

**MINUTES OF THE ORDINARY MAY MEETING HELD ON 21ST MAY 2026
AT 8.30pm CODDINGTON PARISH ROOMS.**

Present: Cllrs. R. Sadler (Chair), M. Leigh, P. Overmeer,
P O'Leary, A Lessels, P. Roberts, C. Lawton, Borough Cllr A Waddelove,
1 member of the public, and C. Taylor (Clerk).

1.Apologies: None.

2. Declarations of Interest: None.

3.Public speaking time limited to 15 minutes. Taken at the preceding AGM.

4. Community Safety. No police presence. Monthly report not circulated prior to meeting.

i)PCSO McKevitt to retain her role in the Farndon Ward confirmed.

ii)Hare coursing reported around neighbouring villages.

Resolved: Noted.

5. Borough Councillors Report. Cllr Waddelove in attendance and reported:

i)Barton speed reduction: Payment had been made to CWaC Highways and the scheme was expected to be delivered by July 2026 earliest/March 2027 latest dependant on the contractor.

ii)Barton bus stop: Some progress had been made with CWaC putting 3 separate proposals/places forward. There was a willingness to progress but the work would need to be done under traffic management and there was currently a 6-month waiting list for lights.

iii)Stretton Watermill: A sinkhole had developed and the road had been closed, during which some restoration work had been undertaken.

iv)Pavement Clutton to Broxton had been put forward under the 'quick win' scheme but didn't meet the criteria. To be escalated to the Chief Exec.

v)Road sweeper in Clutton had been requested.

Resolved: noted.

6. Approval of the Minutes of the meeting held on 19 February 2026.

Proposed Cllr. P Overmeer Seconded Cllr. P Roberts

7. Matters Arising.

i) Clutton speed limit reduction campaign: Cllr Lessels reported that she been to the school and met with the new Head, Nic Badger, and Governing Body and the campaign had been discussed. Mrs James had taken over the responsibility for the road safety campaign (poster competition, bin stickers, Facebook video. Pupils had hand delivered a letter to all residents to raise awareness. It was felt that CWaC viewed the speed limit reduction as lower down the list of priority as the entrance was perceived to be at the back of the school. Cllr Waddelove added that the flashing sign was on his jobs list. Realistically a 30-mph limit was likely.

ii) School engagement update: There was a new Head and Trust change and there had been really good engagement.

iii) Defibrillator (Barton): Thanks were extended to Cllr Waddelove for funding a new defibrillator, now installed, in the cabinet outside the Cock O Barton, from his Members Budget. **Resolved:** Resident, Jo Prince, offered to ask NW Ambulance Service colleague for advice/best practice on rehoming the old defibrillator for the time it had left in service.

iv) Gov.uk: New website (update), email (to discuss usage/ best practice): **Resolved:** Cllr O'Leary to work on a uniform email sign off for all members.

v) Pond/Wall at Mill Lane: No action on the wall from the Estate but an overflow installed at the pond. **Resolved:** Noted.

vi) Barton Stocks. No further update. Cllr Overmeer had a meeting planned the following week to discuss further and would report back at the next meeting. **Resolved:** noted.

vii) Grit bins. **Resolved:** Clerk to order a refill for the two Clutton bins from CWaC in September (2x 175kg).

viii) Clutton: Tidying of approach from A534 to Holywell Lane/fly tipping. There had been no volunteers to help. The school had invited Cllr Lawton to visit their sensory garden and the Aldford and Coddington WI had written to her asking if a piece of land could be identified to plant shrubs and bulbs. Another request had been for possible land to be identified for community allotment use.

Resolved: Cllr Lessels would speak to the management committee regarding the area opposite Lower Hall Mews and Cllr Lawton would suggest bulb planting by the noticeboard.

ix) Coddington noticeboard. The door to the noticeboard had become detached and would be difficult to repair. **Resolved:** Cllr Overmeer to arrange for the noticeboard to be refurbished as an open fronted board.

x) Barton Wells. As (vi).

xi) Potential collapsed culvert by Manor Wood. **Resolved:** Cllr Waddelove to raise with Highways again.

8. Finance Matters.

i) General: Current balance £7772.24.

ii) **Noted:** that the Internal audit 2025/2026 had been carried out by SJC Accountancy.

iii) **Approved:** Annual Statement of Accounts (Section 1).

Proposed Cllr P Overmeer Seconded Cllr C Lawton

iv) **Approved:** Annual Statement of Accounts (Section 2).

Proposed Cllr P Overmeer Seconded Cllr C Lawton

Both Section 1 and 2, in that order, authorised and signed off by the Chairman Cllr Sadler.

v) **Declared:** Smaller Authorities Exemption from external audit.

The Council declared that it is an exempt authority within the definition contained in the Local Audit (Smaller Authorities) Regulations 2015. An exemption certificate was approved and signed by the Chairman.

Proposed Cllr P Overmeer Seconded Cllr C Lawton

vi) Appointment of Internal Auditor for 2026/2027.

Agreed: to reappoint SJC Accountancy for the year 2026/2027.

Proposed Cllr P Overmeer Seconded Cllr C Lawton

Agreed by all.

9. Annual Insurance renewal.

Review of Insurance: **Agreed:** to renew through Clear Councils (Aviva) at a premium of £549.08 with effect 1 June 2026.

Proposed: Cllr R Sadler Seconded: Cllr P O Leary.

10.Clutton Play Area/MUGA Update:

Cllr Lessels reported: Regular spot checks were undertaken and the annual inspection had taken place in March with the report awaited. Members of the play area committee had met with the new Head of Clutton school and had discussed use of the school field, security fencing and access to the field gate. The Head was keen to involve the community more and understood that the play area committee were working in partnership with the school. **Resolved:** Noted.

11. 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. (Wildlife assessments and issues to be resolved).

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

25/03066/FUL Wetreins Green Farm Wetreins Lane Kingsmarsh Chester Change of use from Studio to dwelling.

26/00098/S73 Rose Farm Aldersey Lane Aldersey Proposed farmhouse to replace existing – removal of condition 2 (agricultural occupancy) of permission 2/4/2825.

New applications:

26/00511/FUL Gorse View Aldersey Lane Chester Replacement front porch and two storey rear extension.

26/00863/FUL Coddington Hall Farm Beachin Lane Coddington erection of agricultural building.

26/01232/PDR Agricultural Building At Crooke Farm Aldersey Lane Chester Change of use of agricultural building to flexible commercial use.

26/01010/FUL Farm buildings at Highfield Lane Coddington Erection of covered yard – New roofing area over existing livestock gathering area.

26/1249/REM Highfield Farm Highfield Lane Coddington Application for all outstanding Reserved Matters (access, appearance, landscaping, layout and scale) following outline permission under 23/00777/OUT (Outline application with all matters reserved for Rural workers dwelling).

Decisions:

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

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

Approved: 25/03879/FUL 4 Aldersey Park Chester Two storey extension to southwest gable end to replace existing conservatory. Removal of existing projecting bay window and alterations to existing windows and doors. New dormer to north-east section of main roof. Four small dormers to replace large dormer on south-east elevation. Conversion of existing integral garage to living accommodation.

Approved: 25/03882/LDC Stable Cottage Aldersey Lane Chester Lawful development certificate to establish the existing use of an independent dwelling (C3) (was a stable).

i)Parish Councils approach to local planning matters. Cllr O'Leary raised the need for the Parish Council to give some thought to a standard response to planning applications.

Resolved: Cllr O'Leary to draft a suggested response and bring to the next meeting for discussion.

12. Correspondence and Invitations.

i) Fly tipping - Clutton: Dealt with at Item 7(viii).

ii) Potential allotment – Clutton: Dealt with at Item 7(viii).

13. Highway Matters. i) TRO23000 A534 – w/c 11/5/26 Notice of Essential Roadworks Barton Road. **Resolved:** Noted.

14. Date of next meeting: 17 September 2026 at 7.30pm at Coddington Parish Room.

DRAFT