

MINUTES OF THE ORDINARY SEPTEMBER MEETING HELD ON 17th SEPTEMBER 2026 AT 7.30pm CODDINGTON PARISH ROOMS.

Present: Cllrs. R. Sadler (Chair), P. Overmeer, P. O'Leary, A. Lessels, P. Roberts, C. Lawton. 6 members of the public, and C. Taylor (Clerk).

1.Apologies: Cllr M Leigh, Borough Cllr A Waddelove.

2. Declarations of Interest: None.

3.Public speaking time limited to approximately 15 minutes.
Nothing raised.

4. Community Safety. No police presence. Monthly report not circulated prior to meeting. The Clerk reported:

i) A Farndon Ward police cluster meeting, for members only, had been scheduled for Wednesday 14 October 2026 at Farndon Memorial Hall. Cllr Waddelove would be requesting agenda items in advance of the meeting.

ii) Instances of fly tipping had been reported around neighbouring villages. CWaC Regulatory Services and the rural policing team had attended and dealt with.

Resolved: Noted.

5. Borough Councillors Report. Cllr Waddelove not in attendance but report circulated prior to the meeting:

i) A534 speed limit reduction at Barton. No further update with the last correspondence advising that it would happen in this financial year. Cllr Waddeloves own contribution via his members Budget had already been paid out to Highways so there was an expectation that the work would be carried out imminently. A firm date would be sought from Highways at the following days catch up meeting with Highways.

ii) Lines at junction of Beachin Lane. The work had been issued to Colas but as yet not delivered. To be raised at the Highways catch up meeting as above.

iii) Barton bus stop. Some positive progress had been achieved with the safety audit, budget and operators' approval all in place. Technical drawings and costings still awaited. A formal meeting with Highways had taken place to discuss the time it was taking. There were however about 12 other works requests ongoing so there was something of a back log.

iv) Pavement Clutton to Broxton. The last communication from CWaC had been that siding out on the A534 was considered out of scope for the Community Led Scheme and that they were therefore looking at alternative funding to get this done, however it may not be until the new financial year.

v) Road sweeper in Clutton. To the best of Cllr Waddeloves knowledge, the sweeper had paid a visit during the second week of June.

vi) Planning. More planning changes were on the way with new rules set to strip elected members of powers to scrutinise major planning applications and represent residents. The reforms from the national government, due to take effect from 31 October 2026, would replace the Councils existing Planning Committee Members Call-In Procedure with a new Referral Request Procedure. Applications would be subject to a "gateway test", with decisions on whether they should be referred to Committee resting with the Chair of Planning Committee and the Head of Planning. Previously all applications called-in by Councillors would automatically be heard at Planning Committee allowing Councillors the opportunity to represent their residents. This was significant as Cllr Waddelove had called-in three large housing planning applications received in Farndon so far. While it seemed that these would still be heard at Planning Committee, any future application would almost certainly not be.

Resolved: noted.

6. Approval of the Minutes of the Annual General Meeting held on 21 May 2026.

Approved with one amendment: Item 3. Paragraph 1 should have referred to the Chair and Cllr Lessels as opposed to the Chair and the Clerk.

Proposed Cllr. P Roberts

Seconded Cllr. P Overmeer

7. Matters Arising.

Nothing raised.

8. Approval of the Minutes of the Ordinary May Meeting held on 21 May 2026.

Approved with one amendment: Item 7 (viii) should have referred to Aldersey and Coddington WI as opposed to Aldford and Coddington WI.

Proposed: Cllr P Roberts

Seconded: Cllr A Lessels.

9. Matters Arising.

i) Gov.Uk website and emails: Engagement and sign off suggestion. Cllr O'Leary reported: Currently working on a uniform email sign off for all members.

ii) School engagement update. Cllr Lessels reported: No real further update. She would be picking up the speed reduction campaign again with the school. The recent Ofsted report was in a different format but reported as some improvement needed.

Resolved: Cllr Lessels to meet with the new headteacher and offer any assistance.

iii) Defibrillators: **Noted:** Nothing to report.

iv) Clutton: Exploration of planting possibilities: Cllr Lessels offered to make some further enquiries to try to establish the ownership of a piece of previously considered land by Lower Hall Mews.

Resolved: that the Clerk would contact Aldersey and Coddington WI and suggest that they might like to consider bulb planting by the noticeboard at Clutton on the A534.

v) Barton Stocks/Wells: Cllr Overmeer reported: No tangible progress but recent correspondence had been circulated to all.

Resolved: Cllr Overmeer would pursue further.

vi) Noticeboards. Cllr Overmeer reported: Following the Coddington noticeboard door becoming detached he suggested that some of the other noticeboards around the parishes would also likely need refurbishment. **Resolved:** Cllrs would audit the boards in their respective parishes and report back to the next meeting. Cllr Overmeer would arrange for the boards in Aldersey, Carden and Stretton to be painted green.

With regards to interactions with residents on a wider level, a member of the public asked for consideration to be given to improving communications to residents in Stretton via their Parish Councillor, in the same way as Clutton and Barton Cllrs currently operated. **Resolved:** Cllr Roberts to set up a WhatsApp group specifically to address this.

vii) Potential collapsed culvert by the brook in Aldersey. **Noted** that this had been attended by CWaC and assessed for remedial action.

viii) Parish Councils standard response to local planning matters. Cllr O'Leary reported: He had drawn up a guidance document and would be asking Cllr Waddelove to review it.

10. Finance Matters.

General: Current balance £7472.80 of which £4742.14 was Parish Council held funds and £2730.66 was Play Area held funds. Parish Council had £219.20 vat outstanding to claim and Play Area had £24.25. Currently £0 CIL funding ring fenced. **Resolved:** Noted.

Proposed Cllr P Overmeer Seconded Cllr C Lawton

11.Clutton Play Area.

Cllr Lessels reported: Not a lot to update, the crossbar had been replaced and some of the hedging had suffered over the hot summer months and she would be raising this with the school.

Resolved: Noted.

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.

i) Complaint received regarding 26/00111/EOPDEV New Field Access Holywell Lane: The Clerk and Cllr Waddelove had been in contact with Planning/enforcement regarding the complaint.

Planning had advised that they had the above case open which was for a new field access but that it seemed likely that the complaint received was with regards to the same site. The information had been added to the case file and the Parish Council had been added to the list of complainants so as to be kept updated during the course of their investigation. The case was currently progressing in their list and would be picked up by a case officer in due course when capacity allowed. **Resolved:** Noted.

ii) CWaC Notice of Local Plan Scoping Consultation received running to 28 September 2026. A new Local Plan for Cheshire West and Chester was being prepared and it would replace the policies in the current Local Plan and would also cover minerals and waste. It would guide decisions about how land was used and developed and would, for example, help decide where new homes and jobs could go and how the environment could be protected. A formal notice of intention to commence Local Plan preparation and a Local Plan timetable had been published on 12 June 2026. This next stage was a scoping consultation to seek views on what the new Local Plan should contain, and how future consultation and engagement should be carried out. Views were now invited on the scoping consultation. This was a short, early-stage consultation designed to help identify the main issues and priorities for the new Local Plan. As more detailed proposals were developed, there would be further opportunities to comment. **Resolved:** Noted.

14. Highway Matters.

i) Holywell Lane flooding reported: by 30mph sign in direction of Chowley Oak. **Resolved:** Clerk to raise with CWaC Highways.

ii) Grit bins: **Noted** that the Clerk had ordered grit refills for both bins in Clutton from Highways.

15. Date of next meeting: Thursday 19 November 2026 at 7.30pm at Coddington Parish Room. Noted that the budget for 2026/2027 would be set at this meeting.