

MINUTES OF A MEETING OF RUSHTON PARISH COUNCIL
held at the Jessie Hughes Village Hall
on Monday 3rd November 2025 at 7.00pm

Present: Cllrs. Emma Leslie, Graham Sime, Ed Shaw, Phil Hodgson, Olga Vertija, Paul Chrisp
In Attendance: Lindsey Worrall (Clerk)

25.11.01a **Apologies for Absence and Disclosure of Pecuniary Interests**

Resolved: that the apologies from Cllr. Thompson and Charles Hardy be received and accepted.

25.11.02a **Planning Matters**

1- To note planning decisions received.

2 -To consider response to planning applications received
Applications received since the last meeting.

25/00291/FUL

Location- Eaton Primary School, Lower Lane, Eaton, Tarporley, CW6 9AN

Proposal – Installation of air source heat pump and sub station

The full wording of the Parish Councils Response will be available separate to these minutes.

The Parish Council does not object to the principal of the school making improvement, but the parish council has an **Objection** to this Planning Application on the basis of the information provided.

Proposed – Cllr. Sime

Seconded – Cllr. Chrisp

The Sandstone Trust have explained that the heating failed, the Air Source Heat Pump and Substation are required to heat the school as no other heating option.

The legal noise limit for the UK is 42 decibels, the system proposed emits 77 decibels. To mitigate this an acoustic fence is proposed that will reduce the noise to within limits during the daytime but not nighttime, therefore the Air Source Heat Pump will be switch off at 11pm other than for frost protection mode, details of which have been requested.

The acoustic fence is very industrial, not in-keeping with the village or conservation area, is 2.75m high, almost 5 m wide and almost 11 m long, the Sandstone Trust have said that the Substation will disguise it.

Further comments have been submitted to the planning dept.

25/03281/OUT

Location: Land at Arderne Farm House, Eaton Road Tarporley, CW6

Proposal: Demolition of existing dwelling, stables and associated structures, and outline planning permission (with all matters reserved other than access) for the development of up to 140 dwellings, public open space, landscaping and associated infrastructure works.

The Parish Council **Objects** to this Planning Application

Proposed – Cllr. Leslie

Seconded – Cllr. Sime

Application is for development of up to 140 properties, open space, landscaping as associated infrastructure on greenbelt land, a small area of this development falls within the parish of Rushton.

Impact on Infrastructure

The additional residents would have an Impact on the GP Practices and other health services (eg dentist) within the Tarporley area. These services are not purely for Tarporley residents but are also for the residents of the surrounding villages, a large increase in additional residents in, Tarporley may lead to it being more difficult to gain a doctor's appointment, which is already difficult, and restrictions on local services.

Parking and traffic in Tarporley will also be a consideration. It is difficult to park already but with additional residents this will become even harder and will increase the volume of traffic on what is already a congested High Street.

There will be additional pressures on both the primary and secondary school within the village and surrounding areas. If the village schools haven't the capacity to take the children for the development and children were to go to schools outside of Tarporley that would cause additional traffic burden on the roads in the surrounding villages where those schools are positioned, and school traffic is already an issue.

Traffic Volumes and Road Safety

The plans show that the only route of entry to and exit from the development will be from Eaton Road, the other exit is for emergency only. This will seriously increase the volumes of traffic using the Eaton Road, Walkers Lane and Cobblers Cross junction. These junctions have restricted views. Although the presumed flow of traffic is to the A49 (Red Fox Junction) or to the A51 to be able to travel to Chester or head towards Northwich and Manchester, little consideration has been given to the large volume of traffic both during construction and once completed that are likely to flow along Eaton Lane through Eaton, this is a direct route to train stations in Delamere and Frodsham and the M56

The village of Eaton has narrow dangerous roads that are hazardous with the volume of traffic that is already experienced, there are no footpaths and very poorly lit. Further traffic on these roads would be unmanageable and potentially present a danger to residents.

Traffic management for Eaton village would need to be considered as a priority as the current road and pavement infrastructure is inadequate.

Vehicles traveling along Eaton Road towards the high school, will further exacerbate the traffic issues at school start and finish times. The alternative exit is up Cobblers Cross, which is a single lane used to bypass Tarporley but has a bad junction onto Eaton Road, and further traffic will make the road over congested and potentially dangerous at the junction to Eaton Road and Walkers Lane.

The traffic survey was undertaken over a two-week period in August when many people were on holidays and the schools were all closed for the summer break, this has given unrepresentative low traffic levels using the area. The traffic survey should be repeated during term time to give a complete picture of the levels of traffic expected both during the week and weekend, this would highlight the traffic congestion and safety issues surrounding the increase in vehicles numbers using the small rural roads that this development would bring.

Environment and Visual Impact

Within the proposal there are measures for open space and programme of tree planting, this would be needed to mitigate the biodiversity and habitat loss within the proposed development. The area is already prone to flooding, areas of Eaton Road can flood severely in wet weather conditions, additional housing and hard landscaping could exacerbate this or move flooding to lower lying agricultural land, causing increased transport issues to residents of Tarporley and surrounding villages.

The visual impact of where we live is extremely important, the Parishes of Rushton and Tarporley are rural in nature, with a high importance to agriculture, our rural landscape is what creates the fabric of our landscape.

There is a significant amount of planning applications being considered for the Tarporley area currently. This development together with others proposed will lead to significant change in the rural setting and a burden on the rural infrastructure, changing the character of the village and ultimately losing the rural environment around us.

25.11.3a Next Meeting

The next Parish Council meeting will be held on Tuesday 18th November 2025 at 7:30pm at the Jessie Hughes Village Hall.

The meeting closed at 20.00pm.

Signed: _____ Date: _____

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