

TABLEY PARISH COUNCIL

Minutes of the Planning Meeting

Held on Monday 28th September 2026 at 7.30PM

Venue: Mere & Tabley Community Club

Contact: clerk@tableyparishcouncil.gov.uk

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- **Present:** Councillors (Chair), H. Gurney-Smith (HGS), A Greenway (AG), N Wythenshawe (NW), K Newport (KN) & B Hartley (BH), S Wharfe (SW), D Bailey (DB)
 - **Also Present:** Ms. S Booth (Parish Clerk)
 - **EG on the Move Ltd** - Representative
 - **Members of the Public in attendance**
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Part A (Public)

Welcome and housekeeping procedures were completed.

The Chair welcomed Members of the Public and Councillors and outlined how the Extraordinary Planning Meeting would be conducted, including the arrangements for public participation and consideration of the planning applications. The meeting opened later than scheduled due to technical difficulties with Microsoft Teams.

1. Opening of the Meeting

1.1 Declaration of the Meeting Open

The meeting opened later than scheduled due to technical difficulties with Microsoft Teams.

Members of the Council introduced themselves in turn to the members of the public present.

1.2 Apologies of Absence and Confirmation of Quorum

- Cllr T Jackson
- Cllr S Carson

1.2.1 **Resolved** that the meeting was quorate, and the following apologies were received and accepted.

2. Declaration of Interest

- **DB** declared an interest on item 6.2
- **BH** declared an interest on item 6.2 and he advised to the Council that he is a Knutsford Town Councillor and attended a planning meeting where item 6.2 was discussed.

POR: It was noted that Cllr Bailey would leave the meeting during consideration and discussion of this application.

Resolved: No further declarations of interest were made.

3. Minutes of the Previous Meetings

3.1 Minutes of the Parish council meeting held on 7th September 2026 [P148 to P152]

Resolved: That the minutes be approved as a correct record.

3.2 Matters Arising

Resolved that no matters were raised.

4. Public Participation

The Chair opened the meeting to members of the public to make representations concerning the planning applications under consideration, as provided for under Item 6 of the agenda.

A number of residents addressed the Council in relation to Application 26/2834/FUL – Land at Tabley Hill Lane, for the construction and temporary operation for 40 years of a ground-mounted solar photovoltaic array and associated infrastructure.

The following principal matters were raised:

Concerns regarding the scale of the proposed development and the amount of agricultural land that would be affected.

The cumulative impact of the development when considered alongside other proposed or existing developments within the locality.

Concerns regarding the loss of agricultural land and the effect upon the rural character of Tabley.

Concerns regarding the accuracy of some statements and assertions contained within the application documentation.

Potential impacts upon wildlife, biodiversity and the surrounding environment.

Traffic movements associated with construction and operation of the site and the suitability of the surrounding highway network.

Concerns regarding access and the impact upon local roads and residents.

The potential impact upon local heritage assets, including the church and surrounding landscape.

Concerns regarding drainage and watercourses within and surrounding the proposed site.

The extent to which the development would provide any direct benefit to the local community.

Residents referred to the Environmental Impact Assessment and other documentation submitted in support of the application and requested that the Parish Council take the matters raised into consideration when determining its consultation response.

Members of the Public requested that the proposed solar development not be referred to as a “solar farm”, as they considered the term “farm” inappropriate for an industrial-scale solar development. It was requested that the proposal instead be referred to as a solar development or solar installation throughout the meeting and in the Parish Council’s representations.

The Chair thanked all residents for attending and for their representations.

5. EG On The Move Ltd – Representative

The Chair welcomed Alex, representing EG On The Move Ltd, who had been invited to attend the meeting to provide Members with an overview of Application 26/3179/FUL – Windmill Inn, Chester Road, Tabley, as detailed under Item 6.1.

Alex outlined the proposed development and responded to questions raised by Members and Members of the Public.

- It was confirmed that the proposed facility would operate 24 hours a day.
- Existing and proposed access arrangements.
- Traffic generation and highway safety.
- Whether the existing turning arrangements would be retained.
- The potential installation of double or single yellow lines.
- The potential impact upon Holly Grove and surrounding residential areas.
- Existing and potential parking pressures within the locality.
- Lighting and potential light pollution, particularly in relation to nearby residential properties.
- Proposed landscaping and the maintenance of Pickmere Lane.
- Pedestrian and cyclist safety.
- Proposed CCTV provision.
- The potential impact of the development upon existing local businesses.
- Employment opportunities arising from the development.
- The anticipated construction programme.
- Measures that could be introduced to mitigate the impact of the development upon residents.
- The representative advised that a Transport Assessment formed part of the planning application and confirmed that the matters raised would be considered further through the planning process. Members were also advised that local employment opportunities would be available, subject to the requirements of the development.

Q: A MOP raised concerns regarding highway safety and asked whether Tabley Hill Lane could be made left-turn only due to the potential risk of accidents. The applicant’s representative advised that the proposed development may assist in improving highway safety. Members agreed that highway safety should be clearly reflected within the Parish Council’s formal planning response.

The Chair thanked the representative for attending the meeting and responding to questions.

6. Planning

The Council considered the three applications listed on the published agenda.

6.1 Application 26/3179/FUL – Windmill Inn, Chester Road, Tabley

Proposal: Erection of a petrol filling station, EV charging hub, ancillary kiosk including a drive-through operation, car parking, landscaping, infrastructure and associated development.

Resolved: Members considered the information provided by the applicant's representative together with the comments and questions raised during the meeting. Particular consideration was given to highway safety, access, traffic movements, parking, lighting, the impact upon Holly Grove and the surrounding residential area, landscaping and pedestrian/cyclist safety. The Council agreed that these matters would be reflected within its formal consultation response.

POR: Prior to consideration of Item 6.2, Cllr D. Bailey confirmed that he had no concerns regarding Application 26/3229/FUL (Item 6.3).

Cllr D. Bailey left the meeting at 8.40pm prior to consideration of Application 26/2834/FUL (Item 6.2), due to his previously declared Disclosable Pecuniary Interest. He took no part in the discussion of this application.

6.2 Application 26/2834/FUL – Land at Tabley Hill Lane

Proposal: Construction and temporary operation for 40 years of a ground-mounted solar photovoltaic array together with associated infrastructure, access, landscaping and cabling.

Members considered the representations made by residents and the documentation submitted with the planning application.

Concerns discussed included the scale of the development; loss of agricultural land; landscape and visual impact; biodiversity and wildlife; traffic and highway implications; the cumulative impact of development within Tabley; drainage and watercourses; heritage impacts; and the adequacy of the information contained within the application documentation.

The Council's formal response was to be determined under Part B.

6.3 Application 26/3229/FUL – Moto, Knutsford Motorway Services Area Northbound

Proposal: Construction of an electric heavy goods vehicle charging facility comprising four EV charging dispensers, four power/data cabinets, one substation and associated infrastructure.

Members considered the application.

RESOLVED: No objection to Application 26/3229/FUL.

7. Exclusion of the Public and Press

Members considered the resolution contained within the agenda concerning the exclusion of members of the public and press.

RESOLVED: That members of the public and press be excluded from the meeting during consideration of the following items.

The Chair thanked the members of the public for attending and for their contributions.

Members of the public left the meeting at 20:58.

POR: Following the conclusion of the Part A consideration of Application 26/2834/FUL, **Cllr D. Bailey was invited to return and rejoined the meeting at 9.00pm.**

Signed: _____ (Chair of the Meeting)

Date: _____