

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Barbour Institute, Tattenhall.
Monday 17th June 2024.**

Present

Bolesworth Estate – Vicki Ball, Gaurav Batra.

Broxton & District Parish Council – Kathryn Borman.

Burwardsley Parish Council – Tom Mellor, Peter Stockton.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Tattenhall & District Parish Council – Jonny Kershaw, Ann Wright (Clerk).

Apologies

Bolesworth Estate – Nina Barbour.

Handley Parish Council – Nigel Johnson, Jon Moseley, Rory Lea and David Mamwell.

Tattenhall & District Parish Council – Neil Matthews.

Notes of previous meetings

The notes of previous meetings held on the 19th February and 12th March were agreed.

Developments Update and Feedback

Feed back was given on the various sites owned by the Estate, see attached notes.

Harthill

It was reported that the Estate is still awaiting feedback from CW&C Highways and for the application to be decided. It was confirmed the Estate continues to work through feedback received on the application including from HSE.

Concern was voiced that the car park may not be adequate and result in the narrow lanes being blocked by fly parking. It was confirmed the Estate is seeking to protect residents parking at Harthill and supports traffic calming.

It was confirmed that the Estate does not have a timescale for undertaking the development if or when permission is granted. This will be influenced by a number of factors including the Estate's other priorities, time of year the permission is granted and the position of the building industry at that time. When planning permission is granted the applicant has 3 years to start the project.

Cheshire Workshops

It was noted that the priority has been to secure and tidy the building. It was confirmed the car park is owned by the Estate who have installed no overnight parking signs.

It was confirmed the Estate is looking at how to develop the site. It was noted any housing development would need to address sustainability issues.

Craft and sports facilities with a café were suggested as well as an outdoor centre with tourist information.

It was noted that residents want to avoid late night noises and heavy traffic.

The following factors were considered in support of developing houses on the site.:

- Fantastic location and views.
- Shortage of housing to buy.
- Result in a small number of new residents moving into the village.

- Least disruptive long-term solution for development of the site.
- Would be a low-density development.

It was suggested that development of houses on the footprint of the existing site would be supported.

It was noted the site including the car park is approximately 3½ to 4 acres.

Portico Site

It was noted there had been no progress on the development of this site as affordable properties since the last meeting. It was reported that the Estate has been in discussion with Muir Housing for 2 years to deliver this site while being faithful to the original design concept.

It was agreed the Estate will provide an update at the next meeting on the planning application to amend the permission to provide 100% affordable properties.

Events

It was reported that the International Horse Show had been a success with over 12k visitors.

A firework display will be taking place in November however a date has not yet been agreed for the event.

There will not be a Christmas event this year as that is currently under review.

The Estate continues to deliver a number of smaller scale corporate vents including a number of classic car auctions.

A camping and caravan meet for a club is being planned for May 2025 and discussions are taking place about a possible family festival in July 2025.

Community Update

The meeting talked through the attached list of community update.

Other Matters

Vacant Properties

It was reported that there is concern regarding the number of vacant properties owned by the Estate some of which are falling into disrepair. Concern was raised about properties being converted to holiday lets and the impact this would have on a small community including the churches. It was suggested Burwardsley looks run down due to empty properties. It was not understood why a residential property recently vacated has not been re-let despite it being in very good condition.

It was suggested the introduction of holiday lets would complement the development of a small number of new houses and would support local businesses, being part of a strategic plan.

It was noted the Estate is undertaking a range of feasibility studies and assessing its assets and priorities and cannot deliver everything all at once but is moving forward on projects.

It was agreed that the Estate will bring to a future meeting an outline of their proposals with timescales.

A request that the Meshach property be tidied up, with the weeds removed – the estate agreed to look at this.

Flooding

It was reported that discussions are still taking place with Dee Water and other specialists to see how the Estate can help tackle flooding issues in the area.

Wedding Venues

It was reported the feasibility into possible wedding venues has been narrowed down to Mickerloo which is no longer viable as a farm in the medium term. It was confirmed that conversations have been taking place with neighbouring farmers regarding reallocation of the land. This would allow for the possibility of the farmhouse and agricultural buildings being redeveloped.

It was noted the Estate manages the events and Commercial and Residential properties separately.

Future Meetings

Wednesday 18th September 2024 – Burwardsley (TBC).

Ann Wright
18th June 2024.



Bolesworth & Parish Councils meeting

Monday 17th June, 2024

Harthill Planning Update

- Planning process continues with CWAC.
- Met with Highways and are now waiting for their detailed report.

Cheshire Workshops

- External contactor has cleared all items from the ground floor of the building and the containers at rear of building.
- Additional concrete bollards to be put in place once vehicular access to the building is no longer required. Heras fencing has now been removed.
- Security lighting is in place.
- No overnight parking signs have been fitted following a number of vans being parked overnight.
- Commercially viable options being sought.

Portico Update

- No further update since November.
- Confirmed Muir can submit application to amend (not a full new application).
- Awaiting internal approval from Muir and proposed amendment.
- We will discuss local connection criteria with Muir.

Events Update

Plans for 2024

- Bolesworth International (6th – 16th June) - a successful two weeks with over 12,000 visitors.
- Fireworks in November – date tbc
- No Christmas event in 2024 as the estate is building a new formula for this.
- Hosted some smaller scale corporate events including the Hampson Car Auctions which have proved very popular.

Plans for 2025

- We have a potential booking for a new Family Based Festival in July 2025.
- Confirmed Camping & Caravaning Club event over May Bank Holiday 2025.

Community Update

- Barbour Institute works. Toilet refurbishment now complete.
- Funding & support for Growing Children Project at Tattenhall allotments continues.
- TWiG & Woodland Trust – planting of Oak Avenue (FP2) delayed due to wet weather but hope to complete asap.
- Sport & Leisure Tattenhall – working with team to support an all-weather pitch on the existing football field. The estate have also given permission for solar panels to be fitted to the building.
- Continue to work with CWAC & Cheshire Easts PRow officers to address any issues on public footpaths across the estate.
- Millfield footpath to be resurfaced by the end of June following the damage in the January storms.
- Providing further funding to the Tattenhall Tornadoes (U9's girls netball) in 2024 as team expands.
- Funding provided to Tattenhall Bowling Club to help them reinvigorate the club.
- Bolesworth is pleased to be the sponsor of the Village show which takes place in September 2024.
- May's Open Garden weekend at Bolesworth raised over £5k for the National Garden Scheme with over 500 local people attending.