HANDLEY AND DISTRICT PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING
HELD AT 7.00 PM ON TUESDAY 12TH OCTOBER 2026
AT THE BARBOUR INSTITUTE, TATTENHALL

PRESENT

Cllrs Nigel Johnson (Chairman), Jon Moseley, Margaret Powell, Stuart Rigby, Karen Worthington. Ward Cllr Mike Jones
The Clerk. Thirteen members of the public attended the meeting.

1. APOLOGIES

Cllrs Wendy Lawton, David Mamwell, Rosemary Thomas,.

2. DECLARATIONS OF INTEREST

There were no interests declared.

3. OPEN FORUM

Planning Application 26/02923/PDR - Pigeon House Farm, Whitchurch Road, Handley:-
Guy Vernon, representing Bolesworth Estate, attended the meeting to present the proposed change of use of three agricultural buildings to flexible commercial use (Class B8 and Class E(g)(iii)) and respond to questions and concerns submitted by residents.
The Estate explained that the buildings were no longer required for agricultural use and that no tenants had yet been identified. The proposed uses would be limited to storage and light industrial activities. Operating hours would depend on future tenants, with the hours at Chowley Oak (Monday to Friday, 7.00 am–6.00 pm; Saturday, 7.00 am–1.00 pm; no Sunday operation) given as an example. Traffic levels could not be confirmed until tenants were secured.
Concerns were raised regarding increased traffic, vehicle size and weight, road safety, the narrow access road, the impact on village and listed buildings, noise, light pollution and potential future expansion.
The Estate confirmed it would be willing to stipulate that vehicles use the southern route to and from the site via the A41 approach from Chester, with appropriate signage and communication to site users.
The existing access was considered adequate at present, although future requirements would depend on tenants.
The Estate also supported consideration of a 30 mph speed limit throughout Handley.
The Estate advised that any future expansion would require a separate full planning application.
Operating hours, security arrangements and the length of tenancies would depend on future occupiers. The Estate has a dedicated property team to liaise with tenants regarding compliance with planning requirements. It also agreed to provide a map showing surrounding land ownership.
In response to concerns about traffic associated with recent large events at Bolesworth Estate, the Estate confirmed it was working with CWaC and local parish councils to help prevent a recurrence. It was also confirmed that any proposed conversion of the existing house to an HMO would require a separate planning application.

4. PLANNING

Planning Application 26/02923/PDR – Pigeon House Farm, Whitchurch Road, Handley
The Council considered the application for the change of use of three agricultural buildings to flexible commercial use (Class B8 and Class E(g)(iii)).

RESOLVED:- The Council agreed to raise no objection in principle, subject to the Planning Authority considering the following matters and securing appropriate safeguards where necessary:

- Restrict commercial vehicles to the southern route via the A41 towards Chester, avoiding the village through-route, supported by an enforceable traffic routing plan and clear signage.
- Assess the suitability of the narrow access road and consider appropriate restrictions on vehicle size and weight, together with any necessary access improvements.
- Assess anticipated traffic volumes and highway safety, including the impact on residents, pedestrians and the village's historic and listed buildings.
- Consider introducing a 30 mph speed limit throughout Handley village, which Bolesworth Estate indicated it would support.
- Restrict operating hours, including deliveries and collections. The Council suggested Monday to Friday, 7.00 am to 6.00 pm, Saturday, 7.00 am to 1.00 pm, with no Sunday operation.
- Assess potential noise from commercial activities, vehicles and equipment, and ensure external lighting is controlled to minimise light pollution affecting neighbouring properties and surrounding farmland.
- Clearly define the permitted uses and ensure appropriate safeguards against unacceptable increases in traffic, noise or other impacts arising from future occupation or intensification.

The Council requested that these matters be considered before the application is determined, with appropriate planning conditions or other measures secured where necessary to protect residents, highway safety and the rural environment.

Proposed by Cllr Mosley and seconded by Cllr Johnson.