

CODDINGTON AND DISTRICT PARISH COUNCIL MEETING

I hereby give notice that the September Meeting of Coddington Parish Council and the Parishes that fall within that Council will be held at Coddington Parish Rooms on Thursday 17th September 2026 commencing at 7.30pm and as detailed specifically below. **Councillors are summoned to attend.**

Members of the public and the press are welcome to attend. If you have any general enquiries about the meeting, please contact the Clerk, Claire Taylor, clerk@coddingtonanddistrict-pc.gov.uk

Claire Taylor

Clerk to Coddington and District Parish Council

AGENDA

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.

3) PUBLIC SPEAKING TIME (for approximately 15 minutes). 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) Farndon Ward police cluster meeting.

ii) Fly tipping.

5) BOROUGH COUNCILLORS REPORT. To receive a report/update on matters affecting the Coddington and District Parishes.

i) A534 speed limit reduction at Barton.

ii) Lines at junction of Beachin Lane.

iii) Barton bus stop.

iv) Pavement Clutton to Broxton.

v) Road sweeper in Clutton.

6) APPROVAL OF THE MINUTES OF THE LAST MEETING (Annual General Meeting followed by individual Parish Meetings 21 May 2026).

7) MATTERS ARISING.

8) APPROVAL OF THE MINUTES OF THE LAST MEETING (Ordinary May Meeting 21 May 2026).

9) MATTERS ARISING.

- i) Gov.Uk website and emails: Engagement (all) and sign off suggestion (Cllr O'Leary).
- ii) School engagement update. (Cllr Lessels).
- iii) Defibrillators: Anything to report.
- iv) Clutton: Exploration of planting possibilities (Cllrs Lessels and Lawton).
- v) Barton Stocks/Wells (Cllr Overmeer).
- vi) Noticeboards. (Cllr Overmeer).
- vii) Potential collapsed culvert by Manor Wood. (Clerk).
- viii) Parish Councils standard response to local planning matters. (Cllr O'Leary).

10) FINANCE MATTERS.

Current total balance: £7472.80. (Breakdown: Parish Council held funds £4742.14 with Vat outstanding of £219.20 to reclaim and Play Area held funds £2730.66 with Vat outstanding of £24.25 to reclaim). £0 CIL funding ringfenced.

11) CLUTTON PLAY AREA. To receive an update. (Cllr Lessels).

12) 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.

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

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

26/01010/FUL Erection of covered yard – New roofing area over existing livestock gathering area.

26/01249/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).

New applications:

26/02702/FUL Castle View Barton Village Road Barton Proposed new vehicular access point, driveway and gateway.

26/02397/FUL Marloes 19 Stretton Green Stretton Single storey rear extension. (Approved).

26/02192/FUL Manor Wood Country Caravan Park Mill Lane Coddington Single storey extension to existing café.

26/01792/FUL Agricultural Building at Crooke Farm Aldersey Lane Chester Change of use from agricultural to B2 and B8.

Decisions:

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

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

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

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

Approved: 26/02397/FUL Marloes 19 Stretton Green Stretton Single storey rear extension.

13) CORRESPONDENCE AND INVITATIONS: Circulated on email as and when received.

i) Complaint regarding 26/00111/EOPDEV New Field Access Holywell Lane.

ii)CWaC Notice of Local Plan Scoping Consultation running to 28 September 2026.

14) HIGHWAY MATTERS: Members may raise any issues regarding paths and highways.

i)Holywell Lane: Flooding (Cllr Lessels).

ii)Grit bins (Clerk).

15) DATE OF NEXT MEETING: Thursday 19 November 2026 @ 7.30pm at Coddington Parish Room. The budget for 2027/2028 will be set at this meeting.