

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING
HELD ON MONDAY 14th JULY 2025
SCHOOL ROOM, TARPORLEY CHAPEL.**

Present

Chairman – Cllr John Millington

Cllr Gill Clough

Cllr Catherine Helm

Cllr Charlotte Hodgkinson

Cllr David Holmes

Cllr Lisa Miller

Cllr Mark Ravenscroft

Cllr Peter Tavernor

Cllr Nigel Taylor

Cllr Stuart Walton

Clerk Ann Wright

Other

CW&C Cllr Charles Hardy

Public – 1

1. Apologies for Absence

Cllr Alex Sawkiw – Family Commitment.

It was noted that Andrew Wallace has stepped down the Council. The Council recorded its thanks to Andrew for his long service of over 12 years as a Councillor.

Deputy Clerk Abigail Morris -unwell.

2. Declaration of Interests

Cllrs Millington and Tavernor dispensations were noted in relation to Brook Road.

3. Public Participation

CW&C Cllr Hardy Report

Cllr Hardy confirmed that he would forward the CW&C Highways budget which has increased partly due to the extensive work required on St Martin's Way, Chester. He confirmed that a trial is being run in Ellesmere Port and Northwich where the Council repairs whole stretches of roads rather than specific potholes.

It was agreed the Clerk would make a freedom of info request asking how many times CW&C highway department has worked on Bowmere, Brook and Eaton Road repairing potholes.

Cllr Hardy encouraged the Council to respond to Highways Dept request for a list of minor jobs. He also encouraged the Council to respond to the CWAC Local transport consultation.

He confirmed he has member budget funding to award and would support long-term projects including speed reduction measures. It was noted the Clerk had contacted him regarding a grant towards the play area refurbishment.

He confirmed CW&C had carried out works to clear FP4.

He reported on a scheme in Gatehouse of Fleet where they have litter picking equipment for people to use and then return.

4. Vice-Chairman

Resolved 25/128 – That the Council appoint Cllr. Mark Ravenscroft as vice-chairman for 2025-2026.

5. Minutes

Resolved 25/129– That the Chairman sign the minutes of the meeting held on the 12th May 2025 as a true and proper record.

6. Minutes of Working Groups and Other Meetings

Resolved 25/130 – That the Council accepted the notes of working groups and other meetings from page 197 of the minutes.

7. Planning

1) Planning Register

The planning register was approved as circulated, pages 30 to 34 noting a comment of no objection had been submitted for application 25/01650/FUL, single storey side and rear extensions at Chanctonbury, The Avenue, Tarporley.

2) Planning Applications

The Council had been notified of the appeal for application 24/01715/FUL, erection of single storey dwelling with air source heat pump. New driveway to number 19 Oakdene Way. 19 Oakdene Way, Tarporley, CW6 0BU. It was confirmed the Parish Council had objected to this application on the grounds of overdevelopment and being out of character.

Resolved 25/131 – That Council submit its original objection to the planning appeal.

Application 25/01752/FUL – Erection of 56 dwellings with associated works – Land at Birch Heath Road, Tarporley.

It was noted the above application had been received and would be considered at an extraordinary meeting as soon as possible. It was agreed to circulate a flier advertising the application and meeting. The leaflet will also explain the current planning situation and advise that large applications will be publicised on social media and the Council noticeboard in the future.

3) Lead Planners

Cllrs Helm, Holmes, Miller & Ravenscroft were noted as lead planners until the September meeting.

8. High Street Works

1) High Street Weed killing

Resolved 25/131 – That the Council proceed with weed killing and mechanical sweep of the High Street.

2) Replacement Bollards

The Clerk reported that she had requested a price for installing new bollards from CW&C Highways Dept since November 2024 but had still not been able to obtain a cost. It was agreed the Clerk seek prices from companies who are able to undertake works on the Highway.

3) Bench Cleaning & Treating

Resolved 25/132 – That the Council delegate authority to the Clerk to get the High Street wooden benches cleaned and treated in consultation with councillors by email.

9. Planning Standing Orders & Protocol Review

Resolved 25/133 – That the Council agree the revised Planning Standing orders and protocol amending point 2.3.ii and highlighting the Council's preference to meet developers at formal council meetings with public attendance.

10. Play Works

1) Play Area Update

It was reported the results of the tender process had now been received and will be reviewed in detail including the budget, a briefing will then be held for councillors.

2) Appointment of CW&C

Resolved 25/133 – That the Council confirm appointment of CW&C Landscape Architect Mike Holmes to manage the current play area project.

11. Budget Review

Resolved 25/134 – That the Council agree the below amended budget

Category	Budget
Payroll	31,710.00
Admin	
Admin	6,000.00
Coms	
Audit	
Bank Charges	
Subs	
Field Lease	
Insurance	
Storage Building	1,000.00
Room Hire	600.00
Maintenance	
Misc Grounds	10,000.00
Trees	
Poppy Lane & Burton	
Chestnut Tree	
Planters / Watering	
Play Area & Field	
Maintenance	8,000.00
Brook Road	

Grounds Maintenance	12,000.00
Maintenance	10,000.00
Bins	
Shed	
Drainage	
Arts	
New Art	1,500.00
Grants	4,000.00
Projects & Misc	
New Project	3,000.00
Events	
Road Closures (x4)	4,160.00
Xmas	10,000.00
Cemetery	8,000.00
Gritting	3,000.00
Neighbourhood Plan	
PROW	1,000.00
Play Area Renewal	121,674.00
Play Area Funds	
CIL for Play Area	
Asset Maintenance & Renewal	30,000
	235,644.00

12. CW&C Local Plan & Transport Consultation

1) Working Group

It was agreed the Cllrs Clough, Holmes, Ravenscroft, Tavernor, and Taylor would form a working group to respond to the Local Plan and Transport consultations led by Cllr Taylor.

2) Response

Resolved 25/135 – That the Council delegate authority to the Clerk to submit responses in consultation with the working group.

13. Tree Surveys

The Council reviewed the outcomes of the tree surveys.

Allotments & Bowling Green

It was noted the report which recommends some pruning and monitoring of some trees and removal of ivy had been forwarded to the allotments and bowling club representatives who had believed they could carryout the necessary works.

The next survey is recommended in 3 to 5 years; it was agreed to review if a survey is required in 2027 unless trees show signs of deterioration before then.

Brook Road

The report included monitoring of a Sycamore, removal of epicormic growth and ivy before the next inspection. It was agreed councillors would undertake works.

The next survey is recommended in 3 to 5 years; it was agreed to review if a survey is required in 2027 unless trees show signs of deterioration before then.

Chestnut Tree

The decline of the Chestnut Tree was noted with the next inspection being recommend for 6 months. It was agreed to put a 50mm layer of fresh wood chip around the base of the tree and also publicise the trees condition and monitoring.

14. Cemetery Committee

1) Meeting Update

It was reported the Cemetery Committee had met before the Parish Council meeting and had agreed maintenance work to the garden area.

2) Cemetery Fees

Resolved 25/136 – That the Council agree the following fees as recommended by the Cemetery Committee from the 1st August 2025:

Exclusive Rights	Resident	Non-resident
Exclusive right of burial in an earthen grave	£600	£1200
Exclusive right of burial of cremated remains in Cremated remains burial plot	£350	£700
Interment Fees		
Adult	£350	£700
Child up to 16 years	nil	nil
Public Grave (Adult)	£475	£950
Public Grave (Child up to 16 years)	nil	nil
Cremated Remains plot (Adult)	£225	£450
Child up to 16 years	nil	nil
Other Charges		
For the right to erect a headstone inc. first inscription	£180	£360
For the right to each additional subscription	£65	£130
Transfer of burial rights	£105	£105
Certified copy of the records	£65	£65
Search in the Register per year	£65	£65

15. Accounts & Payments

1) First Quarter Accounts & Payments

Resolved 25/137 – That the Council approve the accounts, payments and bank reconciliation as on page 82 of the cash book including the below payments:

Lloyds Bank	Bank Account Charge	4.25
Tarporley Community Centre	Room Hire - April	37.01
R. Walker	Play area tidy & Eaton Road	310.00
Accounts Centre	Pension & Payroll services - May	60.00
ICCM	Membership 2025-2026	105.00
NatWest	Main Bank Account Charge	9.45
Play Inspection Company	Play area inspections	227.88
L. Miller	REIM: brush & scrapper	5.98
PJ Hellmers Ltd	Grounds Maintenance	2964.00
A. Morris	Salary - May	1090.62
A. Wright	Salary May - REIM	1135.24
Gaskells	Cemetery & Brook Road Bins	190.96
Chapel	Room Hire - May	30.00
HMRC	PAYE/NI May	307.19
Lloyds Bank	Bank account charge	4.25
Phoenix Accounts	Internal Audit 2024-2025	220.00
R. Walker	Play area & Chestnut tidy	340.00
A. Wright	REIM: Microsoft	84.99
NatWest	Main account charge	5.95
Unity Bank	Bank Charge	6.00

2) Accounts & Payments

Resolved 25/138 – That the Council the agree the accounts and payments to date as on page 83 of the cash book including the below payments:

Talkabout Publishing	Tarp Talk	144.00
Accounts Centre	Payroll - June	24.00
Cheshire Woodlands	Tree Surveys	1448.40
PJ Hellmers Ltd	Grounds Maintenance	2436.00
Nest	Pension Contribution - May	202.87
Yu Energy	Storeroom power	15.22
Unity Bank	Bank Charge	6.00

3) Invoices

Resolved 25/139 – That the Council approve the following payments:

ICO	Data registration	47.00
PJ Hellmers Ltd	FP12 Works	990.00
A. Morris	Salary – June	1090.42
A. Wright	Salary – June	1011.05
HMRC	Paye/NI – June	307.59
Nest	Pension contributed- June	202.87
Gaskells	Cemetery & Brook Road Bins	190.48
A. Wright	REIM: Phone top-up, postage & lock	59.99
A. Morris	REIM: Zoom, Printing & Ink	194.13
NatWest	Bank charge	11.55

Resolved 25/140 – That the Council close the Lloyds account due to bank charges and transfer the funds to the Unity Account.

4) Cheshire Community Action (CCA) Subscription

Resolved 25/141 – That the Council agree membership of CCA at a cost of £50.

16. Bowling Club Lease

Resolved 25/142 – That the Council delegate authority to the Clerk to agree the Bowling Club lease in consultation with councillors and that the lease be signed by Cllrs Taylor and Walton and witnessed by the Clerk in accordance with the Council's Standing Orders.

Resolved 25/143 – That the Council move into Part B and request the press and public leave the meeting.

17. Speed Indicator Device (SID)

It was agreed not to proceed at this time.

18. Road Closures

Resolved 25/144 – That the Council appoint Dutton's Traffic Management Services to undertake the following Road closures for Remembrance Sunday, and Christmas (x2).

Meeting closed: 9.10pm.

Signed:

Dated:

Ann Wright 15/07/2025

**Next Scheduled Parish Council Meeting
Monday 8th September 2025 - 7pm
School Room, Tarpoley Chapel**

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

Notes Included:

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Informal meeting with Highways Officer
13th May 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).

High Street

The Clerk raised continued concern regarding the state of the High Street footways and road surface. It was confirmed the High Street is regularly assessed in accordance with the adopted Code of Practice. It was stated that while faults may not be actionable at present the High Street is moving towards having actionable faults.

It was noted that the process for maintenance is data led and is influenced by the number of complaints received.

It was noted that it is important to report faults individually.

Forest Road Pedestrian Bridge

The Clerk was provided with a contact to seek an update on the Forest Road bridge.

Eaton Lane Trees

It was confirmed if there are fears that a tree or trees may be dangerous, they should be reported to CW&C, individually, with photographs.

Nantwich Road Junction Islands

It was stated this should be reported to CW&C street care to action.

High Street Bollards

It was noted the Clerk had not received a price to date for replace the bollards on the High Street with ones supplied by the Parish Council. Jerry agreed to chase this up.

Windsor Avenue, Bowmere Road & Eaton Road

It was agreed the Clerk should report the white lines, manhole cover and potholes.

Next meeting

10 September 2025 (10am).

Ann Wright
 22/05/2025.

Highways Issues Raised:

- On going poor condition of the High Street
- Forest Road Bridge Update
- Eaton Lane Trees Update
- Tidy / clean Nantwich Road junction islands.
- High Street Bollards

Junction of Windsor Avenue, Bowmere Road & Eaton Road:

- Road surface
- White lines
- Manhole cover



Play Area Update & Costings

Wednesday 28th May 2025 via Zoom.

Present:

Gill Clough, Charlotte Hodgkinson, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Ann Wright (Clerk).

Purpose of meeting: To review play area scheme and informally agree equipment and budget.

Beech Tree

Please retain (we understand that when carrying out works that might not be the case).

Fence

In principle we're happy to replace the whole fenced particularly along the car park edge if it is possible to get a heavier duty fence along car park edge due to concerns of vehicles running into it?

Also, it was asked if the panels could be higher so they can be seen when backing up.

Can the pedestrian gate directly off the car park be removed? If so, please remove.

Do we need the double gates, or could we just unbolt panels?

Play Equipment

Happy with tango swing

Happy with all proposed equipment & proposed layout.

Trampoline – is this made so rubbish won't drop through, or can it be cleaned underneath?

Music Panel – how loud are these, would they impact neighbouring house if played during the night?

It was through wooden ones would create a nicer noise, what do you think?

Tables, Chairs & Bins

We would like one picnic table.

Please can you find alternative benches – there was a concern they didn't look very comfortable, and the arm takes up a lot of space, can also reduce to save costs. Do you know where any of the proposed benches have been used that we could try?

Can we have 3 bins (not sure how many are included) 1 by picnic area, 1 by each gate (based on removing gate)? We would like the bins to match the existing ones.

Colour Theme

Is there a colour theme? Noticed there is some green and yellow equipment proposed – should we have a colour theme or is it better to have a mixture?

Wet Pour & Surfacing

What guarantee does this come with particularly around shrinkage?

Some concerns have been voiced that the slope onto the field was not constructed properly, and the play area is sliding in that direction. It was suggested a more substantial edge should be installed possibly a roadside kerb using a large amount of cement to fix it to strengthen the edge of the play area.

Cost

It was agreed to continue with the proposals noting the £31k increase which the Parish Council will obtain.

Fundraising

It was agreed the Clerk would review the council budget including money allocated to the Poppy Lane path and the CIL funding.

It was agreed to look at further fundraising alternatives including:

- CW&C Cllr members budget
- Check availability of S106 funding
- Establish Just Giving page
- Create donation letter for businesses etc

Ann Wright
29/05/2025

Notes from the Event run by ONH on Tuesday June 3rd 2025

“Neighbourhood Planning What Next?”

Future is unclear.

Recent Government announcements include:-

- to change and try and standardise method of accessing housing need
- creation of grey belt in green belt. Will affect villages most.
- to encourage the provision of small developers, rather the mega national developers
- Local Plans to take max 30 months to write
- end of funding for town and parish councils to write NPs. Probably will be no funding for Councils to write Local Plans,
- likely to be less community involvement in the making of Local Plans, and in planning applications.
- unsure of the future of status of climate and environmental matters in planning
- new Spatial Development Strategy to be developed by the mayoral combined authority, which saves it being in the Local Plans.

Comments/thoughts

Councils short of strategic planning staff and resources to develop Local Plans. Will need help from town and parish councils with their local knowledge.

Most likely Design Codes will stay and be less affected by changes. Not so sure about NPs.

Green belt status will be weakened.

Councils likely to favour large developments and developers ... gets the housing numbers provided more quickly and easily.

Will the development of new towns be on the agenda?

Paragraph 14 NPPF, changed in 2023, really important.

NPs last for 5 years, and each year thereafter they become less important.

Scenario One .. more the same, sort of. NPs stay.

Scenario Two ..needing a different way to engage. NPs go. No plans. Just have the National strategic Plan.

Next

NPs should have the allocation of development sites. We decide the sites, not developers and the local planning authority CWAC.

Decide on our number of dwellings to be built. Don't choose the lowest number, but one which gives enough community benefit. We can redraw the settlement boundary to suit. We do it, not CWAC, who haven't time and staff to do it properly.

Gill Clough

Presentation by ONH – 04/06/2025

Apparently have worked on 250 Neighbourhood Plan projects with local councils and are the largest provider of such services in UK! They worked and are still working with Tattenhall PC who were one of the earliest developers of a NP. They also provide additional advice - for a fee - to PCs to support dealing with large planning applications.

Cheshire apparently has one of the highest percentage of NPs versus other authorities (76?).

The Govt made changes to the NPPF in Dec 2024 and then fundamental changes in Feb 2025 with reference to Para 14 in the plan which is noted below:

Para 14. *In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70)*

Para 69. *Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.*

Para 70. *Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

The updated plan is meant to encourage more small builders to try and fill the gap in meeting the house building demand. Local plans need to be in line with Spatial Development policies and National Development Policies take precedent in any planning decisions.

Funding for PCs for NP work will disappear and as the Govt has also covered the cost of local authorities for working with PCs on checking NPs, (up to £25k per plan?) this is also likely to disappear as well. There is expected to a lot of turmoil in NPs up to at least 2029.

There is expected to be an increasing use of AI based planning that will take place and ONH are working on this with authorities as this will help reduce time for local planners.

Design codes were not discussed in any detail, but it appeared to be indicated that they were much more relevant for areas with heritage or special local character.

It is clear that in an authority area not meeting the required housing targets, a village with an NP older than five years and no areas allocated for housing, is a developer's dream area for development.

Green belt does not apply to villages and now green belt land around a village outside the settlement boundary is considered to be grey belt and suitable for development.

Minor housing projects are considered as developments of 9 or less dwellings and such developments just need to show that they are sustainable.

Major housing developments are therefore apparently 10 or more dwellings, and they have to meet the housing supply needs, be sustainable and will have to provide infrastructure improvement.
(Suggest this is further checked out to understand actual criteria!)

Lot of discussion on the recommendation and need to allocate sites for housing which would enable the NP to meet the requirement posed in Para 14 b) but poses a real challenge for local councils.

Don't think that the NP is there to protect your village from new developments but rather it should be there to guide prospective developers to provide the right type of housing in the most appropriate part of the village.

NP teams should in fact be modelling development scenarios and seeing how each potential development could fit or not into the village and why, before a developer comes along and dumps that issue on the PC. Ie in fact the NP team should be considering how Tarporley would best grow NOT not grow. Discussion with local landowners was encouraged.

Proposals for consideration

- Continue work on completing Tarporley NP and design code to get this approved asap and in place so that at least we can comply with Para 14 a) without which we are extremely vulnerable.

- Suggest remove end date from plan ie 2030 as it unnecessarily highlights its validity in five years' time!!
- Ref Para 14 b) – review approach to allocating land, noting that to include this, at this point, in the updated NP would prompt a referendum and a significant delay!
- Consider obtaining professional help from such as ONH (or designyorkshire) to allocate sites.

Nigel Taylor

Informal Meeting Notes

Monday 9th June 2025 at 7pm via Zoom

Present:

Gill Clough, Catherine Helm, Charlotte Hodgkinson, David Holmes, Lisa Miller, Mark Ravenscroft, Alex Sawkiw, Nigel Taylor, Stuart Walton.
Abigail Morris (Deputy Clerk), Ann Wright (Clerk).
Apologies – John Millington & Peter Tavernor

Carnival Funding Request

The councillors considered a request to provide funding from Rotary to cover additional charges levied by CW&C for the bunting and road closures licenses. It was suggested the Council does not charge Rotary for use of the field instead of giving a donation.

Play Area Update

It was reported that the Clerk had sent Mike Holmes details of the recycled plastic benches used by the Council.

It was agreed to proceed with the metal xylophone noting the oak tree will help attenuate the sound it makes.

It was confirmed the plan is to retain the beech tree near the steps.

It was noted that COOP community fund is now open and agreed to apply for funding to extend the path around the playing field.

Christmas Update

The Deputy Clerk reported she had contacted CW&C to ask if there would be a reduction in fees for the road closures licenses if the Council applied for all its road closures at once. If not the closures for Remembrance Sunday and the 2 for Christmas events would cost an additional £750.

Plans are in place for the following events:

Friday 28th November – Road closure for lantern parade and crib blessing.

Rotary may provide roasted chestnuts and hot dogs.

Popvox, bellringers and the Silver Band have been booked.

Event to be followed by Tattenhall Tractor Run.

Saturday 6th December – Road closure for makers market and fun fair (no ice rink).

Friday 19th December – Christmas Afternoon Tea & Bingo.

It was noted the Deputy Clerk is seeking a discount for the 3 road closures from the traffic management company.

Next Christmas planning meeting TBC.

It was discussed that the Santa Dash will take place on a Sunday morning on Brook Road. It was noted that it is disappointing the event is not on the High Street and it was agreed if it is not well supported it should return to the High Street in 2026.

The Deputy Clerk confirmed she was still to book the High School car park, the availability of which needs to be advertised more widely. It was confirmed the makers market will have a drop-off location and then vehicles will be directed to the High School to park.

It was noted the High Street will be closed from the Rising Sun to Park Road.

It was agreed the working group should be made aware of the new CW&C fees and that the Council will be reviewing its budget.

Planning Applications

The Clerk will submit the following observation under delegated authority in consultation with councillors.

25/00929/FUL - First floor extension to front of property & installation of first floor balcony to side of property - Corbiere, The Avenue, Tarporley, CW6 0BA.

No objection subject to the no loss of light or amenity to neighbouring properties.

24/03386/FUL - Conversion of existing barn to single storey residential dwelling & ancillary stables. - Rode Street Forge, Rode Street, Tarporley, CW6 0EF.

No objection.

United Utilities & Drainage

Recent correspondence with United Utilities was discussed and it was agreed to try to collect evidence on which properties have been flooded with sewage to submit to United Utilities.

It was agreed to ask Stuart Walton if he would help with this project, Nigel Taylor and Catherine Helm agreed to assist.

It was agreed the Clerk would contact the group in Tattenhall undertaking water sampling to see how it is tested to establish if this could be done in Tarporley.

Planning Changes & Neighbourhood Plan, Call for Sites

It was reported that Gill Clough, Nigel Taylor and the Clerk had attended a recent planning event held by ONH (notes circulated). It had been reported at the event that Cheshire had the highest percentage of made Neighbourhood Plans.

It was noted the revised National Planning Policy Framework (NPPF) paragraph 14 highlighted for a Plan to have full weight they should be no more than 5 years old and include the allocation of sites.

It was discussed what the best option would be to complete the Plan review without allocation of sites or delay the Plan and allocate sites which would result in the Plan going to referendum.

It was suggested we complete the Plan Review and get it finalized, which will include the Design Code then work on the allocation of sites.

Once the allocation of sites has been completed the Council can then look at whether it develops a new Neighbourhood Plan or it is used in some other way noting the changes expected to the planning system.

It was discussed that development is going to take place and that the Council needs to work with residents to identify what development is acceptable and where and what infrastructure is required.

It was discussed this process would be undertaken by a professional independent company.

CW&C Issues & Options Consultation

It was noted the CW&C Issues and Options consultation is due to be published very soon and consults on 3 options of how to allocate future development.

It was agreed the Council must submit a full response to this consultation and make residents aware of it.

Meeting with Rob Charnley

The following questions were identified for the meeting with Rob Charnley, Head of CW&C Planning:

- Is the reopening of Beeston railway station realistic?
- How can the Parish Council influence the delivery of the necessary infrastructure, inc. drainage, Doctors and Schools in Tarporley? Where does the pressure come from developers, CW&C or the Parish Council?
- How do we influence future development to prevent the overloading of the High Street?
- How do we get additional parking?

Ann Wright
10th June 2025.

CW&C Planning Update

Tuesday 18th June 2025 via Teams.

Present:

CW&C Head of Planning & Place Making – Robert Charnley

Tarporley Parish Council - Gill Clough, Catherine Helm, Charlotte Hodgkinson, David Holmes, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Nigel Taylor, Peter Tavernor, Ann Wright (Clerk).

Purpose of meeting: To receive update on planning matters.

Rob Charnley introduced himself confirming he has worked in planning for over 20 years originally for Chester City Council. His role includes Local Plan development and dealing with planning applications. He confirmed his department includes the 'ologists' and Mersey Forest.

Infrastructure & Drainage

It was asked how the Parish Council raises infrastructure issues effectively. For example, the Council is aware of surface and foul water flooding issues in the village however the utility companies do not raise any concerns when an application is received.

It was confirmed the utilities companies are consulted as statutory consultees and if they do not raise issues CW&C cannot override them.

It was stated that CW&C has more influence over surface water and storm drainage via the Highways Dept and Lead Local Flood Authority (LLFA) which is part of CW&C Highways Dept.

It was confirmed the law prevents building on land which results in flooding.

Beeston Railway Station

It was asked what the likelihood was of Beeston Railway Station opening. It was noted although CW&C does not oppose the project it does not have the funding to support or progress it.

It was discussed given the associated costs it may only come forward as part of a large housing development.

It was confirmed any new station would require planning permission.

Local Plan Issues & Options Consultation

It was confirmed the CW&C Local Plan Issues & Options consultation is due to start the end of June, beginning of July.

It was noted that on the draft submitted to the CW&C executive the maps showed future development on land already developed or being developed and on a Parish Council owned playing field. It was confirmed that more precise maps will be included in the consultation.

It was confirmed that CW&C intend to submit the revised Local Plan by December 2026 under the existing planning system.

It was noted that it is not yet clear what the new planning system will look like.

The consultation will be publicised as widely as possible, and Parish Councils will be notified.

The consultation will put forward 3 broad options:

- Retention of the Green Belt

- Development allocated along same lines as existing Plan.
- Development based along transportation links.

Allocated Sites

It was noted that sites which have been identified for possible development may have been identified as part of the previous call for sites, their inclusion in the consultation does not confirm they are suitable for development. Further assessment will be required to decide this.

It was noted that the maps focus on housing and employment but that doesn't mean land couldn't be developed for other purposes.

It was noted the consultation identifies between 500 and 1500 new homes for Tarporley. It was confirmed that this is a starting point.

What is the role of Parish Councils in the Local Plan?

It was agreed that Parish Councils have valuable local knowledge, they know if facilities are oversubscribed including doctors.

It was discussed that it would be hard for Councils starting neighbourhood plans to do so without knowing their housing allocation. A Council can request an indicative allocation however that is likely a worst case scenario.

National Development Management Policies

The government is due to publish the above which will be a set of policies that will apply to all authorities. It is thought these will be the type of policies most authorities include in their Local Plan for example protection of listed buildings however these new policies have not yet been seen.

It was noted that the government has withdrawn funding for Neighbourhood Planning although it has provided some funding for local authorities.

Tilted Balance

It was explained that while CW&C does not have a 5-year housing land supply there is a 'tilted balance' in favour of sustainable development.

Parking

It was highlighted as a key service centre, serving rural communities outside Tarporley with a limited bus service there was a real need for additional car parking.

Also, as development takes place further from the centre of Tarporley the likelihood of residents using vehicles to access shops and other services increases.

It was noted that 'vision led planning' focuses on the reduced use of cars but that this does not fit with rural realities.

It was stated that CW&C would not actively resist the provision of additional parking, but it is something the Parish Council would need to encourage.

It was noted that CW&C cannot ask developers to provide funding or facilities which are not required as a specific result of that development. As such a contribution towards additional parking might be difficult to justify if the residents from a development could walk to the shops.

It was asked what distance people would be expected to walk. It was answered that there isn't a set distance, one appeal had stated 1.5km was an acceptable walk. Things including provision of footpaths, streetlights and if busy roads have to be crossed would be taken into consideration.

Housing Numbers

It was noted under the new housing numbers that CW&C has to build 1928 per year.

With the tilted balance developments just outside the settlement boundary are unlikely to be refused without other grounds for refusal.

It was noted only about 3% of appeals have been refused on grounds of character and design.

It was confirmed CW&C is creating a borough wide Design Guide.

It was noted that the government has produced the new housing allocation based on the success of the authority to deliver housing. The numbers do not take into account population data or inward migration.

Foul Drains

Concern was raised about sewers overflowing into water courses. It was noted that United Utilities comments on planning applications based on their capacity and that CW&C cannot challenge their observations.

It was confirmed rain and surface water cannot be released into sewers.

It was reported the Parish Council is seeking to collect evidence of where there are flooding issues and report this to United Utilities.

It was stated these findings should also be reported to the LLFA.

School Spaces

It was noted that there is an equation which estimates the number of children a development will yield. Once an application is received the CW&C education team will be consulted and if required developers will be asked to contribute to extending existing or creating new schools. Frustration was noted that the houses are delivered before the school places are available.

It was confirmed the English planning system does not address needed infrastructure well, with the delivery of infrastructure being delayed. It was discussed that there had been a proposal for

Authorities to be able to borrow against approved development to delivery infrastructure more quickly however this proposal has not been taken forward by the existing Government.

For an application to be refused due to lack of school places it would have to be proved that there was no way to mitigate the increased pupil numbers including no school places in adjacent schools.

Developer Contribution Note

It was reported that CW&C has a developer contribution note which explains what contributions developers have to provide. It was confirmed the rates do change. Rob Charnley confirmed he would see if the document can be shared with the Parish Council.

Transport / Parking Hub

It was discussed that a strategic view needs to be taken which will deliver a public transport and parking hub for Tarporley. It was noted that with increases in development in the High School catchment area including Tarvin the number of buses coming through Tarporley will increase noting the school already has 28 coaches moving on and off site daily.

It was confirmed the Parish Council should include this in our Local Plan response to start this important conversation.

Consultation

It was noted that the initial consultation will last for 8 weeks however further comments can be submitted after that time and throughout the process.

It was agreed this is key opportunity to discuss planning for the future and start a conversation with residents.

Settlement Boundary

It was discussed that when new development sites are identified a new settlement boundary will be drawn to include them.

It was noted this will be subject to future consultation.

It was recommended that the Parish Council includes the ward councillor in their discussions as the Local Plan is voted on by Councillors.

It was discussed that the Parish Council start a discussion about sites, acknowledge housing will be built and evidence where development is and is not acceptable and why.

In the meantime, speculative planning applications are coming forward.

Highways

It was discussed that it is becoming more difficult to refuse applications on the grounds of increased highway congestion. Delaying a journey by a few minutes is not seen as grounds for refusal particularly as it might result in people seeking alternative methods of transport. It was noted that this does not consider the impact of congestion on businesses and the economy and that no parking and congestion will result in shops being lost.

It is not possible to prevent legally drive vehicle using roads, coaches travelling to the High School although inconvenient are not doing anything wrong unless public safety concerns can be evidence. Rob Charnley was thanked for attending the meeting. He encouraged Tarporley Parish Council to continue the conversation as part of the Local Plan consultation process.

Ann Wright 09/06/202

Notes of informal meeting to discuss outstanding planning conditions

25th June 2025, held virtually via Teams.

Present:

Tarporley Parish Council: John Millington, Ann Wright (Clerk).

CW&C: Mary Lavery (Open Spaces), Jo Redmond (Planning).

Purpose of meeting: To discuss outstanding planning condition for Brook Road.

It was confirmed that Sport England are a consultee as the scale of the application triggered their involvement.

It was noted that the Brook Road facilities include open space, a wildlife area, picnic areas, and is not just about sport.

It was emphasized the Community Use Agreement only relates to the pitches.

Condition 6 – Management & Maintenance Agreement

It was confirmed that a statement needs to be included that the maintenance will be to PQS 'good' standard.

It was noted the pitch was created to that standard and is maintained to it.

Condition 7 – Community Use Agreement

The example that had been provided was discussed; it was noted this had been considered originally but did not appear suitable as it appeared to be an agreement between the field owner and user rather than a statement of community use.

It was suggested the document be edited removing sections that do not apply.

It was noted that the pitches are booked by a local junior football team so are almost completely booked up.

It was noted that the agreement should only refer to the pitches and include the following:

- Fees including date noting the fees are reviewed annual and may be subject to increases.
- Include details of available pitches and plan.
- Include times noting earlier finish times in the winter.
- Contact emails
- Note club use.
- Paragraph on long-term community use.

Next Steps

Draft documents to be sent to Jo Redmond and Mary Lavery for checking before formal submission.

Mary Avery to provide examples of community use agreements.

Ann Wright

25/06/2026