

Tarporley Parish Council Minute Book

Committees, Working Groups and Other Meetings

Presented at the July 2026 Meeting

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Neighbourhood Plan Review – Health Centre Meeting

Wednesday 22nd April 2026 via Teams

Present:

Parish Council – Gill Clough, John Millington, Ann Wright (Clerk).

Drs Adey & Dancy – Dr Alistair Adey, Dr Rachek Calley, Dr Julia Dancy, Nicola Bird (Practice Manager).

Dr Kent & Partners – Dr Giles Kent, Dr Sian Hartry, Charlotte Salt (Practice Manager).

Purpose of meeting: To receive update on Neighbourhood Plan site allocations & how health care will be included in the Plan.

It was explained that the community consultation had identified scenario 2 as its preferred location for site allocations with scenario 3 coming second.

Scenario 2



Scenario 3



The Council is now starting the process of meeting landowners to discuss what is possible.

It was confirmed the Doctors' practices would be happy to have a new health centre on any of the locations if it met their needs.

It was confirmed that the Doctors' practices were happy to be involved in discussions and that the Parish Council supports the principle a new health centre. It was noted that currently there is no application which includes a health centre.

The Doctors' practices confirmed they are currently in discussions to work out what size building and car park they will require and will share this information when available.

Housing Numbers

It was discussed that CW&C has still not published the indicative numbers despite them being promised before Christmas 2025. Based on conversations with CW&C we expect the housing number allocated to be between 500-600, we will continue to pressure CW&C to provide the number.

Neighbourhood Health Centre

It was noted that the ambition is to create a Neighbourhood Health Centre in Tarporley as a hub with spokes in the surrounding rural areas.

It was noted that the Government had published guidance on Neighbourhood Health Centres. It was discussed that the models presented by the Government don't always fit the needs of rural communities.

It was discussed that there could be 2 hubs one in Tarporley and one in Tattenhall which would cover the Primary Care Network (PCN) area which is from Whitchurch to Frodsham.

Criteria for Health Centre

- Large enough are to accommodate building and parking (to be defined).
- Good parking and pedestrian access.
- Not add to village congestion.

Existing Site

It was asked if the Parish Council had any views regarding development of the existing doctors' surgery. It was noted that Option 3 includes some development in the Park Road area. A development which does not attract a large amount of traffic would suit the location.

It was agreed the Clerk will forward a copy of the draft Design Code which will become policy as part of the Neighbourhood Plan.

Next Steps

It was noted that further discussions will take place with Doctor's practices as the process proceeds.

S106 Payments

It was understood the Integrated Care Board (ICB) handles S106 discussions with CW&C.

It was noted the Surgeries are trying to claim the outstanding S106 funds for the car park.

All were thanked for attending the meeting.

Ann Wright
24-04-2026.

Neighbourhood Plan Review - Site Allocations – Jones Homes.

Tuesday 28th April 2026 via Zoom.

Present:

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

Jones Homes – Peter Kilshaw Jones Homes Land Manager, Nick Scott Senior Planner Emerson Group.

ONH – Leah Coney.

Purpose of meeting: To discuss site allocations.

It was noted the Parish Council is updating the Neighbourhood Plan including the allocation of development sites.

It was reported that Scenario 2 had been the communities preferred option.

Scenario 2



It was noted that Jones Homes has an application submitted for the south of the site on Birch Heath Road and is working on an application on the north of the site off Rode Street.

It was noted the area has challenges, access, surface water and multiple owners.

It was discussed that although the site is under the ownership of a number of landowners there are not a large number of landowners and that Jones Homes have worked on developing sites with more complex ownership issues in the past.

It was noted Jones Homes owns a piece of land adjacent to the A49. It was noted this land provides newt mitigation for the Chestnut Grange development. Nick Scott and Peter Kilshaw agreed they will investigate if any of this land is available for development.

Jones Homes representatives confirmed they are interested in working with the Parish Council to bring forward the area for allocation in the Plan. It was noted the Birch Heath and Brickfield sites could be considered pivotal to the development of this area.

Wider Benefit

It was noted the Parish Council is looking to allocate sites which will bring forward community benefit these were identified as:

- Car parking,
- Reduction in High Street congestion.
- Land for new health centre.
- Recreation space.

It was noted that High School parking would not be addressed by Scenario 2.

It was discussed that parking might be addressed by a number of smaller car parks rather than 1 large car park.

It was discussed the priority is for a health centre rather than more retail units. It was stated the creation of purpose-built small retail premises may free up shops on the High Street.

It was suggested that opportunities to extend the existing Rising Sun car park should be explored in the future.

It was confirmed the sites Jones Homes are already working on could be amended so they do not prejudice further future development particularly with regard to vehicle access.

It was raised that Birch Heath Road access could be improved by removing a small amount of on street parking.

The importance of good walking routes including with wheelchairs and cycling routes was noted.

Jones Homes' representatives were asked if in principle if they were aware of any project blockers. They confirmed they were not.

It was asked in principle would Jones Homes consider bringing landowner together to develop a master plan (if landowners agreed). They said they would consider this.

It was noted it was important that the quantum of the development the area can deliver is identified and what community benefits would be delivered.

It was confirmed the Council wants to get the Neighbourhood Plan to Regulation 14 as soon as possible noting the need to meet with landowners and start Strategic Environment Assessment (SEA) and draft policies.

It was noted for Reg 14 there is a need for broad parameters plan for the area which can have more detail added for the Reg 16 consultation.

It was noted the Council wants to create a Neighbourhood Plan which meets the requirements of Paragraph 14 (NPPF) and at Reg 16 allows for prematurity to stop inappropriate developments.

It was noted the Neighbourhood Plan focuses on policy rather than creating and managing consortiums etc.

It was noted that proceeding with the Neighbourhood Plan is all the more important given CW&C has indicated that the new Local Plan will not meet the December deadline and CW&C will need to create a Plan under the new regime.

Indicative Number

It was noted CW&C has still not provided an indicative number for Tarporley although it is clear they have been investigating a couple of methods of calculating these numbers.

It was agreed to keep Jones Homes updated regarding these numbers.

It was noted the Parish Council and Neighbourhood Plan is being driven by what community benefits can be delivered rather than working to targets.

All were thanked for attending the meeting.

Ann Wright
28/04/2026.

Neighbourhood Plan Review - Site Allocations – Landowner plus Property Advisors and Carden Group

Wednesday 29th April 2026 via Zoom.

Present:

Parish Council – John Millington, Nigel Taylor, Ann Wright (Clerk), Leah Conney (ONH).
Andrew Bird (property advisor), Jonathan Coulson (Turnberry), Susanna Posnett (landowner), Martyn Twigg (Carden Group).

Purpose of meeting: To discuss site allocations.

It was noted the Parish Council is updating the Neighbourhood Plan including the allocation of development sites. Following the recent consultation, we are now in the process of meeting with landowners to discuss what is possible and develop a Plan which meets village expectations.

It was noted Option 2 had been the most support in the consultation closely followed by Option 3.

It was noted that the Carden Group is supporting the landowner in the promotion of the northern section of land between Utkinton and Forest Road. Both Andrew Bird and Jonathan Coulson advise the landowner on all of the sites included on the NP option analysis.

Southern Land

It was noted that there have been high level discussions regarding the development of the southern land as a mixed scheme given its connectivity to the by-pass. A mixed scheme could be commercial with a small number of residential properties.

It was noted that at the presentation the Council had highlighted the need for parking for the High School. It was highlighted that as the population expands so will the High School. This will add more traffic to the pinch point at the junction of the High Street, Birch Heath and Eaton Roads.

It was discussed if it would be possible to create a bus parking area on the southern site.

It was believed in principle this could be feasible however more information is required including the amount of land required, highways access points etc.

It was confirmed this matter had not yet been discussed with the High School given the high level of the discussion to date.

It was noted the southern site is detached from the village so a mixed site (rather than residential-only) which offers some form of coach park and possibly High School staff parking would make it more attractive.

It was discussed that by coach park, the Council is looking for a place for school buses to stop to drop off and then pick up pupils, but not to park for a prolonged period.

It was noted currently 23 /25 buses drop off and pick up pupils at the High School with between 60 and 70% of pupils travelling by bus the highest proportion in Cheshire West.

It was discussed if providing an access to the school from the south might also allow community access to the school's sports fields noting this access has been prevented by concerns regarding the schools security.

Gas Pipeline

It was noted a high-pressure pipeline runs through the southern site. It was noted that clarification is being sought as to implications of this pipeline on the development potential of the site.

It was suggested any access would need to be off Nantwich Road.

Indicative Numbers

It was confirmed that CW&C has still not provided the indicative housing numbers for Tarporley or other parishes although it is understood that CW&C has worked on 2 methods of calculating the numbers.

It was noted that the lack of an indicative number has allowed the Parish Council to take a truly bottom-up approach identifying what Tarporley needs to be sustainable and then identifying how many houses are required to deliver this.

Currently the Council is working through what land in the options study is or isn't available for development.

Strategic Environmental Assessment (SEA)

It was noted that work will commence on screening and scoping both options however the chosen scenario will be subject to a full SEA.

It was noted there is a distinction between SEAs for Neighbourhood Plans and Local Plans.

It was confirmed the draft SEA will be published as part of the Reg 14 consultation.

Linking the 2 sites owned by the landowner (northern and southern site) through one application by delivering an offsite contribution towards school parking was not ruled out.

Community Benefit

It was discussed that this is a unique opportunity to work with a local landowner to deliver genuine community benefit.

It was noted without being able to demonstrate clear community benefits it will be very hard to get the Neighbourhood Plan through referendum.

It was discussed that the key community benefits that have been identified are:

- Expanded health centre
- Village centre parking
- High School pick up drop of area

- Additional recreation space.

It was agreed that the High School now needs to be brought into the conversation.

It was confirmed the following information is required to further discussions:

- Number of vehicle movements
- Timings
- Frequency
- Size of vehicles
- Length of stays

It was noted there had been a travel assessment done as part of the planning application for the school's extension.

Northern Site

It was noted a small application had been submitted for part of the site. It was confirmed this is intended to be the first phase of a wider scheme.

The larger northern site aims to deliver land for a new health centre on land adjacent to Forest Road. The Doctors' practices have outlined the area needed for a new health centre.

It was suggested a further application could be ready for submission in the next 4 to 6 weeks with total capacity across all of the northern land for 250 homes. It was noted the capacity of the site is impacted by public rights of way and hedgerows.

Option 2

It was confirmed the Council is seeking to initially meet landowners individually from Option 2.

Timescales

It was noted the ambition is to complete the Neighbourhood Plan before the end of the year. It was agreed this is an aggressive timetable however the Council does not want to lose its momentum. Completing the Plan is even more important now CW&C has admitted it will not meet its December 2026 deadline and as such will need to develop the Local Plan under the new regime.

It was noted the Neighbourhood Plan once completed will provide certainty for Tarporley and housing with community benefit.

All were thanked for attending the meeting.

Ann Wright
30/04/2026.

Neighbourhood Plan Review - Site Allocations – Robinsons.

Friday 15th May 2026 via Zoom.

Present:

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

ONH – Leah Coney.

Robinsons – Suzanne O’Sullivan Estate Manager.

Purpose of meeting: To discuss site allocations.

It was explained that the Parish Council are in the process of updating their Neighbourhood Plan to include site allocations for future development.

It was confirmed that Robinsons own land behind the Rising Sun car park in the preferred scenario 2. It was stated the land in question is currently let out for grazing.

It was confirmed that the Neighbourhood Plan will only allocate sites which deliver community benefits and infrastructure and these would be identified in the Plan.

The Council is meeting landowners and agents to see if land is available for development and if so if there are plans already being developed or can in become part of a cohesive plan.

It was stated that meetings have taken place with other landowners and their agents and that these meetings have been very constructive.

The Council hopes the landowners and agents will work together to create an acceptable scheme which meets the community’s expectations. It was noted that at this point the scheme does not need to be detailed, a parameters plan would be acceptable.

It was noted that Tarporley is likely to have to deliver 600 new homes over the new Plan period of 15 to 20 years. One of the major ambitions is to deliver a doctors surgery and this will not be delivered by small applications of 40 or 50 dwellings.

It was confirmed that discussions had already taken place with Jones Homes who already have a planning application submitted at the end of the site towards Birch Heath Road and are developing plans on land neighbouring Robinson’s land but had not submitted a planning application to date.

It was noted the Council is considering the allocation of land in more than one scenario.

It was noted that the Neighbourhood Plan is not the same as a planning application and once ‘made’ will establish a plan led system for planning applications providing a defence against inappropriate piecemeal applications.

It was confirmed the Council is seeking to modify the existing Neighbourhood Plan the focus being on the allocation of sites with only minor modifications of policies expected. It is hoped the Plan will go Regulation 14 statutory consultation very soon given the current planning policy vacuum and the fact that CW&C cannot demonstrate a 5-year housing land supply.

Although it is a modification the Plan will be in place for the next 15 to 20 years and will be subject to a referendum.

It was highlighted the site allocations in the Plan will be subject to Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA).

It was highlighted that along with the health centre, car parking is another key community benefit required.

Ms O'Sullivan confirmed she would discuss the matter and feedback as soon as possible.

All were thanked for attending the meeting.

Ann Wright
15/05/2026.

Neighbourhood Plan Review - Site Allocations – Walley.

Monday 18th May 2026 via Zoom.

Present:

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

ONH – Leah Coney.

Walley Family – Liz Walley, Sue Walley, John Walley.

Purpose of meeting: To discuss site allocations.

It was explained that the Parish Council are in the process of updating the Neighbourhood Plan to include site allocations for future development. It was noted that the Council is undertaking high level discussions with those landowners who are interested in bringing forward their land for development.

It was noted the land owned by the Walley's connects via a public right of way to the High Steet, the majority of their land and farm are the other side of the A49 and are not part of the allocations discussions.

It was confirmed the family are looking to appoint a land agent to manage discussions with developers who have expressed an interest in the land.

The land connects to Moss Lane and also links with land connected to Brickfield Farm and that owned by Robinsons.

The family welcomed that Option 2 had been the preferred option and that this provides the first serious opportunity to develop the land.

It was hoped that landowners would be able to work together and bring forward a coordinated master plan which would need to include some form of equalisation agreement amongst landowners.

Village Expectations

It was noted that no one wants to see a large number of new homes being built in Tarporley and that the development will only be accepted by the community if it delivers major infrastructure including:

- Health Centre / GP Surgery
- Shoppers car park
- Play and pitches
- High School coach park

It was asked if the public footpath, which is an attractive walking route, can be retained which connects Tarporley to the Sandstone trail. It was noted that public rights of way will need to be retained along with where possible mature hedgerows, trees and ponds.

Deliverability

It was noted that the Council had had concerns regarding the deliverability of this land due to it having multiple owners.

It was discussed that the best option for the Council is to have 1 point of contact for all landowners who will bring forward a single coordinated plan for the land.

It was noted that there is a difference between the level of detailed required for a planning application and for inclusion in a Neighbourhood Plan which is much less detailed.

The policy needs to identify what will be delivered, the quantum of housing and the community benefits and a parameters plan showing the location of the housing and green spaces etc.

Timetable

It was noted the Council is pursuing an aggressive timetable to complete the Plan as soon as possible.

The Plan needs to demonstrate the allocated site is available and deliverable and meets the policy requirements set out in the Plan.

It was noted the Neighbourhood Plan when completed will cover a 15 to 20 year period as such development does not need to come forward immediately.

Once the site allocations and policies have been completed the Plan will go to Regulation 14 consultation. The outcome of that consultation will be considered, and the Plan will be submitted from CW&C for Regulation 16 consultation and examination. Once the Reg 16 stage has been reached planning application can be put on hold so as not prejudice the Plan.

It was confirmed the Plan will go to referendum.

All were thanked for attending the meeting.

Ann Wright
19/05/2026.

Neighbourhood Plan Review - Site Allocations – Bridgeman.

Tuesday 19th May 2026 via Zoom.

Present:

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

ONH – Leah Coney.

Bridgeman Representatives – Gill Bridgeman, Nicholas Bridgeman, Sebastian Burrow (Bellway Homes)
Simon Price, Jo Townsend (Land Agent)

Purpose of meeting: To discuss site allocations.

It was explained that the Parish Council are in the process of updating the Neighbourhood Plan to include site allocations for future development. It was noted that the Council is undertaking high level discussions with those landowners who are interested in bringing forward their land for development and meeting the communities expectations by delivering significant community benefits/infrastructure.

It was confirmed the community consultation had preferred option 2 and 3 noting the land under discussion is included in Option 3.

It was confirmed the family are negotiating an options agreement with Bellway Homes having had as lot of interest from various developers.

Previous planning application for the land had been joint applications including neighbouring land one of which had been approx. 100 homes which was refused and a second for some form of retirement development which was not progressed.

It was thought access was most likely off Utkinton Road. It was discussed there is already an outline application for the land on the other side of Utkinton Road and it was asked if the 2 accesses would be coordinated. It was confirmed that the application is at a very early stage and that safety issues including for the access would be fully assessed.

It was stated that Bellway Homes has worked with Parish Councils in other locations including Kelsall before and would like to pursue that route in Tarporley.

It was noted it is fine line to allocation enough sites to deliver the housing number imposed by CW&C and meeting the communities infrastructure expectations as the Plan has to be approved by referendum.

Key community infrastructure was identified as:

- Pitches and open space
- Health Centre
- Shoppers car park

In addition developments should not add to existing congestion and avoid identified highways pinch points.

Timetable

It was noted the Council is pursuing an aggressive timetable to complete the Plan to put in place a planned planning system in Tarporley.

Site allocations will be agreed and the Plan submitted for Regulation 14 consultation after which the results will be considered and the Plan turned around as quickly as possible and submitted for Reg. 16.

It was noted that the Plan is a policy document not a planning application and as such does not require as much detail. It was confirmed that it would be helpful if a parameters plan could be provided for the site in the next month to 6 weeks or at least a red line plan of the site.

It was noted that the Council is looking at options 2 and 3 and will decide whether to allocated land in option 2 or 3 or a combination of the two.

It was discussed that one of the reasons why deliverability had been a concern for Option 2 was the multiple landowners however recent meeting with landowners had reduced that concern.

All were thanked for attending the meeting.

Ann Wright
19/05/2026.

Playing Field Review Meeting Notes

Tuesday 9th June at 1:30pm

Attendees: Mark Ravenscroft, Lisa Miller, Alex Sawkiw, Catherine Helm, Ann Wright (Clerk) Abigail Morris (Deputy Clerk)

Redevelopment Phases 2 and 3

The group reviewed Mike Holmes' email regarding Phases 2 and 3 of the Playing Field redevelopment project.

It was noted that the estimated cost of installing a new perimeter path is approximately £50,000.

Former Hardstanding Area

Discussion took place regarding the existing hardstanding area and how best to improve it. Concerns were raised that simply smoothing and grassing over the area may prove expensive if excavation work is required.

Members agreed that the area should ultimately provide a safe, usable space for informal play, particularly for children kicking footballs. It was recognised that leaving the area untreated would result in an untidy appearance.

Action: Ask Mike Holmes whether the hardstanding area should be excavated and turfed, and request an estimated cost for the work.

MUGA (Multi-Use Games Area) End

The possibility of creating a MUGA-style end to the playing field was discussed. Initial thoughts included installing a football goal with a basketball hoop at one end of the field.

However, concerns were raised regarding:

- Potential noise issues affecting neighbouring residents;
- The current uneven and poor surface condition of the area.

Action: Ask Mike Holmes for an updated estimate of the cost of installing a MUGA end.

Action: Request any recent photographs or examples of similar MUGA end installations from Mike Holmes.

Benches and Rest Areas

The provision of benches around the playing field was considered. Members agreed that these should ideally be installed alongside any future perimeter path works to ensure accessible routes are provided.

Key points discussed:

- A total of six benches had previously been identified, although all would not need to be installed at the same time.
- Memorial benches were not recommended, as future changes to the site layout may necessitate relocation or removal.
- Areas for future bench placement should be identified and agreed.
- A backless bench should be positioned at the bottom of the hill.

Drainage

Drainage requirements were discussed, including the potential installation of an attenuation system.

Members acknowledged that while drainage improvements may be beneficial, the associated costs could be substantial and may not be affordable within current budgets.

Funding and Budget Considerations

The group noted that there is currently no allocated budget for the proposed works.

Potential funding sources discussed included:

- Section 106 (S106) contributions – currently not available, but opportunities should continue to be monitored.
- CB Holmes funding calculations – further clarification required.
- Precept funding – members noted that funding the path through the precept could equate to approximately £30 per year.
- National Lottery funding – identified as a possible funding opportunity worthy of further investigation.

It was agreed that funding opportunities should be explored further during October.

Funding Actions

Action: Contact Steve Wright to enquire about available funding opportunities.

Action: Ann Wright to investigate the possibility of introducing a "Sponsor a Brick" fundraising initiative.

Action: Contact Mary Lavery at Cheshire West regarding S106 funding opportunities and future availability.

Interim Site Improvements

Councillors discussed whether, if redevelopment work is not scheduled within the next financial year, steps should be taken to improve the appearance and safety of the site in the meantime.

Particular concerns included:

- Existing concrete posts within the playing field area;
- Exposed tree roots;
- General tidying of the site.

Removal of Concrete Posts

The removal of redundant concrete posts within the playing field area was considered necessary.

Action: Contact Helmers & Hardings to obtain a quotation for the removal and disposal of the concrete posts located near the footpath.

Action: Obtain permission from the Community Centre before any works are undertaken.

Summary of Actions

Action	Responsible
Seek advice from Mike Holmes on excavating and turfing the hardstanding area, including costs	Abigail Morris
Request updated costs for a MUGA end from Mike Holmes	Abigail Morris
Ask Mike Holmes for recent photographs/examples of MUGA end installations	Abigail Morris
Contact Steve Wright regarding potential funding opportunities	Abigail Morris
Investigate a "Sponsor a Brick" fundraising initiative	Ann Wright
Contact Mary Lavery regarding S106 funding opportunities	Abigail Morris
Obtain quotation from Helmers & Hardings for removal of concrete posts	Abigail Morris
Seek permission from the Community Centre for concrete post removal works	Abigail Morris
Identify and agree future locations for benches around the playing field	All Members

Informal Meeting Notes

Tuesday 9th June 2026 at 7pm via Zoom

Present:

Gill Clough, John Gowney, Catherine Helm, Charlotte Hodgkinson, Nick Maycock, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Peter Tavernor, Nigel Taylor.

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

(Apologies: Stuart Walton)

Council Website

It was reported that the Council has needed to update its website for some time as it is overly complicated and has become difficult to navigate.

Nick Maycock presented a new website which he had been working on.

It was suggested that new photos be added to the website, possibly a photo of the month.

It was discussed that a compilation of photos taken at events should be included.

It was noted the Fox Trail inc. existing QR codes needs to be included on the website.

High Street Map

It was agreed to develop an illustrated map of the High Street showing key locations including:

Fox Art Locations

Painted Green Boxes

Manor House

Churches

Car Parks

Community Centre

Cllrs to consider other locations to be included and notify the Clerk.

Map to be accessed off website and large version in Noticeboard.

High Street Map Working Group – Nick Maynard, Mark Ravenscroft & Clerks.

Carnival Parade Update

It was noted that Cllrs Gill Clough, Nick Maynard, Lisa Miller and Alex Sawkiw would represent the Council in the parade with the Clerk. A number of items have been ordered to give out as gifts.

Speed Indicator Device (SID)

Cllrs agreed to review SID locations to check they are usable and there was something to lock the SID to. It was hoped the SID will be purchased next week.

Public WC Building

The Clerk reported contacted Experience Tarporley to ask if they wanted to take over the public toilet. It was understood Experience Tarporley are looking into contracts etc and had been given the CW&C direct contact.

The Clerk has asked Experience Tarporley to contact the local police as the Council is aware that they have concerns regarding anti-social behaviour.

Car Boot Sale

It was reported that the Community Centre Field has been booked for a car boot sale on Saturday 27th June, the Clerk is expecting copies of the organisers risk assessment and insurance this week.

It has been made clear that if the ground is wet vehicles will not be able to access the field due to the damage it will cause.

The event is being organised by The WI, St John and the Holy Cross Church (part of St Helen's group), Cotebrook Village Hall, Utkinton Village Hall and Utkinton and Cotebrook Jubilee Community Fund (managed by Utkinton and Cotebrook PC).

It was agreed not to charge for hire of the field for the event.

It was agreed the Council would not charge the Carnival for use of the field but request a donation towards the future development of the field.

Giant Deck Chair

It was agreed a new cover/seat will be obtained for the deck chair, the Deputy Clerk will progress this including agreeing the colour and design.

Litter Picking & Clean Up

It was agreed that Cllr Miller would work with Clerks to set up and publicise a number of community tidy up days.

Allotments Lease & Land Registry Plan

It was discussed that a new plan is required for the allotment lease for land registry. It was agreed Cllrs Growney and Millington would help the Clerk address this.

Planning Petition

It was reported that a resident of Tattenhall had raised developing a petition regarding housing numbers and the possible creation of a new town in Cheshire. Councillors agreed they would be happy to meet with the resident to discuss this in more detail.

Ann Wright
10th June 2026.

Neighbourhood Plan Review - Site Allocations – Newport.

Tuesday 17th June 2026.

Present:

Parish Council –Peter Tavernor (via zoom), Nigel Taylor, Ann Wright (Clerk).

ONH – Leah Coney (via zoom),

Anwyl Land - Tom Mullin, Duncan Gregory.

Dan Newport, Miles Lewis (Agent).

Purpose of meeting: To discuss site allocations.

It was explained that the Council had undertaken a consultation regarding possible sites for development in Tarporley follow a presentation, the presentation and survey results had been shared in advance of the meeting.

It was confirmed options 2 and 3 had been identified as the preferred options and that meetings were being held with landowners from both.

The Council is seeking to allocate sites in the Neighbourhood Plan which delivered additional community benefit or infrastructure. It was noted these benefits will be required to bring about community support for the Plan at referendum.

It was recognised that there is pressure on the GP's and car parks in the village.

It was stated that Mr Newport would like to leave a legacy in the village which he has strong family connections to.

It was highlighted that traffic on the High Street and pinch points must be addressed.

It was stated that the Anwyl Land has worked on projects with multiple landowners on a number of occasions.

Timescales

It was confirmed the Parish Council is seeking to pursue an 'aggressive timetable'.

It is hoped the Reg. 14 consultation can be launched in early Autumn and the Reg. 16 follow as quickly as possible after that.

It was noted at this point an options agreement which evidences the deliverability of the scheme and a wholistic parameters plan is what is required as this is a policy document not a planning application.

Car Park

It was discussed that planning policy does not support car parks as such the Council is seeking to identify land for the provision on a green car park with a permeable surface which can be used for village events etc not just car parking.

It was suggested this could be more of a village square concept.

The importance of active travel routes was also discussed for walking and cycling.

It was discussed that parking did become less of an issue after covid, but it has steadily increased and it can now be difficult to park in the village. Also, as development takes place in and around Tarporley more people will be driving to the High Street.

Councillors raised there may be an option to extend the existing car park behind the Rising Sun.

It was discussed that the site has been flooded in the past which had raised concern. It was believed there is a minor blockage in the existing field drains and any surface flooding can be addressed.

The following were identified as key benefits:

- New health Centre / Doctor's Surgery
- Parking
- Open space & recreation – need for pitches, pump track activities for older teens.

It was suggested a second meeting take place when possible.

All were thanked for attending the meeting.

Ann Wright
17/06/2026.

Neighbourhood Plan Review – Policy Review.

Tuesday 30th June 2026 via Zoom.

Present:

Gill Clough, Catherine Helm, John Millington, Peter Tavernor, Nigel Taylor, Ann Wright (Clerk).

Purpose of meeting: To consider policy review undertaker by ONH.

The meeting worked through the documents provided and raised the following.

It was agreed that their needs to be a succinct introduction which will establish how the new Plan has evolved since the last Plan. It was agreed the following matters should be addressed in this section:

- Importance of Tarporley's heritage and precious views.
- Importance of tourism and visitor economy which links to parking needs & cyclists.
- Aging population as identified by 2021 Census
- Population doubling since last Plan requires infrastructure.
- Need for sport, play and open space provision.

General comments

Will the Plan still be divided into sections/chapters?

Can the Policy numbers be simplified?

Will allocation policies include all infrastructure to be delivered, or will their still be aspirations.

A better term is required for 'pinch points'?

It was noted that a discussion had taken place that High School traffic issue and the Birch Heath pinch point are likely to be addressed by a clear aspiration which will be presented in a very similar way to the Plan's policies.

Policy	Comment or Question
TE1	Agreed
TE2	Agreed
TE3	Agreed
TE4	Agreed
TE5	Agreed
TEH1	Query whether lost detail is covered by the Design Code.
TEH2	How is 'undue harm' and 'proportionate' defined Change 2 nd sentence "Where development would be visible within an identified key view, which contributes to the character and setting of Tarporley, it should be designed and located to avoid undue harm." Check site allocations comply.

TEH3	Check site numbering. Check site allocations comply.
TEH4	Agreed 'Key' principles, can it just be principles? Is it this policy that gives the Design Code its authority?
TEH5	Agreed
TH1	Clarify purpose of policy. Does it define the Plan's intent.
TH2	Concern over loss of Table 1, allocations cascade and the importance of local people having access to affordable properties. Can pepper potting be reinforced?
TH3	What does M/D mean? Require more information about this policy and if it can be strengthened/given a local dimension.
TH4	Site Allocations
TIFC1	Policy feels weaker. Need to understand the purpose of the policy, is it protecting existing assets or providing extra? What does it achieve? 1 – include playing field and play area
TIFC2	Will all our Pitch needs be covered in Allocations policy?
TIFC3	Agreed
TIFC4	How do we evidence the parking need? Is short stay defined? Why is there a policy for parking but not play, pitch provision? Cycling – remove word 'relevant'?
TIFC5	Will the interactive map be part of the Plan and show PROWs? Include improved access to High School?

Ann Wright
30/06/2026.

Neighbourhood Plan Review – Site Allocations.

Thursday 2nd July 2026 via Zoom.

Present:

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

Purpose of meeting: To consider site allocations.

The meeting worked through the various options of how the indicative number of houses could be met in Tarporley. It was noted that various options could be brought forward which will meet the indicative allocation.

Cllr Millington agreed to create a simple matrix to show the options.

The following queries and questions were raised:

Would approved applications, which have not been built, count towards the indicative numbers?

Including 23/00075/FUL, 17 dwellings on Birch Heath Road and 25/00731/OUT, 44 dwellings on Eaton Lane.

Have the housing numbers for each site taken into account land needed for roads and infrastructure e.g. pitches and car parks?

A discussion took place regarding preventing residential traffic accessing the High Street in the village centre.

It was noted that depending on where development took place, it would be helpful to get vehicle access into the Cemetery.

It was agreed to ask ONH to provide guidance on how to approach the second round on meetings with landowners/developers.

Ann Wright
03/07/2026