

Aldford and Saighton Parish Council
TO: ALL MEMBERS OF THE COUNCIL

Dear Member

You are HEREBY SUMMONED to attend the Meeting of the Council to be held on THURSDAY 25TH SEPTEMBER 2025 AT 7.15PM at SAIGHTON VILLAGE HALL for the purpose of transacting the business set out on the agenda below.

Yours sincerely **Claire Taylor**

Clerk to Aldford and Saighton Parish Council

Members of the public and the press are welcome to attend. Further details available from the Clerk aldfordparishclerk@outlook.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.

3. PUBLIC PARTICIPATION (Limited to 10 minutes). Members of the public will be invited to comment on any items on the agenda before business commences.

4. POLICE UPDATE.

5. BOROUGH COUNCILLORS REPORT. To raise issues with /receive a report from the Borough Councillor.

i)Local Plan: Issues and Options: Consultation.

ii)Devolution.

iii)Abbey Gate: PTRO – CWaC (Saighton Area) (Speed Limits) Order 2025.

6. MINUTES OF THE LAST MEETING. To approve the Minutes of the Annual meeting held on 29 May 2025 as a true and accurate record.

7. MATTERS ARISING.

- i) To receive any update on proposed telecommunications installation at Aldford Farm.
- ii) Defibrillator at Saughton: To further discuss current siting and status.
- iii) BT Kiosk Consultation – Saughton. To receive an update.
- iv) Potholes reported: School Lane, Middle Lane, Green Lake Lane, and Rushmere Lane. To receive an update.
- v) Height restriction signage at approach to dry arch bridge on B5130 at Aldford reported as needing renewing: To receive an update.

8. ACCOUNTS. To approve the payment of salaries and expenses, the payment of invoices for goods received and services rendered, to note any receipts and to receive details of current balances.

9. PLANNING.

Existing Applications:

24/00008/LBC Village Stocks Chester Road Aldford Replacement of the timber stocks which are placed within stone supports.

24/03779/DIS Lea Mosses Farm Lea Lane Aldford Discharge of condition 4 (Habitat management and monitoring plan) of planning application **24/01661/FUL**.

25/00174/LBC Abbey Gate College Saughton Lane Saughton Install a rise and fall traffic barrier to drive into college. (Application listed as no longer available or restricted from public viewing).

25/00455/WAS Land near Manor Farm Lower Lane Aldford Construction of an agricultural anaerobic digestion facility and associated infrastructure.

New Applications:

25/02590/CAT Manor House Saughton Lane Saughton Sweet Chestnut (24) – reduce crown throughout by 2-3 m to reduce loading.

25/02593/CAT Paddock Adjacent Saughton Lane Saughton Oak (6447) – reduce upper crown primary branches to main stem at 14m, finish with coronets.

25/02735/CAT Saighton Church of England Primary School Saighton Lane Saighton Oak (Quercus Robur) – The tree is a very large example of an Oak with long leggy branches overhanging the Forest School area. Crown has had significant damage to one side of the crown due to strong winds. There are currently two large hung up limbs that are in place. To reduce the full remaining crown by 3-4m to reduce the end weight and sail effect, should strong winds come through again. This will also partly balance what is remaining of the crown.

Decided:

Approved: 24/03603/FUL Porter Heath Farm Ridges Lane Saighton Chester Change of use and conversion of former agricultural barn to one residential dwelling (C3). Single storey front extension, first floor dormer, raising existing roof height of garage, Installation for Juliette balcony, rooflights and alterations of windows and doors.

Prior Approval not required: 25/01198/P14 Lea Manor Farm Buildings Lea Lane Aldford Installation of a new solar PV (Photovoltaics) system on 2 x farm building roofs, consisting 1430 solar PV modules with a capacity of 600 kWp, all other Solar PV equipment including inverters and switchgear being installed at ground-level.

Prior Approval required and approved: 25/01377/PMA Yew Tree Farm Buildings Saighton Lane Saighton Prior Approval application under Class MA for the change of use of offices to dwelling house use at Buildings at Yew Tree Farm.

Prior Approval required and approved: 25/01376/PMA Yew Tree Farm Buildings Saighton Lane Saighton Change of use of offices into two dwellings.

10. CORRESPONDENCE. To receive correspondence, publications and invitations and agree actions and attendees.

i) Notification of Marathon/Metric Marathon 5 October 2025.

ii) Invitation to renew Cheshire Community Action membership.

iii) Invitation to attend CWaC Connections Online meeting Highways 25 September 6pm to 7pm. (Clashes with PC meeting).

iv) CWaC Local Plan Issues and Options (Regulation 18) consultation: Closing date 29 August 2025.

v) Concerns and a request raised by a resident for a reduction in speed limit on the road in front of 2 Church Cottages in Bruera.

vi) Complaint regarding speeding traffic along Green Lake Lane/Rushmere Lane.

vii) Invitation to attend CHALC Annual Meeting Wednesday 22nd October 6pm Eaton Estate.

viii) Eaton Estate New Woodland 2026: Invitation as a consultee to meet Grosvenor Head of Forestry to learn more about the scheme.

ix) Invitation to Connections Locality Meeting Thursday 6th November 2025, 6pm to 7.30pm.

x) Request to pay Aldford bus shelter annual rental.

xi) First Aid Courses run by Tattenhall First Responders: To gauge interest.

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

i) Lea Lane: To receive any update.

ii) Aldford village sign on Chester Road: support post reported as needing replacing.

iii) Aldford Bridge: Signage destroyed.

12. DATE AND TIME OF THE NEXT MEETING.

To confirm that the date and time of the next meeting will be on Thursday 27th November 2025 at 7.15pm at Aldford Village Hall.