

Minutes of the Ordinary September meeting held on 26<sup>th</sup> September 2024 at 7.30pm at Coddington Parish Rooms.

**Present:** Cllrs R. Sadler (Chair), M. Leigh, P. Roberts, P. O’Leary (remotely), A. Lessels, Borough Cllr A. Waddelove, 1 member of the public and the Clerk.

**1.Apologies:** Cllr P Overmeer.

**2. Declarations of Interest:** None.

**3.Co Option to vacancy for Councillor.**

Members considered 4 applications received for the vacancy for Clutton parish and proceeded to a vote. **Resolved:** Claire Lawton be co-opted.

**4.Public speaking time limited to 15 minutes.**

Resident Ian Harrison attended to further update that he had had a reply from the CWAC Road Safety engineer regarding the Highways report on the speed limits on the A534 at Clutton. There was a refusal to move on their stance despite it being clear that there were 20 properties on that road that would fulfil the criteria for a village road. The original CWAC statement counted only 19 properties including the school which was clearly wrong.

**Resolved:** Cllr Waddelove would make representation about the accident data and challenge the number of properties.

**5. Community Safety.**

No police presence. Monthly report circulated prior to meeting.

**6. Borough Councillors Report.**

i)Grit bins: Street furniture licences now approved by CWAC for High Cross Lane and Lower Hall Lane were countersigned by Cllr Waddelove. Grit fill to be co ordinated with siting of the bins.

ii) Stretton: Speed limit reduction scheme. Was advertised 3 weeks ago with a comment deadline of 27 September. Cllr Waddelove would chase next steps. He confirmed that this had been funded in the majority by his Members Budget with additional crowdfunding and some individual contributions.

iii)Road lines at Barton and at junction of Beachin Lane: No action to date. Barton had been scheduled for 4 weeks previous but had been delayed due to machine malfunction. When a new date was advised he would request Beachin Lane be done at the same time.

iv)Barton: Potholes and water on road between Broxton Gates and Cock O Barton. Cllr Waddelove advised that he was working on getting a site meeting

with service providers and CWAC to work out the source of the leak and responsibility to fix.

v)CWAC speed surveys: Parish Councils would have to pay going forward at £300 per survey approximately.

vi)National Planning Policy Framework: CWAC was earmarked for a significant number of additional houses and would be looking for areas for development. There were significant areas across Cheshire that would be designated Grey belt.

## **7. Approval of the Minutes of the meeting held on 15 May 2024.**

Proposed

Seconded

Cllr. M. Leigh

Cllr. P. Roberts

## **8. Matters Arising** from the Minutes of the Meetings of the Parish Council held on 15 May 2024:

i)Defibrillator provision. **Noted:** In progress.

ii)CWAC Speed Limit Policy (A534): Response from CWAC Highways. **Noted:** Dealt with at item 4 on the agenda.

iii)Barton: CCTV camera. **Resolved:** Cllr Overmeer to update at November meeting.

iv)Stretton: Speed limit reduction scheme. **Noted:** Dealt with at item 6 on the agenda.

v)Road lines at junction of Beachin Lane: No action to date. **Noted:** Dealt with at item 6 on the agenda.

## **9. Planning.**

### **Applications still awaiting a decision:**

**22/03750/FUL** Orchard House Barton Road Barton Erection of fence to the front boundary including (electrically operated) entrance gate.

**23/03288/FUL** Land to the North West of Carden Park Hotel Barton Road Clutton Chester Proposed siting of 67 lodges within the grounds of Carden Park Hotel together with associated landscaping and environmental improvements.

### **NEW APPLICATIONS:**

**24/01286/FUL** Annandale Aldersey Park Chester Demolition of existing conservatory, and single storey rear extension. Dormer alterations, re-roofing main dwelling and new solar panels.

**24/01525/FUL** Beachin Cottage Beachin Lane Coddington Change of use from Sui Generis to C3 and a single storey side and rear extension to existing building.

**24/01656/FUL** Broxton Gates Barton Wells Barton Road Barton The change of use of site to residential and erection of 6 dwellings.

**24/01940/LBC Stretton** Water Mill Stretton Mill Lane Carden Repairs and Conservation works to address water ingress into the Mill building and a sinkhole adjacent to the overshot wheel.

#### **DECISIONS:**

**Approved: 23/00777/OUT** Highfield Farm Highfield Lane Coddington Chester CH3 6NA Rural workers dwelling.

**Approved: 23/03118/FUL** Windmill House Carden Lane Carden Chester SY14 7HP Demolition of existing dwelling and erection of a replacement dwelling, detached garage and plant room, tennis court and associated, outbuilding and ground mounted solar array along with all associated works.

**Approved: 23/02961/FUL** Huntsmans House Barton Road Clutton Chester Demolition of existing dwelling, garage and annexe, and the erection of a replacement dwelling, two garages and an annexe, along with associated landscaping works.

**Approved: 24/00732/LBC** Yew Tree Farm Dog Lane Chowley Chester CH3 9EL Two storey side extension to Grade II listed building.

**Approved: 24/00735/FUL** Yew Tree Farm Dog Lane Chowley Chester CH3 9EL Two storey side extension to Grade II listed building.

**Approved:24/01286/FUL** Annandale Aldersey Park Chester Demolition of existing conservatory, and single storey rear extension. Dormer alterations, re-roofing main dwelling and new solar panels.

**Approved:24/01525/FUL** Beachin Cottage Beachin Lane Coddington Change of use from Sui Generis to C3 and a single storey side and rear extension to existing building.

**Approved:24/01940/LBC Stretton** Water Mill Stretton Mill Lane Carden Repairs and Conservation works to address water ingress into the Mill building and a sinkhole adjacent to the overshot wheel.

#### **10. Finance Matters.**

Cheques raised and approved/signed by signatories.

Proposed Cllr R Sadler    Seconded Cllr M Leigh

#### **11.Clutton Play Area/MUGA Update:**

i) Cllr Lessels read out an update from the Play Area Committee. **Resolved:** Noted.

ii) Annual Play Area inspection report. **Noted:** The annual report had recently been received and forwarded to the PA committee.

**12. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.** To receive correspondence, publications, and invitations.

i) CWAC: Community Infrastructure Levy (CIL): Request for Parish Annual Report on expenditure of sums received. **Resolved:** There was £101.46 remaining of the Levy. CWAC would be informed accordingly and the amount would go towards the cost of the new defibrillator.

ii) Clutton school numbers. Concerns were raised that pupil numbers were falling. **Resolved:** Cllrs Lessels and O'Leary to approach the school to ask what plans there were to manage the decline and to ask if the Parish Council could help/support in any way.

**13. STANDING CONSIDERATION OF HIGHWAY MATTERS.** Members may inform the Clerk of any issues regarding highways and footpaths.

i) Barton: Potholes and water on road between Broxton Gates and Cock O Barton. **Resolved:** Dealt with at item 6.

ii) Highways Event 18 September. **Noted:** Cllr Roberts had attended this online event but had not found it to be of much interest/help.

iii) Request for no cycling sign. A resident had raised a request for a sign on the track between Huntsmans Cottage and the golf course. **Resolved:** Cllr Waddelove to explore possibility.

iv) Peartree on school path. Concerns had been raised regarding crops falling onto the play area path and general tree maintenance where some street lighting was being blocked. **Resolved:** Cllr Lessels to raise with the school.

**14. Date of next meeting: 14 November 2024 at 7.30pm at Coddington Parish Room.**

**Future meetings: 20 February 2025, 15 May 2025.**