MINUTES OF TARPORLEY PARISH COUNCIL MEETING
HELD ON MONDAY 14th SEPTEMBER 2026
THE SCHOOL ROOM, TARPORLEY CHAPEL.

Present

Chairman – Cllr John Millington

Cllr Catherine Helm Cllr Charlotte Hodgkinson Cllr Nick Maycock Cllr Mark Ravenscroft
Cllr Alex Sawkiw Cllr Nigel Taylor
Clerk Ann Wright Deputy Clerk Abigail Morris

Other

CW&C Cllr Charles Hardy
Public – 10

1. **Apologies for Absence**.

Cllr Gill Clough – Family commitment.
Cllr John Growney – Health issue.
Cllr Lisa Miller – Family commitment.
Cllr Peter Tavernor – family commitment.

2. Declaration of Interests

No interests declared.
Cllr Maycock's dispensation to remain in the meeting and take part in discussions relating to the Neighbourhood Plan was noted.

3. Public Participation

Neighbourhood Plan Review

An update on the Neighbourhood Plan review and site allocations was requested. It was confirmed that this would be covered in the Neighbourhood Plan agenda item.

Condition of High Street

A new resident to Tarporley and a cyclist raised concerns regarding the condition of the High Street. It was noted that Councillors regularly meet with Highways officers and raise concerns regarding the High Street including pavements. CW&C Cllr Hardy confirmed that CW&C have stated the Road is in too poor a condition to be surfaced dressed and needs a resurfacing, however it is not included in the 3 year works plan and will continue to be monitored.
All were encouraged to keep reporting faults to CW&C.

CW&C Cllr Hardy Report

Cllr Hardy reported that only large planning applications can now be called in for consideration by the planning committee. He confirmed he would clarify what the definition of large is.
He complimented the Council for its new SID (speed indicator device) which he confirmed would provide useful data.

4. Co-option of Councillor

Resolved 26/038 – That the Council co-opt Gordon Adam who signed the acceptance of officer and joined the meeting.

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5. Minutes

Resolved 26/039 – That the Chairman sign the minutes of the meeting held on the 13th July and the extraordinary meeting 10th August 2026 as a true and proper record.

6. Minutes of Working Groups and Other Meetings

Resolved 26/040 – That the Council accepted the notes of working groups and other meetings from page 63 of the minutes.

7. Planning

1) Planning Register

The planning register was approved as circulated, pages 64 to 68.

It was reported that application 26/00818/FUL, side extension to 65 Oathills Drive has gone to appeal having been refused by CW&C.

2) Planning Applications

26/02854/CAT - T1 English Yew Tree - To carry out a crown reduction on the entire tree canopy of 1-2m, alongside obtaining footpath and highway clearances. T2 Western Red Cedar - Removal of the entire tree down to ground level. T3 Oak Tree - Crown raise the oak tree to obtain 4m of clearance for vehicles – Tarporley Baptist & Methodist Chapel. High Street, Tarporley, CW6 0AX.

Resolved 26/041– That the Council submit the following comments:

The Parish Council has no objection to the crown reduction of the Yew Tree (T1) and Oak Tree (T3) but objects to the felling of the healthy and attractive Red Cedar (T2) at the rear of the Chapel as no justification has been provided for the loss of the tree.

3) Lead Planners

Cllrs Millington, Sawkiw, Tavernor & Maycock were noted as lead planners until the November meeting.

8. Neighbourhood Plan Review

1) Submission Version of Modified Neighbourhood Plan

It was reported the priority for the Plan is to deliver the housing allocation supplied by CW&C in the right place delivering the right infrastructure. The Plan is looking to deliver the allocation through a hybrid of the two preferred scenarios.

It was noted the modified Plan is much more logical than the original Plan, all the key polices from the original Plan have been included in the modified Plan, many of which have been edited to be clearer and stronger.

Policies which are duplicated in the Local Plan or National Policy have been removed.

The Plan includes the Design Code.

It was discussed that it is not expected that the indicative housing number provide by CW&C will be significantly reduced.

It was suggested that Policy 2 (page 10) by amendment to state that land earmarked for the Health Hub can accommodate the Health Hub and adequate parking for the staff and patients and that land for sports pitches be defined as full FA standard pitch size.

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Policy 7 page 18 the meeting discussed the difference between the services and facilities and the need for this to be clarified particularly in regard to the War Memorial Hospital. Infrastructure Priority IP2, page 24 that additional staff and student parking be added to the first paragraph.

Resolved 26/042 – That the Council approve the submission version of the modified Tarporley Neighbourhood Plan excluding policies 2 and 3 along with the supporting documentation to progress to the next stages of the Plan making process (Regulation 14 Consultation).

Resolved 26/043 – That the Council agree in principle to polices 2 & 3 and site allocations being delivered through a hybrid scenario with approx. 450 house being delivered on the land west of the by pass and 200 on lane off Utkinton Road.

It was note that a parameters plan and details of the site allocations are expected the beginning of October and an extraordinary meeting will be called to confirm these for submission for the Reg 14 consultation which will start as soon as possible after that meeting.

2) Amendments

Resolved 26/044 – That Parish Council to delegate authority to the Clerk to make any further, necessary amendments which do not change the nature of the Plan, prior to submission, including grammar corrections, supporting text updates and typos in consultation with Cllr Taylor

9. CW&C Local Plan Scoping Consultation

Resolved 26/045 – That the Council submit the response as circulated, page 102 of the minutes.

10. Playing Field Project

1) Proposal

Councillors agreed in principle to the proposal as on page 82 of the minutes which mirrors the original masterplan which was consulted upon. It was noted that Cllr Ravenscroft and the Clerk will be attending the next Community Centre meeting to present the proposal for their agreement after which it will circulated for further public consultation in particular neighbouring properties.

11. Precept 2027-2028

1) Increase for Playing field Works

It was noted the cost of the proposed scheme is approx. £100k, the council will contribute some funding from its reserves along with fundraising and was asked to consider raise a one off amount through the precept. Based on the Band D figures (1645.6) from December 2025 to raise £30,000 would cost a Band D property £18.23 for the year. Based on the 2026-2027 precept the total cost per Band D property for the year would have been £86.89.

It was agreed as the precept will not be set until January 2027 the fund raising can be reviewed before this decision is made.

2) Precept Consultation

It was agreed to raise the question on social media would residents be happy to pay one-off increase to the precept to delivered specific projects.

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12. Speed Indicator Device (SID)

Councillors noted the SID results to date, it was agreed a publish results every 4 weeks along with quick updates on social media in between.
It was noted that the results on Walkers Lane, Nantwich Road and Burton Square had recorded 3-5% of vehicles speeding however this figure had risen to 14% on Utkinton Road.

13. Public WC

No update was available on the former public WC however Councils wil be invited to an informal meeting to discuss it in the future.
It was noted the church's proposal to install a new toilet in St. Helen's is ongoing and its hoped more details will be available soon.

14. Cheshire & Warrington Combined Authority

The meeting noted the notes of the first working group meeting held on the 1st September and the actions agreed, page 100 of the Minutes.

15. Events

1) Remembrance

It was reported that meetings had taken place with Rev. Jim Bridgman of St Helen's. It was confirmed that the wreaths will be laid straight after the parade and the service will follow. It was confirmed all forms have been submitted to CW&C and a piper has been booked and a shire horse will also be taking part in the parade.

2) Christmas

It was confirmed that the next meeting to discuss the event is on the 21st September.

16. Accounts & Payments

1) Accounts & Payments

Resolved 26/046 – That the Council approve the accounts and bank reconciliation, which had been checked at a virtual meeting by Cllrs Clough and Ravenscroft including the below payments as on page 99 of the cash book:

Info Commissioners Office	Data registration	47.00
ElanCity	SID & Tripod - 1st payment	787.99
L. Miller	REIM: Carnival	45.68
Heartbeat Trust	Brk Rd Defib Support - 5 year	1176.00
Grounds Maintenance Asso	Grounds Maint. Training	80.00
ElanCity	SID & Tripod - final payment	2000.00
PJ Hellmers Ltd	Brook Rd Grounds Maintenance	1050.00
PJ Hellmers Ltd	Grounds Maintenance	948.00
Chapel	Room Hire - July	25.00
Accounts Centre	Payroll - July	24.00
NatWest	Bank Charge	7.00
NatWest	Bank Charge - Brook Road	0.70

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PJ Hellmers Ltd	Watering - July	924.00
Nest	Pension contribution - June	202.87
Yu Energy	Storeroom Power	19.33
A. Wright	Salary - July	1028.92
A. Morris	Salary - July	1105.94
Dutton's TMS	Carnival road closure	1728.00
Gaskells	Cem & Brk Road Bins	236.50
Running Imp Ltd	Youth Santa Suits x48	139.20
R. Walker	Play tidy & tree watering	710.00
A. Wright	REIM: Lock, straps & domain	39.15
Cheshire Woodlands	Tree inspection	600.00
Talkabout Publishing	Tarp Talk	144.00
Accounts Centre	Payroll - August	24.00
ONH	Neighbourhood Plan Support	4714.80
NatWest	Bank Charge	8.40
Unity Bank	Bank Charge	7.00
M. Ravenscroft	REIM: Grounds Maint Training	80.00
PJ Hellmers Ltd	Watering inc Chestnut Tree	942.00
PJ Hellmers Ltd	Cemetery & Brook Rd Maint	513.00
Heartbeat Trust	Defib extended warranty - Brook Road	198.00
Chapel	Room Hire - August	37.50
Play Inspection Company	Play area inspections	204.00
Gaskells	Cemetery & Brook Rd Maint	141.86
Yu Energy	Storeroom Power	19.33
HMRC	PAYE/NI - July Salary	355.49
Unity Bank	Bank charge	7.00
NatWest	Bank Charge - Main account	5.60
NatWest	Bank Charge - Brook Road	0.70

2) Payments & Invoices

Resolved 26/047 – That the Council approve the following payments:

A. Wright	Salary - August	1028.92
A. Morris	Salary - August	1106.14
HMRC	PAYE/NI – August	355.29
Nest	Pension contribution	202.87
Clear Councils	Insurance 2026-27 – Year 2 of 3	1,727.71
PKF	2025-2026 Audit	1,008.00
A. Wright	REIM: Sign, postage, gloves & cable ties.	65.59
A. Morris	REIM: Zoom, printing & Santa Suits	356.60

3) 2026-2027 Audit

The Council has received a clean audit for 2025-2026 except for the AGAR not being accurately completed before submission for review. A brought forward net debtors and creditors balance of £11,745 from the prior year Box 7 and 8 reconciliation has been incorrectly included in the

reconciliation this year in addition the closing year end debtor and creditor balances. The figures in Boxes 6 and 7 should read £270,468 and £169,784 respectively.

Meeting closed: 9.05pm.

Signed: Dated:
Ann Wright 15/09/2026

Next Scheduled Parish Council Meeting
Monday 9th November 2026 - 7pm
School Room, Tarporley Chapel

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

Notes Included:

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Notes of informal meeting on Brook Road Maintenance
16th July 2026, held virtually via Zoom.
Present:
Tarporley Parish Council: John Millington, Mark Ravenscroft, Ann Wright (Clerk).
Purpose of meeting: To discuss Football Foundation Grant & Grounds Maintenance.
It was agreed to ask the following questions regarding the grant funding:

- Can the funding be used for drainage works and spent in one tranche but claimed over the 6 year period?
- Clarification of financial years for grant funding, possibly request first payment is deferred until next year.
- Request link to training course.

Grant Award

	Year 1 / Claim 1	Year 2 / Claim 2	Year 3 / Claim 3	Year 4 / Claim 4	Year 5 / Claim 5	Year 6 / Claim 6	Total
Cost	£4,266	£4,266	£4,266	£4,266	£4,266	£4,266	**£25,600**
Foundation Grant	£4,266	£4,266	£2,844	£2,844	£1,422	£1,422	**£17,066**
Applicant contribution	£0	£0	£1,422	£1,422	£2,844	£2,844	**£8,534**

Beechwood had provided the following costings in October 2025:

- Verti draining - £859
- Fertilising - £640
- Over seeding - £320

It was discussed that weed killing could be undertaken.
It was agreed that the large pitch would benefit from a heavy top dressing and seeding. It was agreed this could help with levelling where the drainage lines are visible.
It was discussed when the best time to undertake the works would be autumn or spring which would result in the football team not being able to play on the pitch for a couple of months. It was agreed they would need as much notice as possible.
It was agreed that Mark and the Clerk would undertake the required training course.
It was noted the funding covered both the full sized and junior pitch.
It was discussed that the small pitch could be levelled and reseeded in Spring 2027 and additional Verti draining of the large pitch.
It was agreed to contact J Mallinsn (Ormskirk) Ltd to see if they would undertake a site visit and make recommendations/costings.

Regular Grounds Maintenance

Due to the dry weather, there was very little grass to cut on the pitches.
The following were considered as an alternative works:

- Cut the hornbeam hedge between the car parks after checking for nesting birds.
- Treat and clear weeds around car park and remove moss from tarmacked areas.
- Cut back hedges (after checking for nesting birds) at car park and pedestrian entrances, clearing signs.

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- Remove branches of fallen tree by overflow car park.
- Jet wash benches (without removing) 4 benches, 4 backless benches & 4 picnic benches
- Clear moss under benches/tables.
- Jet wash new play area (to remove bird poo).

Ann Wright
17/07/2026.

DRAFT

Notes from Tarporley Christmas Event
Date: Monday 20th July
Time: 6:30pm via Zoom

Event Date: Sunday 6th December
Present
Cllr John Millington, Cllr Catherine Helm, Cllr Peter Tavernor, Cllr Charlotte Hodgkins, Cllr Nigel Taylor, Cllr Lisa Miller, Abbie Morris – Deputy Clerk

1. Music
It was noted that Tarporley Silver Band has disbanded and therefore will not be available to attend the Christmas event. The Pop Vox Choir will be attending but will only be available for one hour.

Actions:
- Contact Tarporley High School to establish whether the Jazz Band is available.
- Ask Rev Jim whether the church choir could attend the blessing of the crib.
- Ask the Makers Market whether they will be providing music or a band.
- Contact Tarporley Primary School to ask whether they would like to bring a choir.
- Ask Nick whether he has a sound system that could be used to play background music.
- Contact BSB Music Systems for a quotation.

2. Road Closure
The road closure has been booked for the event.

Actions:
- Request that The Avenue is not closed, allowing vehicles to use the area to turn around.
- Confirm the timings of the road closure once the location of the crib has been agreed.

3. Blessing of the Crib
It was noted that there have been changes since the previous Christmas event which may affect the blessing of the crib. Mark Elder from Tarporley Chapel has left, and it is currently unclear whether someone will replace him in time to assist Rev Jim. The Silver Band is also no longer available to accompany the community carol singing.

Action:
- Speak to Rev Jim regarding the location and format of the blessing of the crib.

4. Santa Dash
The Santa Dash will go ahead as in previous years. The event will start at **1:00pm from Instinct Gym**, travelling down to Burton Square and returning to Instinct Gym.

Actions:
- Contact Instinct Gym to confirm they are happy for the gym to be used for registration.
- Await confirmation from Mr T regarding whether he is available to lead the warm-up.
- Purchase Santa suits as soon as possible to avoid them selling out.
- Lisa to check how many Santa suits are already available.

5. Grotto
The grotto will be used and decorated again this year.

Actions:
- Ask Polly and Tots whether they would like to sponsor the grotto and/or provide presents.

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- Charlotte to ask SPAR whether they would donate selection boxes for Father Christmas to hand out.
- Contact Howard to ask whether he is happy to act as Father Christmas.

6. Letters to Santa

Letters to Santa will run from **Saturday 28th November until Friday 18th December**.
A sign will be displayed on the grotto clearly stating the dates to help prevent late entries.

7. Woodland Trail

There will be a slight change to the Woodland Trail this year as Tess is not available to create Christmas items for the shop windows.
It was agreed that existing decorations should be used before creating or purchasing anything new. Items currently available include:

- Large snowmen
- Small snowmen
- Small Christmas trees
- Christmas crackers
- Sheep
- Foxes

It was agreed that the trail should remain within the woodland this year. The possibility of replacing the traditional paper-and-pen format with online questions via an app was also discussed.

Actions:

- Speak to Nick about the possibility of creating an online trail.
- Consider whether a specific theme should be chosen for the trail.

8. Gingerbread House

The Gingerbread House will be installed in the woodland as usual. The roof requires some repairs, which may be possible to complete in situ. If this is not practical, a working party will be arranged.

Action:

- Ask the working group to review the roof and determine what repairs are required.

9. Telephone Box

The telephone box will be decorated with a Christmas theme.

Action:

- Lisa and Alex to decorate the telephone box.

10. Christmas Trees

It was agreed that the Christmas trees will be selected by the Council this year.

Actions:

- Lisa to choose the Christmas trees.
- Ask Ann who installs and dresses the Christmas trees in Tattenhall.
- Contact Oliver Davies to establish whether he can dress the trees.

11. Refreshments

Smokermotive, Fish and Chips Van and Maximillianos will be invited to attend. All three food vendors will be located together, with their serving hatches positioned on the pavement side. The coffee van should also be located alongside the other refreshments.

Action:

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- Inform Vickie from the Makers Market and ask her to arrange for the coffee van to be located with the other refreshments.

12. Fun Fair

Following positive feedback from the previous event, the funfair will be invited to return with the carousel and toy rides.

Action:

- Contact Marissa to confirm availability and enquire about alternative rides suitable for older children.

13. Makers Market

The Makers Market will return this year, with stalls along the High Street.

It was agreed that the stalls should begin at the entrance to the Swan Hotel to ensure that the entrances to the church and woodland remain clear.

14. New Elements for the Event

The following additional activities and entertainment were discussed for consideration:

- Face painter
- Children's disco
- Scouts and Guides stall
- Circus act
- Character performer, such as stilt walkers
- Light show

15. Next Meeting

The next Christmas Event planning meeting will take place in September, with the date to be confirmed.

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Neighbourhood Plan Review – Policy Review.
Wednesday 22nd July 2026 via Zoom.

Present:

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

Purpose of meeting: To consider policy comments.

The meeting considered responses to comments made on draft policies at meeting on the 30th June, see attached updated notes.

It was noted the introduction still needed to be written.

It was agreed that policy numbering would be simplified with polices numbered 1 to 12. They will also be put into a different order.

Infrastructure Priorities

To be included and set out in the same format as policies.

Key Views

Have been added to the policies map. It was discussed that views would not prohibit development, any development would need to be designed to protect the view and could be shaped to frame the view.

Key Principles

The principles which apply to a specific development noting that not all principles will apply to every application.

TH1 – will become Policy 1

TH2 – Affordable Properties

It was noted that there is a difference between Housing and Planning policies.

Shared Ownership Properties – Include a tenure to the local area given that tenancy is usually for a longer period than rented properties as such a local connection is more important.

Rented Properties – eligibility is Borough wide.

CW&C have agreed a policy which allows people with a close connection to Tarporley to be able to apply for properties for 1 week for rented and 1 month for shared ownership properties before the eligibility is opened up.

It was agreed to include wording to encourage developers to provide forewarning of when affordable properties will be available to allow the Parish to promote the fact they will be available soon.

New NPPF

The new NPPF has not yet been published, it is expected to be published September – December. It was discussed that some local authorities have published Plans containing lower housing numbers than have been allocated.

It was noted that some areas of southern UK have declared they do not have an adequate water supply to develop more houses however this is not stopping speculative applications being submitted. It was discussed that such issues will not impact policies but may impact delivery.

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Pitches

The CW&C pitch report referred to Tarporley Wanders Pitch which no one was aware of and is not in Tarporley.

It was discussed that it might be worth a discussion with TVJFC to see what their needs are likely to be in the future.

It was noted that the land might be provided for the pitch/s and the community might need to fundraise to develop them.

Short Stay Parking

It was agreed to define short stay parking as 2 hours to match parking on the High Street.

It was noted the Neighbourhood Plan will be a 20-year plan and the indicative numbers from CW&C are for 20 years.

Vision & Objectives

It was noted the vision and objectives had been lifted from the original Plan. It was stated that Local Plans have a max of 10 objectives.

It was agreed the objectives should be reviewed once all the policies are tidied up, possibly reduce to 4 or 5 more deliverable objectives.

Supporting Text

It was noted the supporting text which follows policies should justify why the policy has been included and how the policy should be applied.

Site Allocation Policies

It was agreed these policies are long, but they have to include sufficient detail to make sure the policy delivers the desired result.

The policies will need to be supported by the community.

Infrastructure Priorities

It was noted that priories around traffic flow require discussion with CW&C Highways.

It was noted the Infrastructure Priorities will be endorsed by the community through the referendum.

Modification Statement

It was noted that the changes from the Original Plan need to be identified. It was confirmed it would not take long for ONH to produce this document.

Design Code

It was agreed the Code may require a few tweaks.

It was suggested developers should be required to produce site specific Design Codes using the Council one as a starting point.

One-Way System

It was noted introducing a 1-way system in the High Street had been included in the priorities as a potential way to resolve the current pinch points at either end of the High Street. It was agreed this should be highlighted in the Reg 14 Consultation and see what the publics' response is.

Next Steps

- Clean Plan will be sent over for review.
- Councillors to review site allocations policies.

DRAFT

Ann Wright
28/07/2026.

Neighbourhood Plan Review – Policy Review. (updated with notes from LC)
Tuesday 30th June 2026 via Zoom.

Present:

Gill Clough, Catherine Helm, John Millingtonb, 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.

Noted, I have left space for this in the background section of the Plan

General comments

Will the Plan still be divided into sections/chapters? – yes, - I will send first draft over this month

Can the Policy numbers be simplified? Yes agreed and I would also reorder the policies so they flow better. i,e the spatial policy should be policy 1.

Made Policy Number	Modified Policy number Name	Policy Name
TH1	Policy 1	Spatial Plan (recast)
TH4	Policy 2	Site Allocation (new)
	Policy 3	Health Centre Site (new)
TEH4	Policy 4	Design (modified)
TEH2	Policy 5	Views (modified)
TEH1	Policy 6	Rural Character, Green Roadways and Corridors
TIFC1	Policy 7	Provision and Protection of Facilities and Services (modified)
TEH3	Policy 8	Local Green Spaces (modified)
TIFC4	Policy 9	Transportation, Car Parking and Accessibility (deleted) /Village Parking and Coach Access (recast)

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TE1	Policy 10	Additional Business Premises and Employment Opportunities (modified)
TE3	Policy 11	Supporting a Range of Goods and Services in the Village Centre Shopping Area
TIFC5	Policy 12	Communications Infrastructure (deleted) / Active Travel and Connectivity (recast)

Will allocation policies include all infrastructure to be delivered, or will their still be aspirations.
Anything directly related to the increase in growth and within the curtilage will be included – i.e medical facility. If you are off site requirements needed to justify a proposal they can also be included, subject to proportionate evidence i.e priority re-working off Forest Road/ Rode Street junction at top of High Street)
As discussed, the two points below, High School Traffic and Birch Heath junction (along with potential one way?) are best set out as Infrastructure Priorities, so not a policy but a clear statement of intention for Highways/S016/CIL /Combined Authority funding.
A better term is required for 'pinch points'? Junction remodelling and traffic-flow improvements

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.
I have added this into Infrastructure Priority Policy IP1 & IP2

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. YES.

DRAFT

	I have revisited this policy and suggest that the clause relating to design and layout is actually sufficiently covered in TEH4 (N6) and therefore would be considered repetition here. The reordering of the polices means that the Design Code policy is read before this one and as such there is no need to repeat. As such, recommend removing the following: ~~The design and layout of new development should respect Tarporley's local landscape character; where this adjoins the open countryside, it should provide a sympathetic and soft transition to the built-up area~~
TEH2	How is 'undue harm' and 'proportionate' defined Proportionate places the level of evidence required onto the decision maker – you would not ask for a full LVIA for a minor application versus a new housing estate, for example. Change 2nd 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." I have removed undue harm and suggest updating the second sentence as follows: Development which would be visible within an identified Key View, should be designed and located to respond positively to the contribution that view makes to the character and setting of Tarporley. Development proposals which would have a significant adverse impact on an identified Key View will not be supported. Check site allocations comply. Clause added to address this in policy.
TEH3	Check site numbering. Check site allocations comply. It does currently – will need to de-de-designate site 7? If Newport Land included in allocation.
TEH4	Agreed 'Key' principles, can it just be principles? – can remove key just be aware that not all proposals will be able to comply with all principles so it is a case of determining which are most relevant for that application - relevant to the proposal

DRAFT

	Is it this policy that gives the Design Code its authority? Yes, absolutely.
TEH5	Agreed
TH1	Clarify purpose of policy. Does it define the Plan's intent. Yes, absolutely the Spatial policy should be the first policy which defines the location of planned growth through the settlement boundary.
TH2	Concern over loss of Table 1, allocations cascade and the importance of local people having access to affordable properties. Agreed, however this is a CWaC housing not planning policy – could look to replicate the approach at Tattenhall through inclusion of the following in (Policy 1) but this is as far as you could push it. *Housing proposals of 10 or more dwellings should include the provision of on-site affordable housing . The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity, where supported by up-to-date evidence. A short eligibility cascade shall also be included within the agreement.* Can pepper potting be reinforced? This is already covered in code B8 of the Design Code Add into supporting text – promote affordable housing schemes – ask developers to advise when they are coming to market.
TH3	What does M/D mean? Modify/Delete Require more information about this policy and if it can be strengthened/given a local dimension. It is recommended for deletion unless you can provide updated evidence of the suggested needs
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? HC4 is new and HC6 is existing

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	1 – include playing field and play area Already covered under LGS policy which is a higher designation, so shouldn't need to duplicate.
TIFC2	Will all our Pitch needs be covered in Allocations policy? Can you confirm what all your pitch needs are – was there a survey? The Cheshire West and Chester Playing Pitch Strategy 2021 and its 2025 Update identify continuing shortfalls in playing-pitch provision within the Rural North analysis area and a particular shortage of suitably located and accessible full-size 3G football provision. Tarporley Victoria JFC is specifically identified as experiencing difficulty in accessing appropriate 3G facilities for training and match play. Within Tarporley, Brook Road Playing Field remains poor quality, the former Tarporley Wanderers pitch is disused but capable of helping to meet identified shortfalls, and community-accessible facilities at Tarporley High School are not fully utilised. The evidence therefore supports the protection, improvement and more effective community use of existing sports facilities, together with consideration of additional appropriately located provision arising from future development.
TIFC3	Agreed
TIFC4	How do we evidence the parking need? Is short stay defined? should be in the supporting text. Up to 2hr? Why is there a policy for parking but not play, pitch provision? Local Plan Part Two Policy DM 35: Open Space and New Development already sets a quantative standard for play DM36 is playing pitch and will refer back to the strategy. Cycling – remove word 'relevant'? – done.
TIFC5	Will the interactive map be part of the Plan and show PROWs? Yes Include improved access to High School? If you provide the route we will map it as an identified improvement along with any others you would like to see delivered.

Ann Wright
Hi folks

DRAFT

I will be attending tonight's meeting but I have lost my voice ! So writing some comments referencing the attached doc. I think the whole thing is so much better than our original, thought I don't always understand (from lack of knowledge) the reasons for the changes.

Page2 TE1
Is it worth adding tourism into the proposed policy wording??? Have added

TE3
The new wording does not include resisting the loss of retail premises to wholly residential use (as in our original policy) or is this excluded under some regulation or other? (Class E permitted) can add in wording to the effect of where planning permission is required, then loss of retail to wholly residential will be resisted but they key is where PP is required and in many cases it may not be. It would be for listed buildings, but you do already have a design code which requires retention of active frontage whether it is in retail use or not...

TEH3
The numbering needs correcting No's 3 and 4 are one item. Corrected
Do we want No 8 included in the list? ??
What about the green spaces at Lime Close and Oswalds Way? Should they be included? ??

TEH4
From the proposed policy wording I would omit the word "Key" in last but 1 line. We want all the principles in the Design Code following, not what some may consider as the key ones. See comment above – I can remove but not all principles will apply to all proposals

TIFC1
No mention of the playground. Should No. 1 read " Tarporley Community Centre, playground and car park" ? - see comment above which suggests playing field as well and covered under LGS designation.
Should the war memorial be included in No.2 ? ??

Should the 3 churches be included? Baptist-Methodist one has a graveyard too. ??

In the new proposed policy there is no mention of expansion and re-allocation of these Community Assets, as we had originally in T!FC3 . covered by HC4 in national policy.

All for now! Gill

Hi Pete

Your point about TIFC1 and the need to expand facilities and services because the village will be getting bigger is really important, and is not covered in the proposed policies. Agree with your other points too. Gill Covered by HC4

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HC4: Proposals for new and improved community facilities and public service infrastructure 1. Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities. 2. Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate, they should also engage with local communities in the design of proposals, including with children and families where new or improved facilities for play are involved, so that developments can reflect user needs and be inclusive

From: Peter Tavernor <207 >
Sent: 30 June 2026 14:46
To: Nigel Taylor <nigeltaylor@tarporley.org.uk>; Ann Wright <clerk@tarporley.org.uk>; Gill Clough <gillclough@tarporley.org.uk>; Johnmillington <johnmillington@tarporley.org.uk>; Catherine Helm <catherinehelm@tarporley.org.uk>
Subject: Re: Modified Neighbourhood Plan Policies Meeting - Tuesday 30th June - 6.30pm

I've had a few read throughs and thought it helpful to set out where I've got to

General

- Overall ok/prefer the ONH modified policies. They have a sharpness with a more authoritative style that I like and can see how any Examiner would more likely identify with them
- Important caveat though is that the preceding 2-3pp of a new (hopefully yet to be drafted?) text becomes very important as it will need to tell more of the story that villagers can recognise, seeing something of a 'before and after' given the huge differences in style and some content to the 2016 NP. Suspect though that something dropping the previous motherhood vision/objectives/startegy would probably be welcomed

Specifics

- Before and after: could be simple bullet points but need to cover that Affordables are covered as a given in NPPF/LP, ditto support for local businesses where we want to maintain and develop HS vibrancy (but doesn't need NP policy), nothing/little on tourism per se but state the belief if heritage, views etc is retained and traffic and parking facilitated then visitor footfall would be enhanced
- Vital to have something capturing our newly informed awareness on village traffic pinch points and how this would be addressed (to N this is covered by inclusion with any Forest Rd development, but to the S/Birch Heath this requires separate funding and attention specific to us being in a sustainable transport corridor etc); also on the realities of car parking challenges and the direction taken. Thus, something covering Aspirations, as well as Policies (this could also tie in our reworked community benefits wish list)
- TIFC1 - Provision and Protection of Facilities and Services. Maybe this needs to be stronger. The key point is that from 2016 to this allocation of 632 more houses its

DRAFT

900+ extra homes in total - a near doubling of the village - so even preservation of facilities/services requires major expansion and commitment rather than a simple listing of the existing? Should the wish list be linked, everything will be under strain…

- TIFC4 - Village Car Parking and Coach Access. Also scope to include statement on visitor access and importance for visitor economy. Maybe also say something about proximity to HS.

Questions

- Is there any scope to trade space for Affordables for other community space/benefit? If so, would that warrant a specific policy on Affordables? Added into Policy 1 Acknowledge this may be controversial and not possibly a good look, even if its a sensible option, especially as even our Affordables are criticised commonly as Unaffordable
- Should the land to the W of the HS/E of bypass be the main contributor for c.450 units, what scope would there be for higher density 3-4floor apartment blocks to be included? These would orientate west with great Chesire views from balconies and the layout could have a 'campus' feel with walk throughs to the village. This could use less land for a better aesthetic result.

30/06/2026

DRAFT

Remembrance 2026 – Meeting Notes
Date: Thursday 23rd July 2026
Time: 2:00pm

Remembrance Sunday: Sunday 8th November 2026

Present
Ann Wright, Abigail Morris, Rev Jim Bridgman

1. Format
It was agreed that the format of the Remembrance event will change slightly this year.
The parade will take place from **Burton Square to St Helen's Church**. Rather than proceeding directly into the church for the service, the outdoor element will take place first.
This will include:

- Laying of wreaths
- The Last Post
- Two-minute silence at **11:00am**

Following the two-minute silence, those who wish to attend the church service will proceed into St Helen's Church for the Remembrance Service. Those who do not wish to attend the service will be free to leave.
Following the service, refreshments will be served in the **Done Room**.
Action: Volunteers will be required to assist with refreshments.

2. Parade
The road closure has been booked and confirmed. However, the start time of the closure will need to be reviewed due to the change in format.
The **Shire Horse Centre** has confirmed that a horse will lead the parade.
A **Parade Captain/Marshal** will be required to ensure that the parade starts at the correct time and that participants are in the correct order.
Actions:

- Contact Ian Diskin/Lisa regarding a suitable Parade Captain/Marshal.
- Enquire about the availability of a bugler to play the Last Post.
- Email Parish Councillors to establish who is able to attend and who would like to be involved.
- Review the number of people who will be laying wreaths so that timings can be adjusted accordingly.

It was agreed that everyone laying a wreath should stand at the front of the congregation, making it easier for each person to step forward when it is their turn.

3. Marshals
Marshals will be required throughout the event to help ensure that the parade and Remembrance service run smoothly.
Action: Ask for volunteers to assist as marshals on the day.

4. Rehearsal
A full rehearsal will take place on **Sunday 18th October**.

DRAFT

All volunteers involved in the event should attend.
Location: St Helen's Church.

5. Theme
It was agreed that it would be useful to establish whether there is an official theme for Remembrance this year.
Action: Ann to contact her relevant contact to establish whether there is a theme for 2026.

6. PA System
A suitable PA system, including speakers and microphones, will be required for the outdoor element of the event.
Actions:

- Contact BSB Sound Systems for a quotation.
- Email Nick to establish what sound equipment may already be available.

7. Live Stream
The possibility of providing a live stream of the Remembrance event was discussed.
Action: Enquire about the feasibility and cost of providing a live stream.

8. Service Booklet
A booklet for the Remembrance service was discussed.
A quotation should be obtained to establish whether the booklet can be produced without the need for sponsorship.
The booklet will need to be finalised and ready for printing by **mid-October** to allow sufficient time for delivery before Remembrance Sunday.
Action: Obtain a quotation for producing the booklet.

9. Next Meeting
The next Remembrance 2026 planning meeting will take place on:
Thursday 10th September 2026 at 2:00pm

DRAFT

Playfield Future Phases & Costings
Tuesday 28th July 2026 via Zoom.

Present:
Lisa Miller, Mark Ravenscroft, Alex Sawkiw, Ann Wright (Clerk).
CW&C - Mike Holmes.

Purpose of meeting: To discuss future phases and costs.

Mike Holmes presented the updated scheme and costings.
It was noted no changes to the hardstanding had been included in the scheme due to the need to save money.
The following items had been included on the playing field and costed:

- Trampoline
- Basket Swing & Swings
- Net climber
- MUGA end

It was noted the design was similar to the original master plan which had been published.

Path

The path has been reduced from 2 to 1.8m to make savings.
Phasing the creation of the paths was discussed.
It was agreed to link the proposed paths with the existing footpath which links Eaton Road and Churchill Drive, creating a loop.

Costings

It was noted costs continued to increase due to rising fuel costs etc.
It was agreed to include the cost to remove the concrete posts.

Play Equipment

It was agreed to remove the trampoline, climber retaining the swings and MUGA.
It was agreed to move the Path around the back of the MUGA.

Hardstanding

It was agreed to provide a separate costing to remove the hardstanding, noting the path and play equipment installation was a higher priority.
It was agreed to price for filling the area with stone to create soakaway for the field.

Timescales

It was suggested that if funding is obtained works could commence April-June 2027.

Next steps

Mike Homes to amend drawing and costs.
Consent for proposals required from Tarporley Community Centre.
Clerk to contact CW&C Mary Lavery to see if there is any funding available.

Ann Wright
03/08/2026

DRAFT


Notes
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MASTERPLAN KEY
FIELD AREA: SPORTS Existing Pitch Retained
Grass areas
Existing paths
Proposed new paths/ Bitmac areas
Bitmac surfacing areas
Safety Surfacing (Phase 1)
Safety Surfacing (Phase 3)
Grass mat safety surface areas within grass
Existing Tree & Shrub Planting
TARPORLEY COMMUNITY CENTRE OPEN SPACE AND PLAY AREA IMPROVEMENTS
Masterplan PH2 & PH3
Drawing Number: 263-01
Rev C
Drawn by: MPH
Scale: 1:500 @ A3
Date: May 2026
Cheshire West and Chester
DESIGN UNIT : LANDSCAPE
HQ Nicholas Street, Chester, Cheshire CH1 2NP
MUGA GOAL END & HOOP 11.2m
9.2m
9m
FLAT SEAT SWINGS
BASKET SWING
TEEN AREA
SPACE AVAILABLE FOR FA Standard Youth Pitch U11 / U12 9V9 (or smaller) 73m x 46m (Pitch) 79m x 52m (runoff)
79m
52m
PROPOSED 1.8m PATH
Stump
Remove conc post & wire fence to connect path with open space, prune trees, open up views into space
EXISTING Hard Standing retained - tbc (OR removed, area grassed)
Soakaway / Drainage TBC?
EXISTING VEHICLE ACCESS
EXTG ENTRANCE
CCTV
Bunbury Court
Mayville
Lyndale
Corbiere
Bowland
Community
Conc
Grass

HAGS Vancouver MUGA Goal End used in current scheme proposals



1x MRM Bin to match others around the site





Playdale City 2 Bay Swings with Team Basket and 2x flat seats - (matches the kit suppied in main play area.

Earth Anchors Forest Saver DDA Picnic Table gives Teens a social seating arrangement



PROPOSED EQUIPMENT IMAGES
Tarporley Phase 3: Teen Area Improvements

Cheshire West and Chester

Tarporley CC Phase 2 COST GUIDE ONLY for budget decisions

Cost Estimate for budgeting - not a quote	measure	Qty	rate	total cost	site total
All Prelim figure / contractors costs / H&S (incl remove waste from site	Item	1	£1,500.00	£1,500.00	**£1,500.00**
Circular Link Path Route (Phase 2) @ 1.8m width (All paths included)					
Bitmac surface (40mm raised level to minimise flooding)					
Clear gap in hedge for path link connection	item	1	£100.00	£100.00	
Remove concrete post & wire fence and prune trees (East Boundary), remove waste from site.	m	45	£15.00	£675.00	
Excavate for construction depths (465m2x 0.18)	m3	84	£40.00	£3,360.00	
Grade arisings to raised path edges and seed / remove all surplus from site	m3	84	£9.00	£756.00	
Drainage works allowance - Soakaway create 4mx2m x1m deep clean stone soakaway and/or piped below path to outflow?)	item	1	£1,000.00	£1,000.00	
Drainage works allowance - Drain circa 400mm deep 100mm pipe backfilled with clean stone (agree final location / purpose / run - on site with CA)	m	20	£20.00	£400.00	
Geotextile Layer (incl overlap +10%)	m2	511	£0.65	£332.15	
PCC Edge (full construction)	m	491	£18.00	£8,838.00	
MOT Sub base (465m2 x0.15)	m3	70	£63.00	£4,410.00	
Bitmac surface (50mm Sub base and 20mm wearing course)	m2	465	£38.00	£17,670.00	**£37,541.15**
Works Totals					**£39,041.15**
Contingency Sum set at £2000					**£2,000.00**
Total Budget figure (Excl VAT)					**£41,041.15**
Landscape Architectural Services FEES @ circa 10% (rounded to full number)					**£4,000.00**
TOTAL BUDGET REQUIRED TO DELIVER PHASE 2 (1.8m width circular route path links)					**£45,041.15**

Tarporley CC Phase 3 COST GUIDE ONLY for budget decisions

Cost Estimate for budgeting - not a quote	measure	Qty	rate	total cost	site total
All Prelim figure / contractors costs / H&S (incl remove waste from site	Item	1	£1,500.00	£1,500.00	**£1,500.00**
MUGA / Teen Sport / Play Space (Phase 3)					
Surfacing (40mm raised level to minimise flooding)					
Excavate for construction depths (286m2x 0.18)	m3	52	£40.00	£2,080.00	
Grade arisings to raised path edges and seed / remove all surplus from site	m3	52	£9.00	£468.00	
Geotextile Layer (incl overlap +10%)	m2	315	£0.65	£204.75	
PCC Edge (full construction - to bitmac edge and around wetpour	m	68	£18.00	£1,224.00	
MOT Sub base (286m2 x0.15)	m3	43	£63.00	£2,709.00	
Bitmac surface (50mm Sub base and 20mm wearing course)	m2	225	£38.00	£8,550.00	
Wetpour surface to suit fall heights and zones (min 40mm)	m2	61	£78.00	£4,758.00	
					£19,993.75
Equipment and Furniture etc					
Playdale City Swings - 2x junior and 1x basket swing	item	1	£6,750.00	£6,750.00	
HAGS Vancouver MUGA Goal End	item	1	£9,000.00	£9,000.00	
Play equipment delivery and handling charges / installation	item	1	£2,000.00	£2,000.00	
Sports line markings for MUGA Goal End onto bitmac	item	1	£500.00	£500.00	
Earth Anchors Forest Saver DDA Picnic Table	item	2	£1,200.00	£2,400.00	
Bin to match others on site	item	1	£500.00	£500.00	**£21,150.00**
Additional works if funds allow (to be investigated on site with contractor)					
Break out and excavate existing hard standing area, remove waste from site (Rough bitmac & assumed MOT base), soil up (from arisings from path works?) and seed back to grass (Work to be investigated by contractor, confirming material depths, scope of works etc on site)	m2	238	£20.00	£4,760.00	**£4,760.00**
Works Totals					**£47,403.75**
Contingency Sum set at £2500					**£2,500.00**
Total Budget figure (Excl VAT)					**£49,903.75**
Landscape Architectural Services FEES @ circa 10% (rounded to full number)					**£5,000.00**
TOTAL BUDGET REQUIRED TO DELIVER PHASE 3 (Teen Area / MUGA etc)					**£54,903.75**

TOTALS FOR PHASE 2 & 3: (incl hard standing removal)	
Landscape Architectural Services FEES	***£9,000.00***
WORKS BUDGET GUIDE	***£90,944.90***
TOTAL BUDGET GUIDE (incl £4,500 contingency sum)	***£99,944.90***

Neighbourhood Plan Review – Policy Review – Councillors Update
Tuesday 11th August 2026

Present:
Gill Clough, John Growney, Catherine Helm, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Peter Tavernor, Nigel Taylor, Ann Wright (Clerk).

Purpose of meeting: To provide councillors with an update.

Background
It was stated that the existing Neighbourhood Plan[1] had been seen as a defensive plan with 19 policies. It was noted the review has been a very long process and during that time the planning situation has changed particularly with need to allocate sites for Plans to have strength.
The revised Plan has 12 policies in a new order and is far more concise.
It was noted the site allocations are seeking to place the right type of homes, in the right place with the right infrastructure.
A discussion took place about how to publicise the Plan and get community understanding and buy in. It was suggested asking Cllr Maycock to get involved and possibly create film as well as Q&A sheets. It was agreed it was important to make clear what the alternative is if the Plan is not approved.

Policies

It was agreed the latest draft of the Plan would be circulated to all councillors for comment on.

Policy 1
'Spatial Strategy' – it was agreed to either rename this policy or provide a layman's explanation, Housing Targets?

Policy 2
New policy – site allocation which will be detailed.
It was noted the Plan is structured so the policy is presented and it is followed by the evidence and justification.

Policy 3
Addressed Health Centre allocation.

Policy 4
Introduces Design Code.
It was discussed that some of the separate policies from the existing Plan have been moved into the newly framed policies, others have been deleted as these duplicate Local Plan policies which is not permitted.

Policy 5
Views

Policy 6
Rural character.

[1] Existing Plan refers to the Plan made in 2016 and is still in place.

Policy 7

Provision and protection of facilities.

It was noted the existing Plan focused on what could be provided if existing services were relocated. The Group was asked to consider if the list of protected facilities is still up to date and fits with the revised Plan which is more plan led, aspirational and focuses on priorities.

Policy 8

Local Green Spaces

Policy 9

Transportation, Car Parking and Accessibility.

Policy 10

Additional businesses and employment opportunities.

Policy 11

Supporting range of goods and services

Policy 12

Active travel and Connectivity.

The revised Plan includes 2 Infrastructure Priorities.

Housing Numbers

John Millington joined the meeting.

It was confirmed that meetings have been held with landowners/agents of the 2 preferred scenarios, noting some landowners stated they did not want to develop their land.

Currently it looks like a hybrid of the two scenarios is most likely to come forward, it hoped the land available and housing number will be become clear by September.

Ann Wright
12/08/2026.

Neighbourhood Plan Communication Meeting – Notes & Action Plan

Date: Thursday 27th August 2026

Time: 6.30pm

Location: Zoom

Present: Pete Tavernor, Nick Maycock, Nigel Taylor, Gill Clough, Ann Wright, Abbie Morris

1. Key Communication Message

- The main message needs to be simple, clear and consistent.
- Avoid using "Neighbourhood Plan" as the main phrase, as residents may not understand what this means.
- Use "housing development" or similar wording where appropriate.
- Avoid leading with headlines such as "600 houses", as this can create an immediate negative reaction.
- The message should focus on:
    - What is happening.
    - What stage the process is at.
    - What residents can influence.
    - What residents need to do next.

Key message:

The Parish Council needs to explain that planning for future housing is the way the village can have some control over what happens, rather than simply allowing development to happen without local input.

A possible consistent strapline:

For more information, please visit Tarporley.org.uk

2. Website & Social Media

- The Parish Council website should be the main source of information.
- Other platforms, particularly Facebook, should primarily signpost residents back to the website.
- Facebook is not always ideal because:
    - It is not fully controlled.
    - Information can become lost amongst comments/posts.
    - Comments can sometimes create confusion.
- Councillors should not respond directly to questions about the plan on Facebook.
- Questions should be directed to the Clerk.
- Facebook comments should, however, be monitored to identify the questions residents are asking.

Action:

- Pete to review Facebook comments and identify common questions.
- Produce short, clear answers to these questions.
- Develop a Top 10 FAQ for the website.
- Consider a wider protocol covering:
    - Social media responses.
    - Freedom of Information requests.
    - Who responds to questions and how.

3. Communication Materials

There is already some pre-prepared material available which can be used and adapted.

Materials required:

- Website information.
- Facebook/signposting posts.
- Noticeboard information.
- Tarporley Talk articles.
- Leaflets.
- Banners.
- Pull-up banners.
- FAQ/Q&A information.
- Timeline showing progress.

The timeline is particularly important.

It should show:

- The different stages of the process.
- Where we are now.
- What happens next.
- A clear “WE ARE HERE” marker which can be moved as the process progresses.

4. Tarporley Talk & Immediate Communications

2nd September – Tarporley Talk/Facebook message

- Use Tarporley Talk content as the basis for an initial communication.
- The purpose is to start raising awareness without overwhelming people.

Noticeboards

- Printed information to be prepared for village noticeboards.

October Tarporley Talk

- Follow-up article.
- Explain that the Parish Council has authorised Regulation 14 and that the major consultation is approaching.

5. Regulation 14 Consultation – Major Campaign

The six-week consultation is the key opportunity to engage residents.

The communication needs a “big bang” launch when the consultation opens.

Proposed campaign

Banner

- Produce a prominent banner encouraging people to respond to the consultation.

Leaflet

- Deliver a leaflet to every household in the village.
- Explain:
    - What the consultation is.
    - Why it matters.
    - How residents can respond.
    - Where to find further information.

Public meeting

- Hold a large public meeting to give residents an opportunity to:
    - Understand the proposals.
    - Ask questions.
    - Discuss the consultation.
    - Find out how to respond.

Drop-in sessions

- Organise several informal drop-in sessions.
- Include both:
    - Afternoon sessions.
    - Evening sessions.

Pull-up banners

- Produce two universal pull-up banners.
- Potential locations:
    - Community Centre.
    - Doctors' surgery.
    - Library.

6. Leaflets

Two separate leaflets are proposed:

Leaflet 1 – Before Regulation 14

- General awareness.
- Explain the housing/planning issue.
- Explain why the Parish Council is preparing the plan.
- Encourage residents to engage.

Leaflet 2 – Before Purdah

- More focused on the consultation/process.
- Ensure messaging is appropriate within the relevant pre-election period.

7. Messaging Around Housing Numbers

The discussion recognised that housing numbers could easily dominate the conversation.

The messaging should therefore explain the bigger picture.

Points to communicate:

- The village needs to plan for future development.
- Having a plan provides greater local control over how development takes place.
- The housing requirement is spread over a long period.
- 32 houses per year for 20 years was discussed as an illustration that the requirement will not arrive as one single development.
- The messaging should be positive and constructive rather than alarmist.

The figure 640 should be used carefully and in context, rather than as a headline.

8. Regulation 16 & Referendum

- Regulation 16 is an important stage and needs to have a strong impact.
- Ultimately, the process leads towards a referendum.

- Communication should therefore build awareness and understanding throughout the process rather than waiting until the referendum.

9. Q&A / FAQ

A bank of short answers should be prepared before questions start coming in.

The FAQ should be:

- Short.
- Clear.
- Easy to understand.
- Free of unnecessary planning jargon.
- Available on the website.
- Reusable across Facebook, leaflets and meetings.

Action: Brainstorm likely questions and create the initial Top 10 FAQs.

Facebook comments can then be used to identify additional questions and update the FAQ.

10. Communications Timeline / Planning Spreadsheet

A single working spreadsheet should be created covering:

Month → Planning Stage → Event → Core Message → Communication Required → Action/Owner

Events to factor into the communications calendar include:

- Tarporley Talk
- County Market
- Remembrance
- Christmas
- Regulation 14
- Consultation launch
- Public meeting
- Drop-in sessions
- Regulation 16
- Referendum

This will allow the team to ramp up communications gradually, rather than trying to communicate everything at once.

Tarporley & Tattenhall & District Parish Councils
Cheshire & Warrington Combined Authority Joint Working Group
Tuesday 1st September 2026

Present:

Tarporley Parish Council –Gill Clough, Nigel Taylor.
Other Tarporley representatives - Rob Dancy, CW&C Cllr Charles Hardy (Tarporley)
Tattenhall & District Parish Council & Other – Richard Carden, Carol Dzelzainis.
Other Tattenhall representatives - Neil Ashridge, CW&C Cllr Mike Jones.

Appointment of Chairman

It was agreed Cllr Richard Carden be appointed chairman of the working group.

Scope & Aims of Working Group

A discussion took place regarding the scope and aims of the working group which included the following points:

The importance of promoting the opening of the new railway station at Beeston and the towpath project to provide an accessible walking and cycling route from Chester to Beeston were both highlighted as key projects which need to be supported by the new authority.

Concern was voiced that the existing Liverpool and Manchester combined authorities are very different in makeup than the new Cheshire and Warrington Combined Authority (CWCA) due to the presence of a higher amount of rural areas including Tarporley and Tattenhall. Unlike the Liverpool and Manchester Authorities with its advance manufacturing, professional and financial servicing sectors CWCA has a large rural and agricultural sector which is relied upon for employment and is particularly dominant in Cheshire East.

It was noted the rural economy has diversified and is made up on many micro industries including hospitality and that these are just as important as those found in Chester including Chester Zoo.

It was agreed it is important to understand how CWCA will support and fund the rural areas.

The importance of the big estates was highlighted, Bolesworth, Grosvenor and Cholmondeley.

It was agreed that by villages/parishes working together they will have a much bigger voice.

It was reported that agriculture GVA[2] is 3% but represents 20-30% of employment.

It was discussed that it was not known what impact the continued development of large numbers of new homes will have on the rural economy.

[2] Gross Value Added - measures the value of goods and services produced in an area, industry, or sector, representing the net contribution to the economy after subtracting intermediate consumption.

Cllr Hardy reported that he has attended a number of meetings for the CWCA where the focus has been on reducing poverty and reinvigorating the economies of Chester, Crewe, Ellesmere Port and Warrington. There have also been discussions around improving public transport however there is a clear misunderstanding of the state of rural transport and how it can be improved.

It was discussed that it is important to identify and promote flagship projects in the rural area so that they don't get overlooked for investment.

It was recognised that the CWCA is a huge unknown and it is not yet clear what authority the mayor will have.

Next steps:

- Clerk to contact CW&C Key Service Centres to see if they are interested in joining the working group.
- Request in person meetings with 2 announced mayoral candidates.
- Request meeting with CEO to speak on the role of the authority and the powers of the office of the mayor and how these will support the rural area.
  It was discussed that it is important to understand what powers the authority will have.
- Ask Rob Dancy if he is happy to identify a list of priorities for the group to consider including the following which can be circulated to the group for further comment:
  - Lack of public transport.
  - Support for young people 16-24 who are not in education or training (NEET).
  - Development in rural areas.
  - Peak Cluster.
  - Importance of the rural economy which includes a farm shop with a £12m turnover, Oulton Park, a paper recycling company with a £22m turnover.
- Request meeting with the MP to understand her position.

All were thanked for attending the meeting.

Ann Wright
03/09/2026

Tarporley Parish Council

Chairman: John Millington
Clerk: Ann Wright
62 Well Street, Malpas, Cheshire, SY14 8QH.07943 382 493

CW&C REGULATION 20 REPRESENTATION – Tarporley Parish Council

Further to the publication of the Cheshire West and Chester Local Plan Scoping Consultation of the 7th – 28th September, Tarporley Parish Council makes the following formal representations.

Per Clause (1)(a)(i) of Regulation 20, the Council considers the scope of the Local Plan (LP) must acknowledge the emerging modified Tarporley Neighbourhood Plan (NP). It is our express intention for the NP to make site allocations of a nature (housing and other land uses) and scale, as agreed with you and as encouraged and enabled by the existing and new National Planning Policy Framework (NPPF).

In doing so, we have applied the site assessment methodology set out in national guidance (incorporating strategic environmental assessment) and have the support of independent professional advisors. This will ensure the NP meets the basic conditions.

In respect of the NP housing site allocations, its policy provisions will contribute to meeting the LP housing supply needs for this designated Neighbourhood Area in full. An (upper) indicative housing number was provided at 631 homes and the NP is seeking to allocate land for up to 631. As a result, there will be no need for the LP to duplicate or propose alternative proposals for our Neighbourhood Area.

We will continue to liaise with you in bringing forward our modified NP, which will progress to Reg. 14 very soon, while respecting that your resources are limited. We hope our taking responsibility for making site allocations and other spatial proposals in the NP will assist your Local Plan development.

Please confirm our notification will be formally acknowledged in your published summary of this Scoping Consultation, per Regulation 22(1)(d) and then provided for in the published Local Plan Content & Evidence at the Regulation 23 stage.

Tarporley Parish Council formally requests to be notified by you at all the subsequent stages of the Local Plan process provided for in that regulation as per Clause (5)(d) of Regulation 20.