

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING
HELD ON MONDAY 10th March 2025
SCHOOL ROOM, TARPORLEY CHAPEL.**

Present

Chairman – Cllr John Millington

Cllr Catherine Helm Cllr Charlotte Hodgkinson Cllr Lisa Miller Cllr Mark Ravenscroft

Cllr Alex Sawkiw Cllr Peter Tavernor Cllr Nigel Taylor

Clerk Ann Wright Deputy Clerk Abigail Morris

Other

Public – 16

1. Apologies for Absence

Cllr Gill Clough - Unwell.

Cllr David Homes – work.

Cllr Andrew Wallace – Unwell.

CW&C Cllr Charles Hardy

2. Declaration of Interests

None declared.

3. Jones Homes Presentation

Nick Scott from Jones Homes introduced himself as a town planner and a member of the Rural Town Planning Institute for 20 years.

Brickfield Farm Application

He explained the site had been submitted for development previously but that the applications had been withdrawn. However now the previous applications are being reviewed and updated for submission to CW&C.

It was reported that CW&C no longer has a 5-year housing land supply following the Government's new housing number allocations.

The review of the application is at the early stages, and it was highlighted the site is in the conservation area which will require careful consideration. The previous application was for 48 houses however it was thought the new application would be for around 40 houses. Over the next few months Jones Homes will progress various surveys and reports including heritage, drainage, flood risk and ecology.

It was confirmed a formal pre-application will be submitted to CW&C.

Concern was voiced regarding the capacity of the sewers in the village to handle waste from an additional 40 properties noting properties across the village already suffer from flooding including with sewerage.

Mr Scott noted that the scheme will use Chestnut Grange as its inspiration which was described as being bespoke in design. The housing mix has not yet been agreed but it is thought it will be a low-density development of larger properties including up to 30% affordable properties as

required by CW&C policy.

Concern was raised about the narrowness of Rode Street which is a busy road making any access off the site highly dangerous. It was also noted that 40 additional properties will add to the congestion on the High Street.

It was highlighted that smaller, 1 or 2 bed affordable properties are required in the village for young people who are being forced out.

It was suggested that development is unlikely to be popular.

Mr Scott noted that Jones Homes will appoint highways consultants to assess the access, the application once submitted will also be assessed by CW&C highways officers. It was noted the site is enclosed by established hedgerows which it is hoped will be maintained.

It was noted that the site is in a very sustainable location on the High Street with access to services.

It was noted that although the primary school has capacity the High School is oversubscribed, and concern was noted that the Health Centre is restricted by its location and lack of parking.

Mr Scott confirmed it is hoped the required biodiversity net gain will be delivered in the site. Which may require additional land to be added to the site.

It was suggested by a resident that the proposal offered no real benefits to Tarporley.

It was raised by a councillor that the Parish Council is in the process of reviewing its Neighbourhood Plan and in parallel developing its own Design Code. The Council also has an infrastructure list of things required in the village.

Mr Scott discussed that rather than creating very limited play provision on site it may be more beneficial for contributions to be made to other sites.

It was confirmed developments are moving away from use of gas and Jones Homes will be exploring alternative power sources.

It was confirmed Jones Homes will be looking at improving connectivity to public rights of way and into the village centre from the site.

Birch Heath Farm

It was confirmed Jones Homes are also looking to develop the former Turkey Farm at Birch Heath which has not been in operation for a number of years.

It was reported that this application has been progressed further than the previously discussed application.

The proposal is for 54 smaller properties again with up to 30% affordable in line with CW&C policy.

Concern was raised about the access into Tarporley from the site given the narrowness of Birch Heath Road and on street parking near the junction with the High Street. It was asked if the site could have direct access onto the A49, it was thought this was not possible.

Mr Scott confirmed that the two applications would be submitted separately with the Birch Heath application being submitted first.

It was stated that it was unlikely that this application process would include an online public consultation website created by Jones Homes unlike the Brickfield Farm proposal.

Mr Scott confirmed he would provide the site density to the Parish Council.

He reported that the site had been subject to a pre-application to CW&C a couple of years ago when it was unfavourably received noting this was when CW&C had a 5-year housing land supply.

A councillor noted the site is previously developed land.

The site includes a small play area.

Currently it is unlikely the site will deliver the necessary biodiversity net gain on site as such alternatives are being investigated including possibly delivering it in the Brickfield Farm site.

It was confirmed that Jones Homes are waiting for the traffic survey reports.

It was confirmed the application would include a footway along the road to the existing footway/pavement.

It was asked that when the applications are submitted that they include legal agreements offering the affordable properties at less than 80% market value and that allocation of affordable properties is based on the cascade included in the Neighbourhood Plan allocating properties in the first instance to people with a close connection to Tarporley in perpetuity.

The Chairman thanked Mr Scott and members of the public for attending the meeting.

4. Public Participation

Allotments Roadway

It was reported that the new roadway had now been completed on the allotments site to a high standard (membrane and 4 inches of hardcore).

Planning & Development

The Parish Council was thanked for allowing Jones Homes to attend the meeting and speak. The Council was asked to engage with all local landowners to ask if they will be seeking to develop their land and what benefits will be provided to the village in return.

Nantwich Road Speed Limit

A resident raised the speed of vehicles travelling along Nantwich Road and asked if the 20mph could be extended. It was confirmed that speed limits are implemented by CW&C and are based on average speeds of the road.

It was confirmed that the Parish Council is carrying out community speed watch training on the 13th March at the Community Centre.

Pothole & Flooding

It was reported that there is a large deep pothole on Nantwich Road which gets covered by a puddle and is therefore hidden for drivers. Cllr Miller confirmed she had reported this pothole to CW&C.

It was reported that water is flowing off the A49 onto farmland. The landowner agreed to provide pictures of the Clerk to raise with CW&C highways and flooding team.

5. Minutes

Resolved 25/090– That the Chairman sign the minutes of the meeting held on the 20th January 2025 as a true and proper record.

6. Minutes of Working Groups and Other Meetings

Resolved 25/091 – That the Council accepted the notes of working groups and other meetings from page 127 of the minutes including the notes of the EV meeting on the 5th March and the Neighbourhood Plan meeting on the 6th March circulated late.

7. Planning

1) Planning Register

The planning register was approved as circulated, pages 23 to 25. It was noted a comment of no objection had been submitted since the agenda had been published for application 25/00333/FUL, rear extension, 2 Birch Bank Cottages.

2) Planning Applications

No further applications had been received.

3) Lead Planners

Cllrs Hodgkinson, Millington, Tavernor & Sawkiw were noted as lead planners until the May meeting.

It was agreed the Clerk would contact CW&C and ask if any new development approved in Tarporley before any new housing allocation is made would be counted towards that new allocation retrospectively.

8. High School Crossing

It was reported that the CW&C road safety officer had confirmed it was not possible to install a crossing on Eaton Road for the High School due to a lack of a safe location. It was also noted that CW&C no longer funded crossing patrols although they could supply the equipment if one was appointed.

This had been reported to the headteacher who had expressed his disappointment noting his concern regarding pupil safety when crossing the road.

9. A51 Speed Assessment

It was explained that to introduce a new speed limit a speed assessment has to be undertaken to establish the speed limit to be implemented, previously these had been undertaken by CW&C free of charge however there is now a charge of approximately £250 and 2 would be required on the A51.

However, the road safety officer had confirmed that he did not believe the assessment would result in a reduction to the speed limit.

It was agreed to review if the footway on this stretch of road has been cleared and is at its full width and if not report to CW&C for action.

10. High Street Bus Shelter

It was reported that the Deputy Clerk has been looking for artists who could run a community mosaic project and has been contacted by an artist in Manchester. A virtual meeting will be organised with the artists to discuss the project inc. Cllrs Miller, Sawkiw & Ravenscroft.

11. Blister Pack Recycling Project

It was reported the blister pack recycling had been very successful with 4 boxes already having been filled and returned, there is currently a box in both the health centre and Spar and there are 2 spare boxes. It was noted the large boxes cost £90 each. There is a cheaper option to have pallet box which can be filled which would cost approximately £600 but requires a storage location for a year. It was suggested the Clerk look for possible sponsorship for the project.

Resolved 25/092 – That the Council delegate authority to the Clerk to find a location for the pallet box and purchase the box in consultation with Councillors by email.

12. Safeguarding Policy

Resolved 25/093 – That the Council agreed the safeguarding policy with safeguarding councillor to be confirmed.

13. Footpath 12

It was agreed the Clerk obtain quotes for the supply and surfacing the path which was estimated would need around 6 tonnes of pea shingle.

Resolved 25/094 – That the Council delegate authority to the Clerk to appoint a contractor to undertake the works to a maximum value of £1500 in consultation with Councillors by email.

14. Bleed Packs

It was agreed seek out additional information on bleed packs including the best examples and if community training is recommended.

15. VE Day

It was confirmed the VE Day flags and beacon had now been ordered.

A request had been received to purchase Union Flags to replace those on the flags poles which go along the High Street at an approximate cost of £150.

Resolved 25/095 – That the Council purchase the 30 flags for the High Street shop flag poles to be funded by a programme with 4x adverts at £150 each. The funding to be obtained before the programme goes to print by the 21st April 2025.

16. Accounts & Payments

1) Third Quarter Accounts & Payments

Resolved 25/096 – That the Council approve the accounts, payments and bank reconciliation to date as on page 69 of the cash book including the below payments:

Accounts Centre	Payroll - January	24.00
PJ Hellmers	Cemetery Tree Works	240.00
A. Wright	REIM: Phone, litter tools, Guard	86.65
A. Wright	REIM: Blister pack boxes x2	261.00
NatWest	Bank Charge - Main account	13.58
Beechwood Industries Ltd	Brook Road Grounds Maintenance	810.49
Kirkwells Ltd	N-Plan work	1320.00
PJ Hellmers	Gritting - January	1888.80
YU Energy	Storeroom power	14.54
A. Wright	Salary - Jan & backpay	1280.81
Ashton Hayes Garden Services	Cemetery & store gardens	880.00
A. Morris	Salary - Jan & backpay	1281.34
R. Walker	Play area tidy - Dec & Jan	360.00
Gaskells	Cemetery & Brook Road bins	145.52
Nest	Pension contribution	258.27
I. Parkes	Grounds maintenance	180.00
D. Jones	Hedge Planting	50.00
Knutsford Town Council	Event safety training	315.00
A. Wright	REIM: Blister Pack Boxes x4	432.00
HMRC	Paye/Ni - DEC	299.44
A. Wright	REIM: Trees	278.00
NatWest	Bank Charge - Main Account	8.05
NatWest	Bank Charge - Brook Road	0.35
Beechwood Industries Ltd	Brook Road Grounds Maintenance	810.49
A Wright	REIM: various	64.07
Talkabout Publishing	Tarp. Talk	144.00
Accounts Centre	Payroll - Feb	24.00
C. Helm	REIM: refreshments	9.45
PJ Hellmers	Gritting - February	312.00
R. Jones	Cemetery tree planting	62.50
21CC Group Ltd	VE Day Beacon	658.80
HMRC	Paye/Ni - Jan	504.79

2) Invoices

Resolved 25/097 – That the Council approve the following payments:

A. Wright	Salary - Feb	1011.05
A. Morris	Salary - Feb	1079.82
HMRC	Paye/Ni - Feb	318.19
Nest	Pension contributed	202.87
Eibe	Replacement parts	30.60
A. Morris	REIM: zoom, flags	136.36
PJ Hellmers Ltd	Fencing & Brash removal	1735.20
Tarporley Community Centre	Room Hire – Feb	18.50
Gaskells	Cemetery & Brook Road Bins	173.20
Yu Energy	Storeroom power	13.07

3) Risk Assessment

Resolved 25/098 – That the Council agree the risk assessment with adjustments to the column headings.

4) Asset Register

Resolved 25/099 – That the Council agree the asset register as circulated noting the need to add the VE Day beacon and check locations.

Resolved 25/100 – That the Council move into Part B and ask all members of the public and press to leave.

17. Bus Shelter

Resolved 25/101 – That the Council respond appoint PJ Hellmers Ltd to undertake the bus shelter maintenance.

18. Brook Road & Community Centre Playing Field Maintenance

Resolved 25/102 – That the Council delegate authority for the Deputy/Clerk to appoint company/s to undertake maintenance of the Brook Road and the Community Centre playing fields in consultation with Cllrs Miller, Millington, Ravenscroft & Sawkiw.

Meeting closed: 9.20pm.

Signed:

Dated:

Ann Wright 12/03/2025

**Next Scheduled Parish Council Meeting
Monday 12th May 2025 - 7pm
School Room, Tarporley Chapel**

Tarporley Parish Council Minute Book
Committees, Working Groups and Other Meetings
Presented at the March 2025 Meeting

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Notes from Christmas Review Meeting

Monday 13th January 2025 via zoom

Attendance: Peter Tavernor, Alex Sawkiw, Lisa Miller, Catherine Helm, John Millington, Gill Clough, Mark Ravenscroft, Nigel Taylor, Abigail Morris (Deputy Clerk)

Apologies: Charlotte Hodgkinson

Purpose of Meeting:

To review the Christmas event held in 2024, assess feedback, and discuss changes or improvements for the next event in December 2025.

Proposed Date for 2025 Event:

- Sunday 7th December 2025, from 12:00 PM to 5:00 PM.

Things to Keep:

- Santa Run: A great success, but it could take place earlier in the day, possibly at 11:30 AM, with church services.
Action: Contact local churches regarding Sunday services.
- Makers Market: Very popular on the High Street, but it was suggested to have more food stalls and improve communication with stallholders to ensure timely arrival and an earlier start
Action: Ensure better communication with stallholders for next year.
- Santa's Grotto: Continue to have the grotto as it was well received –
- Christmas Trail: Very popular with both children and adults. This should be continued in the future.
- Blessing of the Crib: Continue this tradition but make it more inclusive of other event activities. A PA system will be required to improve sound quality. *Action:* Ensure PA system availability.
- Program/Booklet: The event booklet was a success and should be repeated for next year.

Things to Modify:

- Carousel and Fun Fair Rides: The rides were popular
- Food Stalls: Need to have more food stalls/street food, including within the Makers Market. Food stall placement needs to be considered more carefully.
- Shops: More local shops should be encouraged to open on the event day. Shops were closed,
- Marshalling during Fun Run: The marshalling was not strict enough, especially in preventing pedestrians from walking across the road during the race. Besides more marshals, a rope could be held between marshals to keep the public on the pavements.
Action: Improve marshalling procedures and add a rope barrier.
- Bin Management: More bins are required, as existing ones were not emptied due to bad weather the day before, leading to a build-up of rubbish. *Action:* Ensure proper bin collection and placement.
- Communication Between Marshals: Communication was an issue during the fun run as WhatsApp was ineffective..

- Toilets: The toilets were poorly located and should be moved to a more prominent location, ideally near the road leading to the Vicarage.
- Christmas Light Switch-On: If the light switch-on is to continue, it be scheduled to occur on the same evening as the Tractor Run for better integration.

Actions and points to consider:

- Christmas Trees: Put out a new tender for Christmas trees and lights.
- Children's Entertainment: Book a children's entertainer and children's DJ for the 2025 event.
- Road Closure Timings: Streamline road closure timings, as the previous year's timings were confusing.
- Fun Run: Book Mr. T again for the fun run and possibly for the whole event
- Road Closures Communication: Ensure hospitality businesses are aware of and forewarn customers about the road closures during the event.
- Install mini Christmas trees (41 club) by Saturday 22nd November.
- Keep Christmas lights switched on continuously throughout the day.
- Power Supply: Improve power supply at "Latte Da" to gain more control over it.
- Santa's letter was the busiest this year, with many letters being posted outside the village.
- Donation Buckets: Improve the use of donation buckets. They were not placed out early enough at the event and we missed donation opportunities.
- Photo Booth/Props: Set up a photo booth with festive props. Encourage visitors to take photos and tag the event with #Tarporeley for increased engagement.
- Giant Deck Chair: Use a giant deck chair with a festive-themed seat, potentially sponsored by a local business. *Action:* Organize the festive deck chair and explore sponsorship opportunities.

Next Steps:

- Meet with Business Representatives: Organize a meeting with local business representatives to discuss feedback, new proposals for the 2025 event.

Date of next meeting – TBC

Abigail Morris
15th December 2025

Informal Meeting Notes

Monday 10th February 2025 at 7pm via Zoom

Present:

Gill Clough, Catherine Helm, Charlotte Hodgkinson, David Holmes, Lisa Miller, John Millington (acting chairman), Alex Sawkiw, Nigel Taylor, Stuart Walton.

Abigail Morris (Deputy Clerk), Ann Wright (Clerk).

Apologies – Mark Ravenscroft, Peter Tavernor, Andrew Wallace.

Carnival Stall

It was agreed the Council did not require a stall at the carnival but would be interested in sponsoring a prize or being involved with a fun run.

Black Signpost

It was agreed to remove the black signpost by the Fox Fir Tree and investigate addition car park signs. Cllr Miller agreed to carry out an audit of the current car park signage on the High Street.

Community Centre Field

It was reported that planning permission is required to install the path ramp. It was agreed to progress the necessary planning application asap noting the installation of the ramp is a priority.

It was noted that councillors need to review the proposed play area scheme a meeting to do this will be organised with Cllr Ravenscroft as soon as possible after the 12th March. The design also needs to be subject to community consultation.

It was noted the FCC funding application will be decided on the 12th March 2025.

Neighbourhood Plan & Design Code

It was noted that Louise Kirkwell had provided a response to questions raised as part of the Design Code works.

It was agreed that the Clerk and Cllr Taylor would arrange meetings with Louise Kirkwell and Design Yorkshire to clarify next steps.

It was noted that Councillors were pleased with the Design Code which has been produced by Design Yorkshire.

Once the Neighbourhood Plan has been agreed by the Parish Council it will need to go to informal consultation, then Reg. 14 Consultation before going to examination. It was confirmed that it is still hoped it will not require a referendum.

It was hoped a draft of the Plan will come to the Council in June for consideration.

It was noted that CW&C are currently reviewing the Local Plan and that it is likely the settlement boundary will change to accommodate more development.

Arts ProjectBus Shelter

The Deputy Clerk confirmed she has contacted a number of mosaic artists about a community project to produce a mosaic for in the bus stop next to the Chapel.

It was confirmed quotes have been requested for works to tidy up the bus shelter. (remove roof, replace felt, reinstate the roof and treat all woodwork internally and externally).

Phone Kiosk

The Deputy Clerk confirmed discussions are on-going regarding the art project for the kiosk and she is waiting for a scope of works to be provided by the artist.

The installation of a mortice lock for the door will be investigated to make the kiosk secure and remove the need for the current ratchet strap system.

Woodland Foxes

It was agreed the wooden foxes need to be removed and cleaned to be displayed again in the summer.

Christmas

It was reported that a meeting is being arranged with the business representatives and churches who had been involved with the organising the event.

It was agreed the Council needs to look at installing power supply to the slated area in front of Latte Da.

VE Day

Tarporley RBL have confirmed they will contribute £200 towards the 80th Anniversary commemorations.

The Deputy Clerk has registered the event and will order a Beacon and 2x VE Day 80 flags at a total cost of £625 taking the Parish Council's expenditure up to the limit agreed in Resolution 25/082

It was agreed to seek clarification from Rotary Club regarding purchase of union flags and bunting for the High Street.

WC

It was noted the Clerk is waiting for information about possible grants from CW&C.

Other

- It was noted the grotto needs emptying – Councilors Miller, Taylor, Sawkiw and Walton agreed to do this.
- Bottom of playing field hedge/shrubs and tarmacked area need tidying. It was agreed to monitor the picnic tables to see if they need to be fixed down.
- It was agreed the Clerk will request dog bags from CW&C.
- It was noted community speed watch training is taking place in March.

- It was noted the Council needs to review its infrastructure wish list.

Ann Wright
12th February 2025.

DRAFT

Informal meeting with Highways Officer**11th February 2025 via Teams.**

Present:

Jerry Gibbs (CW&C Principal Engineer) & Ann Wright (Clerk).**Purpose of Meeting: to discuss on-going highways Issues.**

The Clerk submitted a list of highways issues raised by Councillors to Jerry Gibbs in advance of the meeting (attached).

Car Park Signs

It was noted that the Council had been raised improving signage to various car park in Tarporley. The Parish Council will undertake an audit of signs already in place and work with Highways to see if they can be improved and what the cost would be.

Eaton Road

It was noted that officers have to follow the code of practice for highways repairs circulated previously.

Highways will not normally undertake resurfacing works during the winter months as the cold weather can impact the surfacing and result in it failing. As such resurfacing works are carried out during the warmer months with works being allocated through asset management scheme.

Bowmere Footway

It was agreed the footway can be submitted for consideration for slurry sealing.

High Street Sweeping

It was discussed that it would make sense if the High Street could be swept when it is closed for an event e.g. the carnival or Christmas. It was suggested this is raised with street scene.

Lamp Post Painting

It was agreed the Clerk would resend the information to Jerry to pursue.

Forest Road Wooden Bridge

It was noted the condition of the wooden bridge across Forest Road had been reported to Highways, it was noted that it is not a highways bridge but does cross a highway and has been reported as looking rotten. It was agreed highways would raise this concern with the owner.

Trees

It was confirmed overgrown trees on the highway need to be reported online or via the app.

Next meeting

May 2025.

Highways Issues

Eaton Road

One edged one thrown in one missed ...works 15-01-25



Potholes repaired near junction/High School entrance now have pot holes forming next to them.



Potholes

The usual perennial issues:

- Brook Road potholes
- Cobblers Cross potholes
- High St potholes

The ongoing patch and mend approach requires multiple visits as the repairs keep breaking down

Why do Colas not sweep up debris when filling potholes.

Comment: My daily journey to the office in Widnes is mainly over CWAC roads (Tarpoley, Eaton, Cotebrook, Delamere via the Fishpool, Frodsham). Almost the entire journey (as far as Frodsham) is now an obstacle course akin to 12 miles of the end of Brook Road. I'm thinking of getting a dash cam to record it so I can send it to the Chief Exec of CWAC and whoever is the Transport Secretary this week.

A49 Cotebrook (a major trunk road that needs properly repairing and resurfacing, not constant temporary patching) A49 from A54 x-Road to Sandiway (a 60mph trunk road now with truly dangerous surface defects) Eaton Lane from Beech Lane to Shire Horse Centre (particularly the last 400m of that - shocking)
<u>Bowmere Road Footway</u> Narrow, uneven and slopes towards road. Is almost impossible with a pushchair or wheelchair. • Pavement is uneven and broken up in a number of places, particularly driveways • Pavement slants towards road, so re as k danger of pushchairs tipping over sideways • Pavement very narrow along significant stretch between holly hedge and parked cars from High School. Hedge could do with being cut right back to wall See attached photos.
<u>High Street</u> Surface breaking up leaving loose gravel – could this be swept?
<u>Poppy Lane Path</u> update
<u>Lamppost</u> Painting update
<u>Volunteers Scheme</u> Info youtube video.
<u>Forest Road</u> Wooden Bridge (& Cobblers Cross)
<u>Overgrown Trees</u> • Park Road between Health Centre & School • Birch Heath Road

Informal Meeting with representative of CB Homes.

Tarporley Community Centre.

Thursday 27th February 2025

Present:

Gill Clough, Catherine Helm, Charlotte Hodgkinson, Lisa Miller, John Millington, Alex Sawkiw.

Abigail Morris Deputy Clerk, Ann Wright Clerk.

Nathan Booth – Director CB Homes.

Purpose of meeting: To discuss development proposal.

Mr Booth advised that this was a follow up meeting after the one held in September 2024.

A number of reports have now been produced and a pre-application discussion has taken place with CW&C. An outline application will be submitted imminently.

Mr Booth talked the meeting through the attached information.

Context & Concept

The proposed development is designed as a number of different clusters including a farmyard style cluster reflecting farms found along Eaton Lane. There will be 2 gateway cottages and a number of smaller cottage style properties along Brook Road.

There are a number of proposed pedestrian links from the site onto Brook Road playing field. Some concern was expressed about these links given the designated wildlife area around Brook Road which includes newt fencing. In addition it was thought the accesses could result in dogs being let onto the field.

It was noted that there were plans for footway/cycle path through the site and that the roads will be built to an adoptable standard.

Distances

A model showed the proximity of the proposed site to various services in Tarporley.

Amenity & Public Open Space

It was noted any development of this proposed size should provide 1400sqm of amenity / open space, however the current design provides just under 7000sqm including 2 pond areas.

The management of these areas will be undertaken by a management company funded by the residents.

Development Scheme

The proposal includes 44 new homes of which 30 will be market value and 14 affordable.

It was decided not to revisit the housing needs survey as it was not believed the needs will have changed significantly since it was done in 2019.

Market Value

22 of the homes will be 2 & 3 bedroom.

The detached properties will be designed with downsizing in mind with larger rooms to accommodate larger furniture.

The development will include 1 5-bed property and 2 bungalows.

Affordable

The site will provide 32% affordable properties, compared to the up to 30% required by CW&C policy.

12 will be 1 bed apartments or 2 bed semi-detached properties, 1 3-bed and 1 4-bed property, 14 in total which will be pepper potted throughout the development.

The properties will be a mixture of shared ownership and rented.

It was asked that the properties be let at less than 80% market value noting that properties which are 80% of the market value in Tarporley are not affordable for the majority of people. It was agreed the Clerk will check and advise on the affordability level of properties on Brook Road.

It was requested an S106 legal agreement is included if the development obtains permission for affordable properties to be allocated in accordance with the allocation cascade including in the Neighbourhood Plan giving residents of and those with a close connection with Tarporley priority.

Density

The proposal is for 19.3 properties per hectare which is lower than most existing developments in Tarporley.

Access

CW&C have requested the access be off Eaton Lane rather than Brook Road so as to maintain the informal parking on Brook Road. Speed assessments have been undertaken of Eaton Lane and the visibility splays proposed exceed those required for the speeds recorded.

It was requested that speed reduction be installed on Eaton Lane for the access.

Ecology

It was noted the site includes a 2m ecological buffer zone around the site.

The ecological survey has highlighted bats in the area as such it is proposed to improve the existing bat boxes and include bat bricks in properties.

A DNA survey of the ponds identified no trace of great crested newts (GCN) however given previous surveys have identified GCN in the area CW&C have requested a further survey is undertaken in May.

It was noted that policy states that any development must create 10% biodiversity net gain. The proposal will deliver around 11% net gain. This is calculated through 2 surveys one of the existing site and one of the proposed development.

The existing pond to the north of the site will be retained and fenced off with gates allowing access. A second pond with little value will be filled in but a new pond will be created.

No trees are to be removed.

Drainage

The foul drains will be gravity fed and will be connected to existing drains on Farmers Lane and Brook Road. It was understood that UU adopted the drains on Farmers Road in January 2025 and it is expected that CW&C will adopt that road within the next 12 months.

The new pond to be created will form part of a sustainable drainage system (SUD), the pond will act as attenuation pond holding surface water before releasing it into Wetenhall Brook.

Process

It is planned to submit an outline planning application in the next couple of weeks with all matters reserved. The application should be decided by CW&C in 8 weeks.

Parking

It was confirmed drive ways would be porous block paving and that there would be some form of street lighting.

It was noted most detached properties will have a garage.

2-bed properties will have a minimum of 2 parking spaces, 3-bed+ will have 3 spaces.

It was noted there will be roughly an additional 10% visitor parking. Mr Booth agreed to review this to see if additional visitor parking can be provided.

Community Engagement

A flier should have been delivered to every house in Tarporley and beyond however of the 6 councillors present only 2 have received a flier, one of which was inside a flier for a different company.

It was agreed the Parish Council would post the flier on their Facebook page.

Other matters

It was noted that CW&C does not have a 5 year housing supply as such sustainable development should be approved.

It was asked if the development would result in a contribution to improve the traffic lights on the A49. It was though the development was not large enough to require these improvements.

It was asked if the development's storm drains were likely to have capacity to assist with pitch drainage from Brook Road playing field. Mr Booth confirmed with would be possible if the levels work.

It was noted all properties would have a air source heat pumps.

If approved the development would be delivered in 2 phases and would take 2 to 3 years to complete. It was noted any approval would include conditions relating to when works can take place etc.

It was noted the development does not include any play facilities as such there would be S106 funding for play in addition to Community Infrastructure Levy (CIL).

All were thanked for attending the meeting.

Ann Wright
28th February 2025.

DRAFT









HOUSING SCHEDULE AND MIX

PRIVATE (For Sale)	No.	Sq.Ft / Type	Sq.Ft Total
2-Bed Semi	6	620	3720
2-Bed Bungalow	2	1320	2640
3-Bed Semi	2	910	1840
3-Bed Detached	8	1357	10856
3-Bed (downsizers)	4	1550	6200
4-Bed Detached	7	1704	11930
5-Bed Detached	1	2450	2450
Sub-Total	30		39636

AFFORDABLES	No.	Sq.Ft / Type	Sq.Ft Total
1-Bed Apartment	8	380	3000
2-Bed Semi	4	620	2480
3-Bed Semi	1	910	910
4-Bed Detached	1	1452	1452
Sub-Total	14		7842

GRAND TOTAL 44 47478

Affordable Percentage 31.8

	Hectares	Acres
Gross Site Area	2.28	5.64
Developable Area	1.61	3.97
Developable Percentage (%)	70.3	
Coverage (Sq.Ft / Acre)	8418	
Density (Units / Ha)	19.3	

Primary Amenity Green Space	1450
Incidental Amenity Green Space	830
Existing Pond / Buffer Area	1440
SUDS feature / Buffer Area	810
Landscape Buffer / Ecological Corridor	2296



Affordable Dwelling (with asterisk)



Existing tree / hedge (dark green)



New tree / hedge (light green)



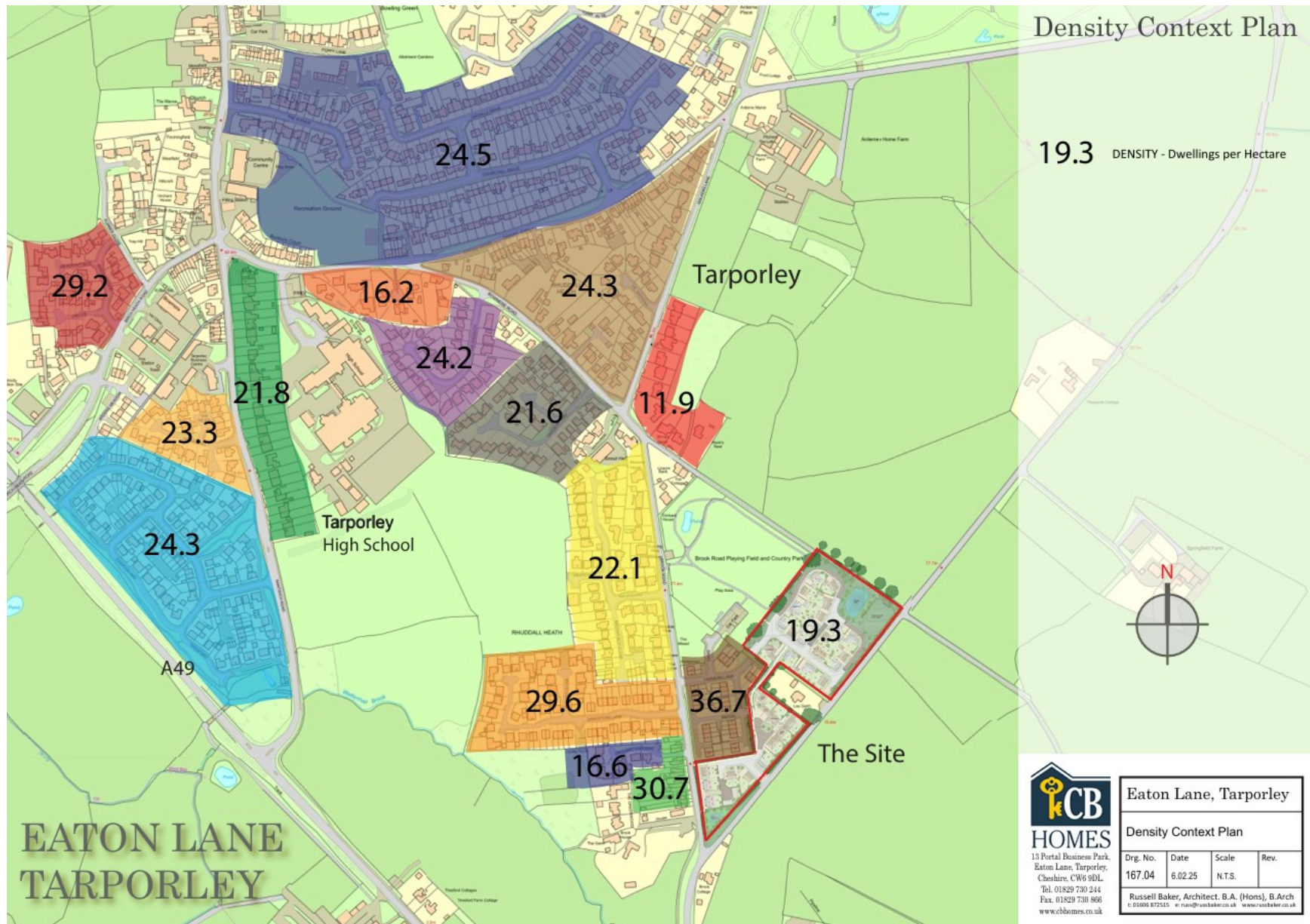
13 Portal Business Park,
Eaton Lane, Tarporley,
Cheshire, CW6 9DL.
Tel. 01829 730 244
Fax. 01829 730 866
www.cbhomes.co.uk

Eaton Lane, Tarporley

Illustrative Masterplan

Dwg. No.	Date	Scale	Rev.
167.02	6.02.25	1:500@A0 1:1000@A2	

Russell Baker, Architect. B.A. (Hons), B.Arch
t: 01829 872315 e: r.baker@russellbaker.co.uk www.russellbaker.co.uk





Tarporley Parish Council Priorities

24th February 2025.

The following comments and priorities have been prepared in advance of the Cheshire West and Chester Council (CW&C) Connections Locality Meeting – Mid Rural

Tarporley Parish Council strongly believes that the ability to communicate constructively with CW&C has greatly reduced. Whereas in the past we could arrange regular meetings with a named CW&C officers this is no longer the case.

This lack of on-going support by CW&C officers makes it very difficult to see how a meeting with over 15 Councils allocating less than an hour to discuss all our priorities can be taken seriously.

Openness & Transparency

CW&C needs to be open and clear about what services particularly Street Scene will provide in Tarporley to allow the Parish Council to make informed decisions on what maintenance it will fund.

We have requested and been refused a service level agreement from CW&C clearly stating what services will be provided, when and where. Instead, we have been directed to a website listing works which are either out of date or inaccurate.

With CW&C facing tightening budgets it is important that CW&C works with the Parish Council to deliver services when and where they are needed.

Parish Councils need advance notice of changes to CW&C service delivery including implementation of charges for previously funded services so Parish Councils can plan for these changes.

Areas of concern include street cleaning, gully sweeping, weed killing, gully sucking, grass cutting, wildflower area maintenance, tree management.

General poor maintenance of Tarporley and rural areas compared with urban areas.

Priorities

The following priorities were identified and are presented in no particular order.

- Potholes – opportunity to influence criteria for highway maintenance.
- Improved public transport - return to twice hourly service.
- Increased parking – strategic planning policy & infrastructure delivery.
- Support to provide addition sport and recreational facilities.
- Resurfacing of High Street footway/pavement.
- Tarporley High School traffic management – noting access off Eaton Road is no longer fit for purpose given the number of school buses now accessing the site.
- Increase in storm and foul water drain capacity to prevent reoccurring flooding.

Submitted to CW&C 28/02/2025.

EV Chargers Discussion

Wednesday 5th March 2025 via Zoom.

Present:

Parish Council – Gill Clough, Catherine Helm, Charlotte Hodgkinson, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Stuart Walton, Abigail Morris (Deputy Clerk), Ann Wright (Clerk).

Charge Rural – Simon Short.

Purpose of meeting: To discuss possible installation of EV chargers in Tarporley.

Simon Short reported that Charge Rural specialise in helping rural communities obtain EV charging infrastructure. It was stated that Charge Rural is a community interest company which is social value driven and is involved in projects in NE Lincolnshire. He also stated that they are part of the Department of Transport's (D of T) steering group looking into EV infrastructure.

Mr Short reported that the D of T provide grants for charge point operators (CPO). It was explained that CPOs would install, maintain and operate charging points at no cost to the Parish Council.

He confirmed 2 CPOs were interested in installing charging points in Tarporley. It was discussed that the provider would provide charging for visitors and also some form of local population subscription scheme.

It was mentioned that providers might require exclusivity.

Mr Short stated that the charging points would include security features to protect vulnerable users particular at night including lighting and CCTV.

It was noted that subscribers would pay a monthly subscription and would be encouraged to use charging points possibly at off-peak times.

It was asked how the financial model would work with the majority of residents in Tarporley having off road parking and charging vehicles at home noting only a limited number of properties have on street parking.

It was noted that the charging points would be AC which are significantly cheaper than DC chargers. It was discussed how long vehicles would take to charge, it was suggested that most vehicles would not have zero charge and would take 1.5 to 2 hours to charge.

It was stated that AC chargers are more sustainable as they put less pressure on the power supply and work better with the vehicles batteries.

It was stated that providers would require a minimum of a 3-year contract.

It was discussed that the provider would undertake some marketing.

It was asked who would own the equipment and if it would be removed at the end of the contract.

It was discussed that charging points should be open charge point protocol (OCPP1) compliant allowing providers to transfer charging points.

Process

It was reported the CPOs would provide the Council with information of what they would offer/provide.

It was explained that Charge Rural would act as a trust broker between the CPO and the Council as well acting project manager at a cost of £750.

The Parish Council would need to look at a lease for the charging points which would most likely be for a peppercorn rent. Things which would need to be considered include:

- Internal repair
- Way leave
- Access for works

It was stated the contract would have easy out clauses for both sides of the agreement.

It was confirmed that Charge Rural would appoint an independent installer to work out a quote for the installation of the charging points and necessary infrastructure.

It was noted the Parish Council would ask if planning permission would be required for the installation of charging points.

Mr Short was thanked for attending the meeting.

Additional Comments

Lease

- Any EV charger operator will need to enter into a formal lease for the space needed. A lease will obviously clarify timescales, but also – importantly – liability if anyone were to be injured (electrocuted!) by equipment.
- As well as a lease, legal wayleaves will be needed to run cables across land so that they can be maintained/replaced.
- This is clearly in our control on two of the sites, if I have understood correctly, but needs the form of lease to originate from the landlord in the other two (which sounds like a bureaucratic headache).

- Clarity is also needed as to who owns the equipment, insures it and repairs it when someone has reversed into it (as well as repairing the damaged surfacing).
- Time, expertise and expense are therefore needed before the matter can be progressed in any way.

This is an unavoidable pre-requisite to any EV chargers being installed. If we are serious it needs progressing.

Market for EV Charging in Car Parks

Simon's presentation described how the financial model would be reliant upon local subscriptions for charging at reduced rates.

I have no reliable data for the number of terraced houses and flats that don't have access to off street parking in Tarporley, but am guessing at, say 50. Guesstimating the number of these that will need overnight charging in the next few years suggests a very limited market indeed and I am fairly sure the financial model won't work.

Obviously there is the "tourist" element, but the proposed locations don't seem obvious or attractive enough for that market either.

On street EV Charging

My own view is that on street charging is by far the best option. In our discussion I gathered this had been discussed but dismissed as something Cheshire West would not get round to in the foreseeable.

What are the issues here?

Ann Wright
07 03 2025.

Notes of Neighbourhood Plan Discussion
6th March 2025 - conducted via Zoom.

Present:

Louise Kirkup (Kirkwells), Nigel Taylor, Ann Wright (Clerk).

Purpose of Meeting: To agree next steps for Neighbourhood Plan.

It was discussed that CW&C no longer has a 5-year housing/land supply and that at a planning committee meeting earlier in the week the Neighbourhood Plan policies (not Tarporey) had been stated as having very little weight particularly as the Plan did not include possible development sites.

It was noted that CW&C are in the process of developing a new Local Plan and will be reviewing the hierarchy of various towns and villages and will then apportion new development figures with the focus on larger settlements. It was discussed that settlement boundaries are likely to be amended to allow for more development. The Parish Council will have an opportunity to consult on changes as the new Local Plan as it is developed.

Actions

- NT to forward draft introduction to LK.
- NT & Clerk to review comments from CW&C, it was recommended comments from CW&C are accepted.
- Design Yorkshire to be asked to produce maps to be used in both documents.
- NT to create sketch map showing locations of Community Facilities including the primary and secondary school.
- Clerk to ask CW&C to provide map showing recreation land.
- Clerk to forward photographs to LK.
- Working Group to consider picture for front cover.
- It was suggested the wish list of improvements be included in the Plan. This should be a list of prioritised brief bullet points allowing future flexibility.

Consultation

It was agreed an informal consultation for the Plan and Design Code is run possibly for a 4-week period including a drop-in session. The formal Reg. 14 would follow the informal consultation.

Ann Wright
 07/03/2025.