

**MINUTES OF TARPORLEY PARISH COUNCIL MEETING
HELD ON MONDAY 9TH MARCH 2026
THE SCHOOL ROOM, TARPORLEY CHAPEL.**

Present

Chairman – Cllr John Millington

Cllr Charlotte Hodgkinson

Cllr Lisa Miller

Cllr Alex Sawkiw

Cllr Peter Tavernor

Cllr Nigel Taylor

Clerk Ann Wright

Deputy Clerk Abigail Morris

Other

CW&C Cllr Charles Hardy

Public – 2

1. Apologies for Absence

Cllr Gill Clough – unwell.

Cllr John Gowney – Family commitment.

Cllr Catherine Helm - unwell.

Cllr Mark Ravenscroft – family commitment.

Cllr Stuart Walton – family commitment.

2. Declaration of Interests

No interests declared.

3. Public Participation

Development

A resident raised concern about more houses being proposed for Tarporley and in particular the lack of infrastructure. They stated there were 1200 residents in Tarporley when they moved in 56 years ago. The resident supported more dispersed growth rather than large blocks of new development. The resident was encouraged to complete the survey.

4. Co-Option

It was agreed to defer this item in the absence of the applicant.

5. Minutes

Resolved 26/185 – That the Chairman sign the minutes of the meeting held on the 19th January 2026 as a true and proper record.

5. Minutes of Working Groups and Other Meetings

Resolved 26/186 – That the Council accepted the notes of working groups and other meetings from page 289 of the minutes.

6. Planning

25/03901/FUL – Single storey rear & side extension & dormer loft conversion – 21 Park Road, Tarporley, CW6 0AN (amendments).

Resolved 26/187 – That the Council submit the following comments:

The Council object to this application.

The proposed Velux window at the front of the property is out of keeping and detracts from the architectural symmetry of the two semi-detached houses noting the property is in the conservation area. The Council has concerns that the proposed extension could result in the loss of amenity including privacy for neighbouring properties.

Planning Register

The planning register was approved as circulated, pages 50 to 53.

Planning Applications

It was confirmed application 26/00421/OUT – Outline planning application for up to 80 homes, open space and associated infrastructure – Land at Utkinton Road, Tarporley had been received, it was agreed an extraordinary meeting be called on Monday 23rd March in The Chapel from 7pm.

Lead Planners

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

8. Neighbourhood Plan Review Update

It was reported that Tarporley future development consultation has been launched and will close on Friday 13th March, to date over 100 surveys have been submitted. It was noted that over 90 people had attended the drop-in session held on the 7th March. Once the results have been collated Councillors will meet to review them and agree next steps.

It was confirmed a meeting had been held with Kirkwells notes page 300 of the Minutes, she is reviewing the draft Plan against the draft NPPF.

9. Public WC Building

It was noted that CW&C has asked the Parish Council if it would be interested in an asset transfer of the public WC building. The option to retain the toilet as a public toilet was discussed noting it had been closed on the recommendation of the police due to anti-social behaviour. It was agreed the Council could not justify the expense of running the toilet. It was agreed to contact Experience Tarporley to see if they wish to take over the WC.

Resolved 26/188 – That the Council adopt the asset as a storage building if Experience Tarporley do not want to take it on as a public toilet.

10. Speed Indicator device

The Clerk had circulated information received regarding speed indicator devices (SID) and vehicle activated signs (VAS). It was agreed the Council would purchase a SID which can be used in various locations around Tarporley.

Resolved 26/189 – That the Council purchase a SID which records speeds subject to the approval of locations for its use on roads in Tarporley up to a value of £3k.

It was agreed the Clerk would contact Rotary, 41 Club, Experience Tarporley and CW&C Cllr Hardy for contributions towards the SID.

11. Community Aspirations & CIL Priorities

1) Community Aspirations

The Council reviewed the community aspirations as circulated; it was agreed to remove land for expansion of schools as this would be covered by an S106 agreements if required.

Resolved 26/191 – That the Council agree the Community Aspirations with the insertion of simple headings, and it be submitted for inclusion in the Neighbourhood Plan.

2) CIL Priorities

The Council was asked to consider priorities for CIL payments received as part of future allocated development. It was agreed to continue to consider items for inclusion as we move forward with the allocation of sites.

12. Bike Station

The Council considered the purchasing a bike station, it was agreed to explore possible funding options.

Cllr Hodgkinson left the meeting.

13. Allotments Annual Report

1) Allotment Annual Report

Resolved 26/192 – That the Council note the Allotments Annual Report, from page 303 of the Minutes.

2) Lease Issues

It was reported that the Allotment Association's solicitor had encountered an issue when seeking to register the land with the Land Registry. The Clerk had contacted the solicitor who had acted on behalf of the Council who have stated they had not been employed to complete the lease; the matter will be investigated further and reported back to the Council.

14. Phone Kiosk Maintenance

It was agreed to obtain quotes to undertake a full renovation of the phone kiosk.

15. Accounts & Payments

1) Accounts & Payments

Resolved 26/193 – That the Council approve the accounts and bank reconciliation, which had been checked at a virtual meeting, including the below payments as on page 87 of the cash book

PJ Hellmers Ltd	Brook Road pitch marking	60.00
Accounts Centre	Payroll- January	24.00
John Harding & Son Ltd	Brook Road HEDGE CUT	342.00
I. Miller	REIM: Wheelbarrows	26.00
A.L. Rowlands	Various works	238.40
R. Walker	Gritting x 8	800.00

A. Morris	Salary, inc. Backpay & Lieu	1537.18
A. Wright	Salary, inc. Backpay & Lieu	1816.08
SLCC	Membership AW (50%)	126.50
Lloyds Bank	Bank charge	4.25
Nest	Pension contribution	473.03
R. Walker	Play area tidy	80.00
Tarporley Community Centre	Room Hire - January	13.88
Gaskells	Cemetery & Brook Road Bins	190.96
The Accounts Centre	Payroll - February	24.00
L. Miller	Reim: Easter	5.00
A. Wright	Reim: Postage & Printing	76.54
NatWest	Main Account Bank Charge	8.55
NatWest	Brook Road Acct Bank Charge	0.35
Unity Bank	Bank charge	6.00
G. Clough	Reim: Postage & Printing	15.66
Talkabout Publishing	Tarp Talk	144.00
Play Inspection Company	Play area inspections	198.00
ONH	N-Plan works	2970.00
HMRC	PAY-NI - February	894.82
Unity Bank	Bank Charge	6.00

2) Accounts & Payments

Resolved 26/194 – That the Council approve the following payments:

A. Sawkiw	REIM: Easter display	29.99
E. McElroy	Snowdrops	Up to £40
PJ Hellmers Ltd	Poppy Lane Hedges	570.00
A. Wright	Salary – February	1025.40
A. Morris	Salary – February	1102.55
HMRC	NI & PAYE – February	355.49
Nest	Pension Contribution – February	213.94
R. Walker	Gritting & Park Tidy	160
Barbour Institute	Printing	91.20

3) Annual Risk Assessment

Resolved 26/195 - That the Council agreed the risk assessment as circulated with amendments including inclusion of the risk of unsustainable future development.

4) Asset Register

Resolved 26/196 - That the Council approve the Asset Register with minor amendments.

Meeting closed: 8.15pm.

Signed:
AAnn Wright 10/03/2026

Dated:

Next Scheduled Parish Council Meeting
Annual (First) Meeting of the Parish Council
Monday 11th May 2025 - 7pm
School Room, Tarporley Chapel

DRAFT

Tarporley Parish Council Minute Book
Committees, Working Groups and Other Meetings
Presented at the March 2026 Meeting

Notes Included:

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Neighbourhood Plan Review – ONH Spatial Assessments Slides Discussion

Tuesday 6th January 2026

Present:

John Millington, Peter Tavernor, Nigel Taylor, Ann Wright (Clerk).

Purpose of meeting: To discuss draft presentation slides.

It was agreed that the following paragraph a key message which should be on a slide at the beginning of the presentation:

The criteria the Parish Council has applied to each scenario seeks to ensure a future Tarporley grows only to its currently sustainable limits, enabling new and existing residents have good accessibility to the village core, prioritising movement and connectivity around the parish to alleviate congestion, reducing reliance on the private car for short journeys and promote a healthy, vibrant community, attractive for visitors and convenient for residents.

It was discussed that the slides should be more aimed towards generating a result, they currently feel too loose.

It was noted the second scenario was misnamed.

It was discussed the slides need fewer bullet points and that the image should reflect the scenario rather than generic image of Tarporley.

It was agreed that more detailed slides be used for display and publication online with shorter high-level slides for the actual presentation.

It was agreed a single matrix be created highlighting the constraints and benefits of each scenario. **John Millington** agreed to draft a matrix for consideration. It was noted a key priority for the community is the provision of additional parking and this must be reflected in matrix and presentation.

It was agreed the scenarios need to be renamed/ numbered so that they are different from the CW&C Local Plan Options.

Options A3 & A4

It was questioned why these options have been developed.

It was agreed the Arderne Home Farm site should be removed from all scenarios as the Parish Council had identified this site as the worst location for large-scale development.

It was agreed a new scenario should be created combining A3 and A4, removing from the South Arderne Home Farm, Eaton Lane proposal and Rode Street site from the North.



It was discussed about allocating a site which is not included in the Plan area noting the houses may not count in Tarporley's housing allocation.

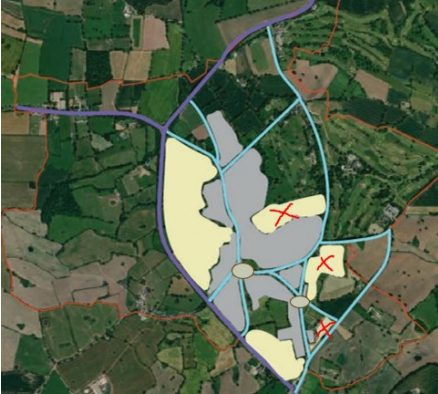
It was agreed the 3 'A' scenarios provide clear infrastructure choices.

It was agreed the scenarios need to reflect the strategic planning and provide infrastructure benefits for the village.

Option B2

It was agreed to combine Options B1 and B2 to create 1 higher growth option.

It was agreed to remove Arderne Home Farm, Eaton Lane and Park Road sites and include the Forest Road and possible Rode Street sites.



It was agreed **Pete Tavernor** would review and amend the scenarios descriptions for consideration.

The size of the plot to the south of the High School does need modification because, as drawn, it goes beyond land that I believe is owned a single landowner and includes woodland that is part of the Mersey Forest and which therefore cannot be built on.

National High Pressure Main runs roughly down the middle of the plot. National Grid are very strict on maintaining wayleaves, and development over these mains is not permitted (see guidance: <https://www.nationalgrid.com/sites/default/files/documents/24420Above7barGasGuidance.pdf>). This could severely limit the development potential of this site, and although it might still be possible to accommodate the desired coach/car park, the restricted number of houses that might be possible to support this infrastructure might affect the viability of the site.

John Millington to provide plan.

Next Steps

Clerk to prepare and circulate notes and forward to Leah Coney.

John Milington to develop constraints and opportunities matrix.

Pete Tavernor to review and mend scenario descriptions.

Thursday 29th January (7pm) – presentation to councillors.

Next meeting TBC

**Meeting re. a Potential New Premises for the GP Practices in Tarporley
on Wednesday 7th Jan. 2026 at the Community Centre**

Present

From the Parish Council – Cllrs Clough, Millington, Taylor

From Dr Kent and Partners – Dr Hartrey

From Dr Adey and Dancy - Drs Callely, Dancy

From the Landowner – Andrew Bird, Susanna Possnet, Martyn Twigg

The meeting was arranged by the Landowner to explore the potential for including a new surgery as part of a masterplan for the development of land off Forest Road which had recently been the subject of public consultation (Carden Group Utkinton Road & Forest Road Tarporley Consultation). The discussion of what the GPs might need/like in terms of new premises, whilst not site specific was in this context. Both practices expressed an interest in new premises in Tarporley, and recognised that having one away from the centre of the village would disadvantage some patients but favour others. Having car parks for both surgery staff and patients was viewed as a great improvement from the present situation. Currently their staff are encouraged to park in the car park behind the Rising Sun, leaving space for patients to park outside their premises.

The potential increase in the population in the areas covered by the 2 GP practices was discussed, and especially in Tarporley, Tarvin and Kelsall, where a number of large planning applications are pending and anticipated. Copies of their patient areas are available on their web sites.

The current situation

Both the GP practices are at capacity and the 1970s Tarporley building is showing its age.
Current patient number across both practices = 14,500.

They are part of the Rural Alliance Primary Care Network (PCN) which is made up of 6 GP practices – Bunbury Medical Practice, Kelsall Medical Centre, Laurel Bank Surgery Malpas, Dr Kent and Partners, Dr Adey and Dancy, Village Surgeries Group (Tattenhall)

Premises

Tarporley – building and land is owned by the 2 practices. Size 850 sq.m. Current staff working in Tarporley estimated at about 30 people with almost all not living in Tarporley and travelling to work by car.

Tarvin – rented part-time from the NHS Cheshire and Merseyside Integrated Care Board (ICB), who may have ideas for additional/alternative use for the building. Potential extra capacity if part-time opening was extended.

Waverton – rooms hired in the Village Hall.

Kelsall - rooms hired in the Wellbeing Hub.

The Future

From modelling work the 2 Tarporley GP practises' conservative estimate is a patient list of 16,000 and needing a Tarporley premises of 1,500 sq.m.

The Tarporley GPs hope is that the PCN will have 2 health hubs, one serving the south of the pcn i.e. Malpas, Tattenhall and Farndon and one serving the north part of the PCN – Bunbury, Tarporley and Kelsall. Concern was expressed that in the current financial climate there may be pressure from the ICB

to amalgamate these eg in Tattenhall but that this would not meet the needs of those patients living in our area.

The Tarporley GPs are working on an expression of interest with Janet Lees, a relocation management consultant with extensive NHS experience, to be submitted in the coming months. She is also working on a wider estates strategy for the whole PCN.

The GPs would wish for a 2 storey building, with admin. staff and facilities upstairs, and patient services downstairs. Patient services would include physio, health and wellbeing clinics, room to hold group work sessions, consultant space etc. The facilities provided at The Kelsall Wellbeing Hub were discussed and admired.

A patient car park which could be multiuse and used by the community, and at weekends for events, was viewed favourably. A staff car park may be separate but should be close by.

Tarporley's Business Insights Event – Tues 13.01.2026

Present:

- Rose Horner, Jane Hough, Lynn Riley from Groundwork
- 3 Parish Councillors – AS, LM, NT
- 5 Shop Owner & 2 arrived later
- C. Diskin

The meeting was hosted by Groundwork to discuss Tarporley Businesses joining a BID (Business Improvement District)

Groundwork presented their findings from the business feedback report highlighting high business confidence but challenges with recruiting staff. 100% agree that their business was linked to marketing. The proposal is to set up a business body for marketing Tarporley High Street, building on the Experience Tarporley branding. The idea is to fuel funding for the community which may generate additional parking opportunities (?)

BIDs (Business Improvement Districts) are place based, funded by businesses and key stakeholders and already exist in Cheshire – such as Northwich and Winsford. There are apparently 340 BIDs across the UK

In a nutshell, this is a scheme where the businesses pay approx. 2% of their ratable value to BID which is regulated by the government and in return for BID help to promote the businesses in different marketing activities. These include seasonal event such as Easter, Summer Halloween, Christmas, Pina Colada parade as in Northwich, media marketing, website and local environment improvements in the specific area.

As Tarporley is too small to be able to become a BID independently, it was suggested that it goes into partnership with Frodsham as this would help the tourism connection for Sandstone Ridge.

Groundwork appear to be the host organisation who facilitates the BIDs and the marketing support and are funded out of all the BID pots .

This would be a 5 year plan with one person allocated to take on the responsibility as the BID manager with likely a BID board. This would have to be put to the vote with the 75 businesses we have in Tarporley. At least 50% of the votes have to agree to join, however the drawback is the ones that did not agree still have to pay the 2% subscription.

The other drawback is this has to be agreed and presented by the end of March!

The full presentation is apparently available on line but we recommended that Groundwork visit the Parish Council to do a presentation as there could be more questions

Review of Spatial Strategy Presentation Slides

Friday 16th January 2026.

Present:

Parish Council – John Millington, Peter Tavernor (PT), Nigel Taylor, Ann Wright (Clerk).

ONH – Leah Coney (LC).

Purpose of meeting: To review and update presentation slides.

The meeting reviewed the presentation slides and made amendments.

The following matters were discussed/agreed.

Example slides created by PT were forwarded to LC and were agreed as being more appropriate.

It was agreed the slides would form a comprehensive information pack and that only a small number of the slides would actually be used for the public presentation.

Option 2 to be remain unchanged.

Option 3

It was noted this site includes Grade 2 agricultural land, classed as best and most versatile land as such the best and most effective use of the land should be obtained if used for housing which could result in a higher density.

It was noted that Park Road did provide good pedestrian access onto the High Street despite the incline however due to its nature vehicles access was restrictive.

It was noted that including less ‘popular’ or ruled out options was important for the community to understand the process and thinking.

It was noted sites included must be plausible.

It was agreed to include the following sites:

- Existing North and South sites (adjusted for Mersey Forest)
- Rode Street (if required)
- Brickfield
- Park Road – small low car development
- Field behind Manor House as car park/event space

It was noted that current planning policy would support development on brownfield sites within the settlement boundary.

Possible colour coding of sites was discussed.

Option 1

It was agreed sites with current planning applications which have been discounted or objected to by the Parish Council should be included.

Remove Park Road.

Primary School Capacity

It was noted that it is important to engage with the Primary School to understand its capacity and also if further expansion is deliverable on site.

Next Steps/ Actions

- JM to forward location of Mersey Forest.

- JM to update matrix.
- LC to circulate amended slides for wordsmithing and identification of presentation slides.
- LC to confirm equation for new homes and primary school pupils.
- Run through with Councillors – 29th January, 7pm.

Ann Wright
18/01/2026

DRAFT

Tarporley Future Development Consultation

Monday 23rd February 2026.

Present:

Chairman – Cllr John Millington

Cllr Gill Clough, Cllr Catherine Helm, Cllr Lisa Miller, Cllr Alex Sawkiw, Cllr Peter Tavernor, Cllr Nigel Taylor, Cllr Stuart Walton, Clerk Ann Wright, Deputy Clerk Abigail Morris.

Public: Approx 140.

Cllr Millington presented 'Tarporley Future Development Consultation'. The following questions and comments were made by members of the public.

- It was asked when will we know the number of houses allocated to Tarporley. It was noted that we expect to receive the indicative numbers for CW&C soon. It was explained that CW&C needs to agree what Option the new Local Plan will adopt. If CW&C decide not to build on any green belt land the rural areas like Tarporley, Tattenhall and Malpas will have to accommodate a large number of houses. It was noted about half of CW&C is in the green belt. Tarporley is not in the green belt.
- It was asked if development near the A49 was likely to result in a new junction on to the A49. It was stated that was highly unlikely.
- A question was raised regarding the primary schools capacity to accommodate more development. It was noted the Primary School has been extended to accommodate 1.5 form entry but is in the process of reducing its intake to 1 form entry as such it has capacity to accommodate additional pupils generated by 500-600 new homes. It was not believed the school has the physical capacity to be extended further in the current site.
- It was confirmed that the Doctor's Surgeries/ health centre is at capacity as such any developer would pay an S106 financial contribution to mitigate this.
- It was noted there are currently 3 live planning applications and how these would be impacted by the Plan process. It was explained the Parish Council is working to complete the Plan as soon as possible while following the process and undertaking community consultation. It may be that some applications are decided before plan is completed. The further along the process the Plan is the more weight it will have in the planning process.
- Frustration was noted that the bus service in Tarporley which is half hourly can be consider as sustainable given the route only goes between Chester and Crewe.
- Concern was voiced that building on arterial roads, Forest, Utkinton Roads and Rode Street will just add to High Street congestion. It was noted that careful consideration was needed regarding where development takes place and how roads are connected. It was discussed that development to the

west of the village would be connected to Rode Street but connecting it to Birch Heath Road would force traffic back through the village and pinch points.

- It was noted that the location of any new development will be a compromise.
- It was asked if making the High Street one way had been considered. It was noted this had been discussed in the past but had been strongly rejected by the High Street businesses. It was suggested with proper planning it could enhance the retail experience and provide additional parking.
- It was discussed that undertaking this process had allowed councillors to refine their understanding of planning issues. It has helped councillors understand the pinch points in the village and recognised that development to the east of the village directs traffic on narrow country lanes.
- It was suggested that residents will rely on their cars to access the village. It was stated there needs to be a wholesale review of the traffic movements in the village taking into account pedestrian safety.
- It was noted that it is frustrating that the greater the infrastructure to be delivered the larger the development will be.
- It was asked what cooperation had been received from landowners and whether this would take longer than estimated. It was noted that the Parish Council has had discussions with some landowners/developers but that is really the next step.
- It was raised what say the Plan will have regarding the type of houses delivered. It was noted the Plan Policy will require a mix of housing including affordable. It was suggested there is a need for bungalows and homes for older residents.
- It was asked if consideration had been given to development of the nine-hole golf course. It was confirmed it had not but it could be if it comes forward.
- It was raised that the criteria had not considered the historic and heritage impact of developments. It was noted that the impact is being taken into consideration.
- It was raised that proposed developments in the north and south does not support sustainable travel as it is further from the village centre.
- It was asked how environmentally sustainable new developments would be. It was noted that this is covered by the new Design Code which residents were encouraged to read and make comment on as well.
- It was noted that the Plan seeks to create a masterplan for Tarporley noting the cumulative impact of separate applications is not fully taken into account by the planning system.

- The Parish Council was thanked for all its hard work on this project, and residents were encouraged to take part in the consultation.
- It was raised that the High School although a public asset was not publicly accessible. Support was voiced for some form of coach park which could provide access to playing fields out of school hours avoiding school buildings. It was noted that school playing fields could be used at weekends. It was stated the use of school property has to be balanced against safeguarding of pupils. It was agreed that a discussion with the High School was an essential part of this process.
- It was asked if the matrix results had been weighted and it was confirmed they had not.
- It was raised that proposals had not been put forward to the east of Tarporley. It was noted sites had not been identified on the CW&C land availability map and is limited by the nature of the road network to the East of Tarporley. It was noted the proposed development on land at Ardene Home Farm had been strongly objected to by the public and Parish Council partly due to a lack of safe pedestrian access from the site.
- It was asked what role the consultants were playing in the process. It was noted they provide expert advice and support and provide an independent assessment of sites etc. It was noted they are also working with Tattenhall and Tarvin.
- Concern was voiced that developments would take place and that funding for infrastructure would not be forthcoming.

All were thanked for attending the meeting and encouraged to park part in the consultation.

Ann Wright
24/02/2026

Neighbourhood Plan Review – Kirkwells Update

Tuesday 26th February 2026

Present:

Parish Council –Nigel Taylor, Ann Wright (Clerk).

Kirkwells – Louise Kirkup

Purpose of meeting: To provide updates on the Neighbourhood Plan review.

It was reported that the site scenarios meetings had now taken place and was attended by approx. 130 people and the consultation will close of Friday 13th March.

It was discussed that an indicative housing number is expected from CW&C soon, it is expected to be between 500 and 600.

It was discussed how the site allocations will be inserted into the Neighbourhood Plan. It was suggested that the site allocations policies will be included in the housing section of the Plan.

It was agreed the Plan needs to be ready for the section to be inserted.

LK confirmed she would review the Plan for conformity to the draft NPPF, noting that the draft NPPF is likely to be subject to some changes before being finalised. It was discussed that the Basic Conditions Statement is based on the most up to date NPPF, if the new document is published before examination the examiner will use the newly published document.

It was noted the draft NPPF is proposing higher densities which may impact the Design Code.

It was discussed the site allocations policies will require negotiation with landowners/agents and specify the infrastructure to be delivered.

It was noted rather than allocating land for car parks its needs to be allocated for flexible community use including car parking.

LK confirmed she expected to write the site allocations policy.

It was agreed there was a need for ONH and Kirkwells to liaise to understand the direction of travel once consultation results are ready.

The Neighbourhood Plan will need to refer to the CW&C emerging Local Plan and demonstrate it is planning positively and responding to the Plan.

Agreed Actions

- LK to review Plan against draft NPPF, will provide mid-March (week commencing 16th March) with changes highlighted in a different colour.

- PC to ask Design Yorkshire to review the Design Code against the draft NPPF.
- LK to provide email seeking clarification on SEA and HRA assessments.

Ann Wright
01/03/2026.

DRAFT

Informal Meeting with representative of United Utilities

Tuesday 3rd March via Teams

Present:

Tarporley Parish Council - Gill Clough, Lisa Miller, Nigel Taylor, Ann Wright Clerk.

United Utilities (UU) – Emma Birch (Area Engagement Lead for Cheshire), Joanna Williams (Risk Manager).

Purpose of meeting: Sewerage & Planning Matters

Walkers Lane

It was reported that there are frequent instances of sewerage overflowing into gardens on Walkers Lane and The Paddock. It is understood that during heavy rain the surface water drains overflow into the waste drains. It was noted some properties permanently keep sandbags in front of their garages to avoid them being flooded.

It was confirmed that UU regularly clear their drains but that this does not resolve the issue. It was suggested the solution is to increase to capacity of both drains, surface water and sewerage.

UU confirmed they had undertaken clearing works since 2020 however there were no recent reports of issues. They stressed the importance of residents reporting issues as they are happening so that evidence can be collected.

The number to report issues is 0345 672 3723.

It was stated that the number of reports received impacts prioritisation of works.

It was noted that new developments have separate surface and wastewater systems to avoid these issues.

UU confirmed they would investigate this matter including raising with CW&C

Future Development

UU reported that they have a planning team which review planning applications and also offer free pre-application advice to developers.

They confirmed that UU is not a statutory consultee, however local authorities have strict SuDs, sustainable drainage systems requirements. It was noted that CW&C and the Local Lead Flood Authority (LLFA) regularly meet with UU who propose planning conditions.

It was confirmed that UU also looks at possible future development (horizon scanning) including looking at Local Development Plans.

It was agreed to forward a copy of the draft Design Code and on-going scenarios consultation for UU to comment on.

It was highlighted that policies should take into account water efficiency.

It was agreed UU would provide a copy of the leaflet they provide to developers about wastewater requirements.

They are agreed to coordinate with Tarporley Together about attending a session to give water and wastewater information including advice on tariffs.

All were thanked for attending the meeting.

Ann Wright - 6th March 2026

Tarporley Allotment Holders Limited**Annual Report for Tarporley Parish Council (Year 2024/25)**

This year has been both challenging and rewarding for the members of Tarporley Allotments. Despite facing various obstacles, the community has demonstrated resilience and continued to thrive.

The allotments have seen significant activity, welcoming two new members and maintaining a total of 34 plots, alongside a robust waiting list. This growth reflects the ongoing interest and engagement within the local community.

A major focus this year was the S106 project, which required considerable time and effort. The successful completion of roadway upgrades marks a significant improvement for all plot holders.

Community spirit was highlighted at the summer party, which once again proved to be a great success. The event brought together plot holders, those on the waiting list, and neighbours, fostering a sense of camaraderie and inclusion.

Financially, the accounts for the year show a surplus of receipts over payments. However, there is a committed expenditure for registering the lease with the land register, a process that is ongoing from the previous year. The accounts also reflect the costs associated with the roadway improvement project.

The closing cash balance is considered sufficient for current needs. It was recommended that subscription rates remain unchanged: £60 for large plots and £36 for smaller plots.

Looking ahead, there is a possibility that a mower will need to be replaced next year, and this has been included in the upcoming budget.

The unpredictable nature of gardening was evident this year, with a very dry spring and almost no rain in April and May, followed by a hot summer. Despite these challenges, the site was productive and vibrant for the summer gathering, which was well attended. A new, replacement bench, donated by Tarporley Parish council in memory of Helen Watson, was inaugurated during this event.

