

CODDINGTON AND DISTRICT PARISH COUNCIL

Minutes of the Meeting of the Council held at **CODDINGTON PARISH ROOMS**, on **THURSDAY 20th November 2025 AT 7.30 PM.**

Present: Cllr R Sadler (Chair), Cllr P Overmeer, Cllr A Lessels, Cllr P Roberts, Cllr M Leigh, Cllr P O'Leary.

In Attendance: Borough Cllr A Waddelove, 3 Members of the public.

1. APOLOGIES FOR ABSENCE. Received from C Taylor (Clerk). Cllr Lawton was absent from the meeting.

2. DECLARATIONS OF INTEREST. None made.

3.OPEN FORUM / GENERAL PUBLIC SPEAKING TIME. Members of the public said that they had missed earlier meetings, and had come along to listen and show interest. Another member of the public said they were interested in any progress/timelines in relation to signage.

4. COMMUNITY SAFETY. PCSO McKevitt not in attendance.

i) Report not received to circulate before meeting.

ii)Update on transferred custodianship of Clutton defibrillator to Cllr Lawton. Cllr Lessels reported that this had not happened as yet since the present custodian was waiting for the transfer to Cllr Lawton.

iii)Tri-annual Farndon Ward meeting initiative: PCSO McKevitt had offered to progress. Cllr Waddelove discussed this generally, the idea initially was for the PCSOs to run a cluster meeting to chat through issues with anyone since parishes were not getting a lot of support from the monthly updates. Farndon Parish Council had responded positively to the idea. It had however been reported that PCSOs were being reduced from 87 to 27 in Cheshire and it was no longer certain the initiative would now take place position given the reduction. There had been no response to the meeting as yet from PCSO McKevitt.

Cllr Roberts asked whether it was worth contacting the PCC to see if the initiative had any prospect of being continued/progressed. This was echoed by the Chair.

5. BOROUGH COUNCILLORS REPORT.

Cllr Waddelove was in attendance and reported:

i)Reduction of speed limit on A534 through Barton Village.

This was in train, to be delivered within 2026 financial year.

ii)20mph outside schools.

Ongoing work with the school was being undertaken and details were being fleshed out, do not know when this will occur. School is engaging with local community.

iii)Footpaths Clutton to Coddington and Broxton.

Noted as a perpetual issue. Cllr Waddelove informed the Council that there was a scheme regarding road/footpath debris, and he had put the local footpaths down for consideration.

iv)Signage at T Junction by Smithy House update.

CWaC had contacted Manor Wood regarding additional signage (costs were given as circa £2k), but the caravan park had advised that they would not fund the signage and CWaC do not fund replacement 'brown signs'. Cllr Overmeer asked whether the bulk of the cost could be mitigated if the sign was on private land. Cllr Waddelove offered to take that away and see if it was a potential solution.

v)Bus shelter at Barton. Nothing further reported.

vi)Scottish Power: Cllr Waddelove updated on the situation with SP and the power outages in the local area. They had offered to attend the next PC meeting to update. This was warmly welcomed by the PC. Cllr Waddelove to extend a formal invitation.

6. MINUTES OF THE ORDINARY MEETING HELD 1 SEPTEMBER 2025. Resolved as agreed.

Proposed: Cllr P Roberts

Seconded: Cllr P Overmeer

7. MATTERS ARISING.

i)Barton Stocks. Cllr Overmeer updated: He had finally heard back from Historic England but had not had time to get in touch with CWaC, but he did wonder in light of financial constraints whether there was any merit in relocating the stocks. It was likely to be expensive, and given that three Barton residents were present at the meeting he offered them the opportunity to speak on the topic. The members of the public didn't think there was a lot of interest, other than The Cock O Barton using them for weddings. Cllr Overmeer to speak to the pub regarding any interest in relocation or replica stocks in order to preserve the history.

Cllr Roberts asked if it was worth exploring if there were any grants available.

ii)Water leaks in Clutton: Response from North West Regional Office of the Consumer Council for Water. Nothing further to report at present.

iii)Approach from A534 to Holywell Lane: Cllr Lawton had previously offered to canvass residents with a request for some community involvement to address overgrowth. No information received from Cllr Lawton in relation to this issue. For the next agenda.

8.MINUTES OF THE EXTRAORDINARY MEETING HELD 23 OCTOBER 2025. Resolved as agreed.

Proposed: Cllr P Overmeer

Seconded: Cllr M Leigh

9.MATTERS ARISING. None.

10. PLANNING. Planning applications/decisions received by the Parish Council since/outstanding from the last meeting:

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).

25/02206/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.

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

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.

All decisions noted by the Parish Council.

11. FINANCE.

i) Current balance at 14 November 2025 was £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.

Resolved: No comments in relation to the finances. Noted.

12.BUDGET/PRECEPT SETTING.

Members agreed to request a Precept of £6000 for the year 2026/2027.

Proposed: Cllr P Overmeer Seconded: Cllr P O'Leary

Agreed by all.

i) Invoice for Parish Room hire presented for £30 for last two meetings.

Resolved to pay. Proposed: Cllr M Leigh Seconded: Cllr P Overmeer.

Noted that room hire would increase going forward to £20 per meeting as opposed to £15.

13. CLUTTON PLAY AREA/MULTI USE GAMES AREA.

Cllr Lessels provided a brief update on the play area provided by Emma Davidson (Chair of Play Area Committee). There was a wreath making activity coming up as a fundraiser for the play area and they were still

waiting on an inspection but they were not aware of areas of concern at this time.

14. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Circulated on email by Clerk between meetings.

i)New woodland planting: Cllr Lessels gave feedback on a site meeting with Greg Vickers, Grosvenor Estate Head Forester. He had shown her where the site was going to go and shared timeframes and had talked through the scheme in general terms. Cllr Leigh had also met with Greg and said that one of the areas of planting would be on a floodplain, and this was pointed out since water would have difficulty getting away. Consultation was ongoing. The scheme was likely to happen within the next few years and they would continue to maintain consultation.

ii)CWaC Connections Online Meeting 25 September 2025 (Highways): Cllr Roberts had been unable to attend but had provided slides to the Clerk to circulate to all.

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

Resolved: Cllr O'Leary would endeavour to sign up.

15. STANDING CONSIDERATION OF HIGHWAY MATTERS.

i) The Chair had received concerns from a member of the public regarding the bend in Coddington by Jones' hedge (exact location to be ascertained) having been 'taken out' three times in six months. Clerk to raise with CWaC.

ii) Cllr O'Leary questioned whether the grit bins were full before any issues were experienced with ice and gritters. Cllr Lessels reported that one of the bins was half full and the other appeared to have a damaged lid, very little salt and needed looking at. Clerk to look at licence agreement and ascertain who was responsible for replacement and salt refill.

iii)Cllr Overmeer reported a further highways issue:50 or so yards down from The Cock O Barton in the direction of Barton garage on the left-hand side a branch or sapling had come down in recent bad weather, police had attended and placed cones but the tree had not been

removed. Clerk to ask CWaC to remove as it was on council owned verge.

16. DATE OF NEXT MEETING: Thursday 19 February 2026 at 7.30pm at Coddington Parish Room.

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