Former Railway Line

It was confirmed that the Environment Agency (EA) had no record of a permit being issued for the infilling of the former railway.

RESOLVED 26/028 –That the Council report the infill of the former railway line without the necessary permit to EA via their online portal.

Cllr Matthews rejoined the meeting.

Bus Shelter Removal

The Council considered a request to remove the brick bus shelter ion Tattenhall Road.

RESOLVED 26/029 –That the Council refuse the removal of the bus shelter.

Bolesworth Estate

The meeting noted the notes of the meeting held on the 11th June 2026, from page 20 of the Minutes. It was reported that the Estate is taking the issues very seriously and is working to develop its own traffic management plan for major events rather than relying on those of the event organiser. The Estate recognises that events for younger people who are relying on public transport are not suitable for the Bolesworth due to its rural location. The lack of mobile signal was also an issue which needs to be addressed.

Neighbourhood Plan

1) Commencement of Reg 16 Consultation

It was confirmed the Reg. 16 Consultation has begun and was due to finish on the 30th July.

2) Flier

RESOLVED 26/030 –That the Council agree to produce and distribute a flier explaining the Neighbourhood Plan and seeking support at referendum, and to post this information on the website.

It was noted the flier will need to be distributed before purdah starts.

Accounts & Payments

1) First Quarter End Accounts & Payments

RESOLVED 26/031 –That the Council approve the accounts, payments and bank reconciliation as circulated, page 35 of the Cashbook including the following payments:

Unity Bank	Bank charges	7.00
A. Wright	REIM: Minutes Bonders x2	68.80
Y. Keeping	Reim: Planter sign	9.99
PJ Hellmers Ltd	Grounds Maintenance	1134.05
Play Inspection Company	Play area inspection	216.00
Unity Bank	Bank charges	7.00
A. Wright	Salary - May	1241.49
PM & JA Radley	Greenbeats Prize Voucher	20.00
Nest	Pension contribution - May	92.81
Clear Councils	Insurance	23.51
A. Wright	REIM: Signs for Spinney	37.39
SSE	Memorial Power	84.64
Playdale	Play equipment	21444.35
Unity Bank	Bank charges	7.00

2) Accounts & Payments

RESOLVED 26/032 –That the Council approve the accounts, payments as circulated, page 36 of the Cashbook including the following payments:

PJ Hellmers Ltd	Grounds Maintenance	1922.69
Water+	Allotments Water	10.59
A. Wright	Salary - June	1241.69
Nest	Pension contribution	92.81
HMRC	PAYE/NI - May	230.46

2) Additional Invoices

RESOLVED 26/033 – That the Council approve the following payments:

G. Marsden	REIM: Watering & plant food	82.99
A, Wright	REIM: letter box, zoom, Cloudnext	155.50
HMRC	Paye/Ni – June	230.26
Unity Bank	Bank charge – June	7.00
ONH	Neighbourhood Plan	2926.80

Cheshire & Warrington Combined Authority

The Council agreed to establish a small working group to monitor the creation of the new authority including interested members of the public and Tarporley Parish Councillors. It was agreed Cllrs Carden and Dzelzainis would help form this working group along with CW&C Cllr Jones.

Display Cabinet

RESOLVED 26/034 – That the Council budget up to £200 for a display cabinet to be housed in the Barbour Institute to display local items of interest.

Multiuse Games Area (MUGA) Project

The Councillors noted the notes of the informal discussion which took place on the 18th June, from page 30 of the Minutes.

Ha Ha & Pond

The Clerk reported she and Cllr Keeping had met with CW&C Landscape Officer Mike Holmes to look at the Ha ha and how it can be restored and opened up for the public to enjoy. It had been agreed to cut the grass back when the field is cut so that the Ha Ha works can be assessed and costed.

Councillors considered the plan as on page 32 of the Minutes.

Community Car Scheme

Since the last meeting the Clerk has tried to investigate any community transport in the village and discovered the Your Bus Service which connects villages and provides some transport solutions and has publicised the service on our and Tattenhall Online Facebook pages. It was agreed to also submit the information into the Parish News.

Annual Parish Meeting

It was discussed that plans for the Annual Meeting cannot be progressed until the date for the referendum is available as the Council could be in purdah during September.

Part B

RESOLVED 26/035 – That the Council move into private session to discuss the remaining agenda items and request all press and public leave the meeting.

Neighbourhood Plan Examination

RESOLVED 26/036 – That the Council confirm Andrew Mead to act as the examiner for the Neighbourhood Plan.

Tree Removal

RESOLVED 26/037 – That the Council appoint Treefellers to remove the dead tree in Glebe Meadow.

Barnfield Adverse Possession Claim

As a result of information received from Sanctuary Housing it was noted that the Council is not able to agree to assign the land to another party and that the adjacent landowner needs to contact Sanctuary Housing.

The meeting closed at 8.36pm.

Ann Wright
07/07/2026.

Next scheduled Parish Council Meeting
Monday 14th September 2026 at 7.30pm
Billiard Room, Barbour Institute.

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Burwardsley Village Hall
Thursday 11th June 2026**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Guy Vernon.

Burwardsley Parish Council – Roger Carroll, Peter Stockton.

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

Handley & District Parish Council – Nigel Johnson, Jon Moseley, Stuart Rigby.

Tattenhall & District Parish Council – John Bailey, Jonny Kershaw, Ann Wright (Clerk).

Apologies: Mark Henshall, Neil Matthews.

Notes of previous meeting

The notes of the previous meeting held on the 5th February 2026 were agreed.

Presentation slides from the meeting attached.

Estate Community Action Update

The Estate continues to support a number of projects in Tattenhall including Growing Children and the Barbour Institute. The Estate is sponsoring the new Green Beats Festival. It was reported that the Open Gardens had raised over £5k for the National Garden Scheme.

Events Update

The meeting discussed the No Art event which had taken place on Saturday 30th May. It was noted a strong operational plan was in place for the event which had been approved by the Safety Advisor Group (SAG) and CW&C. On review the following issues were identified:

- The event was advertised as being in Manchester and this was not changed on main communications by the operator as requested by the Estate on multiple occasions.
- The demographic of those attending was young with a very high proportion being dropped off and were relying on taxis/Uber.
- The Estate had raised with the operator and CW&C the traffic management plan was not the right plan but were ignored.
- The proof tickets had the wrong postcode on them; the operator was advised of this but did not correct them.
- The coach route was agreed but ignored by 5 coaches, and 1 broke down.
- When leaving the site, the lack of mobile signal was a huge issue, people could not connect with taxis or those picking them up.
- The site security did not manage people leaving the site.
- The amount of litter dropped in the area was unexpected and the Estate organised litter picks as soon as was possible.

As a result, the Estate is now working with a reputable traffic management company to create a traffic management plan for major events which anyone wishing to use the venue must sign up to. The draft plan will be shared with the Councils for comment.

It was confirmed the venue is not suitable for events where attendees are relying on public transport.

It was noted there are 2 more events due to take place, the International Horse Show and Together Again and traffic arrangements are being reviewed in light of the No Art Event.

A concern was raised regarding the noise from the event. It was confirmed there are strict noise levels set for events which are adhered to.

The following 5 key issues were learning points were highlighted:

1- Events must have a strong traffic plan which requires CW&C to fully understand the natural of the rural roads and transport systems.

It was stated that both the SAG and Operation Team believed the No Art event had a robust traffic plan and the Estate raised that it was not before the event took place .

2 – The traffic plan must be enforced to stop drivers taking the wrong route.

3 – Licence conditions must be complied with and enforced.

It was confirmed that there were 14 sniffer dogs at the No Art Event and bag searches undertaken.

4 – There has to be clear communication between the event operators and those on the ground.

5 – The Event operators must have management in place to control the event.

Cllr Jones confirmed he has asked Andy Challinor at CW&C to investigate the Event and present his report and findings to this group.

It was noted that there is fibre down the A41 to Broxton roundabout which could be extended to connect temporary masts to.

Events Planning Application

It was confirmed the Estate will be submitting an application to extend the number of event days that can be held on the site. It was explained the event days allowed include setting up and dismantling days. The Estate currently has 27 days where events take place however with the setting up and dismantling it is classed as 110 event days.

It was confirmed the Estate is only looking to hold 4 or 5 major events pre year and increase the number of smaller low impact events.

Developments

Land South of Frog Lane

It was noted the application had been submitted for the development off Frog Lane.

It was discussed that Tattenhall Parish Council is looking for land to install a pump track and Multi Use Games Area (MUGA). It was agreed the Council and Estate discuss this in more detail.

It was confirmed that the Estate is working on producing a guide which will identify what will be delivered by S106 agreements and what needs to be provided via a unilateral agreement including the flood prevention works and green car park.

It was confirmed the Neighbourhood Plan has been submitted and was now undergoing Reg. 16 consultation.

Cheshire Workshops (Candle Factory)

It was reported that it had taken CW&C 9 months to respond to the pre-application for this site. The response is being reviewed and an outline application is likely to be submitted.

It was noted due to the lack of clarity from CW&C regarding the affordable element of the development and viability it is likely the outline application will be for up to 9 dwellings in-line with discussions with Burwardsley Parish Council regarding positioning.

Vacant Properties

An update was given on various vacant properties.

Ridding Bank

This application has now been approved, and the site is likely to be sold.

Flute Buildings

The Estate is considering converting these to residential and selling.

Beehive

Permission has now been granted, and a tenant is being sought.

Portico

The Estate is in discussion with small scale developers to deliver 7 properties on this site including 2 affordable properties.

Sandstone Inn

The Estate is reviewing the future of this property possibly looking to convert it to residential and sell.

Concern was raised regarding the loss of the car park which provides parking for those walking the Sandstone Ridge. The Estate was asked to discuss this with Broxton Parish Council.

Chowley Oak

It was reported that the business park is to be relaunched as Bolesworth Campus.

Canalside

Works are planned to upgrade Canalside removing two buildings including the former Boneyard.

It was suggested the Estate has a conversation with CW&C regarding the household waste centre.

Pigeon House Farm

The farmhouse is to be rented out on short term let and the yard is being brought back into use. It was agreed that vehicles leaving the yard would use the southern access avoiding houses.

Flood, Drainage & Water Quality

It was reported that work is now taking place on the technical modelling of the flood mitigation works. It was discussed if the scheme is just in the Tattenhall Parish or whether some of it is in the Burwardsley Parish.

Clayley Hall Farm

The Estate is in discussion with the Farm regarding improving the cattle crossing.

Land Management Update

It was agreed that concerns regarding tree safety should be emailed to gemma.roberts@bolesworth.com using what3words to identify the location.

The hedge by Ridding Bank was highlighted as narrowing lane to a single track.

Other Matters

Burwardsley Parish Council

It was noted repairs have not been undertaken on the Post Office door, it was agreed this would be chased up by the Estate.

Tattenhall & District Parish Council

It was reported that there had been very positive meetings with CW&C and the Canal and Rivers Trust. Designs have been drawn up to upgrade the towpath from Christleton to Beeston creating an accessible route for pedestrians and cyclists from Chester to Beeston. It was noted the works are estimated at £5.3m but it was hoped this could be raised.

It was reported the creation of a new station at Beeston is still be promoted and the working group have met with both the Conservative and Labour candidates for the mayoral election on the 6th May 2027.

Next Meeting

October 2026 – 6.30pm start.

Ann Wright
12/03/6/2026

Bolesworth & Parish Councils meeting



11th June 2026

Events Update



Events update: No Art Open Air

We recognise that the No Art event had a significant impact on residents, businesses and the community, particularly in relation to traffic congestion, litter, attendee behaviour and the strain placed on mobile connectivity.

We understand the frustration experienced by those affected, including residents and businesses who encountered difficulties communicating and operating as normal during the event. The feedback received has been invaluable in helping us understand where improvements are needed.

As we look ahead, we are committed to working closely with our neighbouring parish councils, local authorities and other stakeholders to identify lessons learned and strengthen future planning arrangements.

Our aim is to ensure that the Estate continues to provide opportunities that support the wider area, while placing equal importance on protecting the local environment, respecting neighbouring communities and minimising disruption to those who live and work around us.



Event dates

Plans for remainder of 2026

- Bolesworth International 26th June – 5th July
- Together Again Festival 24th – 26th July
- Bouquet & Belles Wedding Fayre 19th – 20th September

No further dates or events are currently confirmed for 2026. We will update you as soon as any additional events are agreed.



Developments



Land South of Frog Lane Planning Application

Planning was submitted on the 13th February 2026, and validated 13th March 2026. The Application (Number: 26/00486/OUT) being for:

‘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 new Medical Centre (Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage’

We’re awaiting the remaining statutory consultee responses.

Laural Bank Surgery set to receive funding from the ICB towards a new Medical Centre at Barbour Square.

Neighbourhood Plan

The application site (Phase 1), and the land to the north of Frog Lane (Phase 2) are both within the emerging Tattenhall Neighbourhood Plan for up to 600 homes. CWaC are understood to have undertaken a Habitat Regulations Assessment (HRA) after which the Neighbourhood Plan will be ready for Regulation 16.



Cheshire Workshops (former Candle Factory)

The Estate received pre-application response after 265 days!

In Summary:

- The site is previously developed land.
- It would deliver housing (against Council's lack of 5-year supply).
- It could provide affordable housing.
- Demolition of large-scale Factory buildings could be seen as an improvement
- Would not have a significant impact on highway safety and congestion over and above the sites previous use.
- Separate car park for visitors of Sandstone Trail welcomed.

The Estate are considering preparing an outline planning application, in-line with the parameters discussed on-site with Burwardsley Parish Council representatives and the owner of The Brow in November.



Vacant Properties



Vacant Properties

▪ Ridding Bank, Burwardsley

The application for a replacement dwelling is awaiting determination.

▪ Flute Buildings

The Estate are considering changing the use to residential.

▪ Beehive, Tattenhall

The planning application to allow outdoor usage permitted 10 Feb 22.

▪ Portico, Tattenhall

The Estate remain in discussions with a developer about delivering the original scheme of 7 properties and S106 being progressed (to secure affordable housing).

▪ 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**
 - Hydrological consultants are working on the next phase of Hydrological modelling with the completion of this modelling due in Autumn 2026. Once completed this will lead into a more detailed design of the scheme.
- **Drainage**
 - The Estate continues to work with Farm Tenants, the EA and LLFA to target any problem areas in relation to flooding and run off.



Land management update



Land Management Update

- Roadside Tree Survey has been completed and the works required within the 1-3 month period have now been completed. The 6 months recommendations are being carried out currently. The next formal survey will be carried out in 2028.



Community update



Community Update

Ongoing Support Initiatives

Greenbeats Festival: We're delighted to have sponsored the first ever Greenbeats Festival which takes place on the 13th June in Tattenhall.

Cheshire Community Foundation: We're proud to have renewed our commitment as donors to the 'For Cheshire West' fund for 2026/27, 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 was delighted to open the Castle Gardens on the 8th & 9th May to raise funds for the National Garden Scheme. Over £5,000 was raised for this fantastic charity. It is also possible to book private group visits for 15+ people during April & May 2027. If anyone would like further details, they can contact Vicki Ball on vicki@bolesworth.com



Notes of informal meeting with Councillors.

Thursday 18th June 2026 via Zoom.

PRESENT

Pat Black, Richard Carden, Carol Dzelzainis, Christine Elliott, Iain Keeping, Paul Kerr, Jonny Kershaw, Lesley Morris, Ann Wright (Clerk).

Purpose of Meeting: To receive updates regarding the Multiuse Games Area (MUGA) and Proludic Hip Hop.

Multiuse Games Area (MUGA)

It was discussed that there had been significant amount of discussion with the primary school about placing a MUGA on the school playfield adjacent to Chester Road.

It was noted this would require planning permission and permission from Sport England. Concern was voiced regarding who would ultimately own the MUGA and how public access could be maintained.

An alternative proposal was that the MUGA be erected on a corner of Glebe Meadow – possibly in place of the youth shelter. This would also require planning permission and the reversion of the wildlife area, which would be lost as a result. It was thought this could be provided on the Flacca adjacent to the football pitch. This area could be designed to have path through it and possibly reduce the number of people who exercise their dogs on the pitch.

The Clerk contacted CW&C planning department to seek their advice and had been advised the Council would need to submit a pre-application which would have to be paid for and it would be over 6 months before the discussions were likely to take place.

It was noted that at the last meeting with Bolesworth Estate the desire for MUGA and pump track was discussed noting the lack of land is the biggest obstacle. The Estate had agreed to meet with the Parish Council to discuss these ambitions and had been particularly supportive of the idea of a pump track following the closure of the Boneyard and Hart Hill site.

It was agreed to monitor the situation, noting the planning applications which could impact the provision of these facilities and future discussions with Bolesworth Estate.

Proludic Hip Hop

A report had been received that a child (age unknown) had been injured by the HIP Hop bumping their head and had been taken to the Hospital for checks.

Extract of Report:

The accident happened as her and a friend were playing on it. It is only ever used for children to spin around very fast on. With some children choosing to lay down under it as it spins and play chicken trying to get out. My daughter had been pushing her friend around, as it got faster she stopped pushing and the seat came around and hit her at eye level.

The amount of parents I have heard say it isn't safe is staggering. Only two days ago two adults were on it, one said to the other 'this thing could break bones'.

The Clerk reported she had contacted Proludic, the manufacturer, to ask if there is any form of brake on the equipment to manage its speed to see if that could have failed. They confirmed there is no brake and the speed is based on how hard it is pushed.

They stated:

This unit doesn't have any restricting method and rotates at the speed the user works it to

Much like a swing if someone walks into the path of it during use unfortunately accidents can happen. The seats have rubber coated edges as required in the EN1176 safety standards.

The Clerk and Cllr Keeping met with one of the CW&C Landscape Officers who designs play areas. He made a visual inspection of the unit and could see no cause for concern.

It was noted the piece of equipment had been reviewed in May when the play area was inspected and the following had been reported:

8 - Low Risk	
Item:	Sweeping See-Saw
Manufacturer:	Proludic
Surface Type:	Wet Pour
Item Quantity:	1
Equipment Compliance:	Yes
Surface Area Compliance:	No
Total Findings:	5
	
Finding 1	Finding 2
The surface is lifting at the edges and creating trip points - Repair perimeter of surfacing to remove trip points	There are trip hazards at the edges of the surface - Remove trip hazard
Finding 3	Finding 4
The surfacing dimensions are short and do not meet with the requirements of the current applicable standard - Monitor - No action given the risk assessment	Pivot mechanism is dry - Maintain and lubricant pivot mechanism
Finding 5	
The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint	

It was agreed the Clerk will complete an incident form to record the event and the above findings.

It was noted that councillors took the incident seriously but that no further action was required.

Ann Wright
Clerk to Tattenhall & District Parish Council
22/06/2026.

