

CODDINGTON AND DISTRICT PARISH COUNCIL

TO: ALL MEMBERS OF THE COUNCIL

Dear Member

You are HEREBY SUMMONED to attend the Meeting of the Council to be held at Coddington Parish Rooms, on THURSDAY 20 NOVEMBER 2025 AT 7.30PM for the purpose of transacting the business set out on the agenda below.

Yours sincerely **Claire Taylor Clerk to Coddington and District Parish Council**

Members of the public and the press are welcome to attend for this “Part 1” agenda. There will be an “Open Forum” not extending 15 minutes at the beginning of the meeting to raise any issues with the Parish Council. Any queries relating to this meeting can be directed to the Clerk coddingtonparishclerk@hotmail.com

1. APOLOGIES FOR ABSENCE. To receive and approve apologies for absence as reported to the Clerk.

2. DECLARATIONS OF INTEREST. Members are invited to declare any personal, prejudicial, or pecuniary interests they may have in any item on this agenda, subject to the rules regarding disclosure contained in the current Members’ Code of Conduct and as defined by regulations made under section 30(3) of the Localism Act 2011.

3. OPEN FORUM / GENERAL PUBLIC SPEAKING TIME. Members of the public will be invited to comment on any items on the agenda before business commences.

4. COMMUNITY SAFETY. To receive a report on community safety.

- i) Police report if present/report forwarded.
- ii) Update on transferred custodianship of Clutton defibrillator to Cllr Lawton.
- iii) PCSO initiative to set up a tri-annual meeting for Farndon Ward parishes.

5. BOROUGH COUNCILLOR’S REPORT on issues that affect Coddington and District.

- i) Reduction of speed limit on A534 through Barton Village.
- ii) 20mph outside schools.
- iii) Footpaths Clutton to Coddington and Broxton.
- iv) Signage at T Junction by Smithy House update.

6. MINUTES OF THE ORDINARY MEETING HELD 1 SEPTEMBER 2025. To confirm as a true record the Minutes of the Ordinary Meeting of the Parish Council held on 1 September 2025.

7. MATTERS ARISING from the Minutes of the Ordinary Meeting of the Parish Council held on 1 September 2025.

- i) Barton Stocks update. (Cllr Overmeer).
- ii) Water leaks in Clutton: To receive any response from North West Regional Office of the Consumer Council for Water. (Cllrs Lessels and Lawton).

iii) Approach from A534 to Holywell Lane: To receive any response from residents to a request for community involvement to address overgrowth. (Cllr Lawton).

8. MINUTES OF THE EXTRAORDINARY MEETING HELD 23 OCTOBER 2025. To confirm as a true record the Minutes of the Extraordinary Meeting of the Parish Council held on 23 October 2025.

9. MATTERS ARISING from the Minutes of the Meeting of the Parish Council held on 23 October 2025.

10. PLANNING

Applications still awaiting a decision:

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

25/02206/FUL Land at Grid ref 344949 354175 Barton Road Barton Demolition of existing stables and equestrian buildings, erection of one residential dwelling.

25/02139/FUL Jubilee Cottage Carden Lane Carden Single storey side and rear extension and installation of air source heat pump and solar panels.

25/01638/FUL Land at Carden Park Broxton Road Clutton Installation of a ground mounted PV system, including electrical substation.

25/01715/FUL Land at Crooke Farm Aldersey Lane Chester Change of use application agricultural building to B2/B8 (including ancillary office).

25/01186/FUL Highfield Lodge Highfield Lane Coddington Erection of agricultural building.

NEW APPLICATIONS:

25/03165/CAT Land at Aldersey Lane Chester Oak (1060) – Fell to ground level. Oak (1061) – Reduce the spire by 6m (comment by 4 November).

25/03066/FUL Wetreins Green Farm Wetreins Lane Kingsmarsh Chester Change of use from Studio to dwelling (comment by 20 November).

DECISIONS:

APPROVED: 25/00539/LBC The Cottage Stretton Hall Lane Stretton Replacement fenestration, repointing the cottage in lime-based mortar and minor non-material internal and external alterations.

DECIDED WITHDRAWN: 25/02569/PMA Wetreins Green Farm Wetreins Lane Kings Marsh Chester Change of use from studio to dwelling.

APPEAL DISMISSED Decision issued 3 October 2025: Planning or enforcement ref:25/01433/PIP Planning Inspector Ref: App/A0665/W/25/3370497 Appeal

Ref:25/00080/ND The Cottage Huntsman House Barton Road Clutton Demolition of existing cottage and construction of new dwelling. Appeal started 7 August 2025.

11. FINANCE. To note current balances.

i) Current balance £7227.97 of which £3955.38 Parish Council funds, £2541.37 held on behalf of Clutton Play Area and £731.22 ring fenced residents' contribution to Stretton speed limit reduction scheme.

ii) CIL funds: £547.05 ring fenced within Parish Council held funds remaining to be spent.

12. BUDGET/PRECEPT SETTING. To receive and approve budget proposals/precept recommendations for 2026/2027.

13. CLUTTON PLAY AREA/MULTI USE GAMES AREA. To receive an update from/on behalf of the Play Area Committee.

14. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

i) New woodland planting: Feedback on site meeting with Grosvenor Estate Head Forester. (Cllr Lessels).

ii) CWaC Connections Online Meeting 25 September 2025 (Highways): To receive feedback. (Cllr Roberts).

iii) Invitation to Cheshire West Crowd Funding & Online workshop 2nd December 2025.

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

16. DATE AND TIME OF THE NEXT MEETING. Date and time of next meeting: Thursday 19 FEBRUARY 2026 at 7.30pm in the Parish Room Coddington.