

Minutes of the Ordinary September meeting held on 1st September 2025 at 7.30pm at Coddington Parish Rooms.

Present: Cllrs R. Sadler (Chair), P. Overmeer (Vice Chair), C. Lawton, A. Lessels, M. Leigh, P. O'Leary (remotely), P. Roberts, Borough Cllr A. Waddelove, 13 members of the public and the Clerk.

1.Apologies: None received.

2. Declarations of Interest: None.

3.Open Forum.

Advance notice had been given that members of the public intended to attend to address the Parish Council to underline their concerns regarding the current national speed limit of 60mph through the village of Barton and to request that the Parish Council take necessary actions to reduce the speed limit to 40mph.

As an introductory background to the current position, Cllr Sadler gave a brief history of the considerations the Parish Council had made over potential speed limit reductions in both the villages of Barton and Stretton. Concerns had been raised by Stretton residents in 2019 with regards to the speed of vehicles travelling in the direction of Barton to Tilston. At the end of 2021 a lowered speed limit was promoted. As Stretton had changed so much (with new house builds), whereas Barton had not changed, the Parish Council had supported the Stretton speed limit reduction initiative. The scheme had been funded through a combination of streams: CWaC, Borough Councillors Members Budget and resident contributions and had been delivered only very recently (in the last month).

Cllr Sadler went on to advise that, in response to the recent strength of feeling made known by residents, the Parish Council had asked Borough Councillor Waddelove to consult with CWaC and they had agreed to honour a previous scheme and costing for a reduced 40mph through Barton. CWaC had also confirmed that they would honour funding 50% of the ensuing cost with the Parish Council being required to fund the remaining 50%. Borough Councillor Waddelove had advised that he would cover 25% of that 50% and the Parish Council had secured funding for the remaining 25%.

A spokesperson for the Barton residents gave members a very thorough presentation outlining their collective concerns regarding the dangers the current 60mph speed limit, running directly through a settlement, posed to villagers, visitors, and road users in general. Their request was for a reduction to 40mph with additional modest traffic calming measures to include refreshed road markings and signage. Cllr Sadler advised that the Parish Council would ask Borough Cllr Waddelove to ask CWaC for a costing of the additional measures requested over and above those that would be put in place as part of the speed reduction.

The residents request was for the Parish Council to commit to funding such a scheme and to support a resolution to this effect.

Cllr Sadler confirmed that the Parish Council would support the resolution but felt it important to stress that the road would still be a dangerous road as speed limits still had to be enforced. It was also acknowledged, in response to a shared observation, that the pavements Carden Park to Barton were not maintained adequately by CWaC and posed a danger to pedestrians attempting to use them.

The residents spokesperson, commenting on wider funding decisions, questioned the Parish Councils ad hoc financial support of the Clutton Play Area as it was an ageing asset and, in their view, any monies would be better spent on supporting a new provision. Furthermore, there should be fair apportionment of funding support throughout the parishes.

Cllr Lessels, play area committee member, through the Chair, responded that the play area was subject to an annual inspection and that while it was old it was not to say that it was unsafe and that regular repairs were funded in the main through fundraising efforts. It was well used and continued to pass all Health and Safety inspections.

Another member of the public made the point that when plans for Manor Wood Caravan Park had originally been submitted to CWaC, objections had been raised questioning the safety of allowing caravans to use the road through the middle of Barton and out onto the A534 and suggested both Manor Wood and The Cock O Barton be asked if they would contribute to any additional traffic calming measures, over and above the 40mph reduction, being requested if approved by CWaC.

A petition was presented to the Clerk with 24 signatures from Barton Village residents 'to reduce the speed limit from 60mph to 40mph through the middle of our village and for traffic calming measures (painting on the road) to support this. We ask for this to be funded by Coddington Parish Council.'

The Clerk requested a copy of the residents concise presentation and members of the public left the meeting at this point.

Cllr Waddelove advised that any additional traffic calming measures over and above any of which came as standard as part of any speed reduction scheme would be more complex and not straightforward and if agreed by CWaC would come at additional cost. Roundels would be included. CWaC would normally progress a lowered speed limit as a standard package and then act on any request for additional traffic calming measures as required and that they supported as deemed necessary.

Resolved: The Parish Council support and request a reduction of the speed limit through Barton Village from 60mph to 40mph together with additional traffic calming measures that are appropriate for the scheme noting that residents request additional modest traffic calming measures to include refreshed road markings and signage. The cost of the standard speed reduction to be funded 50% by CWaC, 25%

from Members Budget, 25% from Parish Council secured funding. To keep the measures under review and consider further application for support if requested and/or required. Cllr Waddelove to ask CWaC for the cost of the additional gateway treatments requested over and above the standard speed reduction.

Cllr Waddelove and the Clerk (dual approach) to instruct CWaC to proceed with the speed reduction at the earliest opportunity and to ask if the scheme could be delivered in this financial year.

Proposed: Cllr P Overmeer

Seconded: Cllr A Lessels

Vote: All in favour by show of hands.

4. Community Safety.

i) Police report if present/report forwarded. Police not present, no report received.

Resolved: Noted.

ii) Custodianship of Clutton defibrillator. Cllr Lawton had offered to take over custodianship of the defibrillator located externally at the school, presently undertaken by Emma Davidson, Play Area Committee Chair. Resolved: Cllr Lawson to make contact with Emma Davidson to co-ordinate the transfer of responsibility.

iii) Defibrillator training. Cllr Lessels had advertised the sessions offered at Tarporley on the Clutton village Facebook page. **Resolved:** Noted.

iv) Feedback on police surgery in Clutton. No feedback received from residents.

Resolved: Clerk to ask PCSO McKeivitt to confirm level of attendance/engagement.

5. Borough Councillors Report on issues that affect Coddington and District.

i) To receive any update on 20mph outside schools: Council was expected to deliver the 20mph report to Cabinet in October for them to look at the data and it looked to be a positive step in the right direction. He would update at the next meeting.

ii) Update on Stretton 40mph scheme: Residents contributions had been received and were currently held in the Parish Council account at Cllr Waddeloves request. Resolved: He would request the Parish Council be invoiced.

iii) Devolution update: The formal vote to accept or not was 9 September 2025. The administration of CWaC, Cheshire East and Warrington were under pressure to postpone until May 2027. The 3 councils eventually approached Government for a delay and it had been accepted but the vote on the 9th was still awaited with all 3 having to agree.

iv) To receive any update on Scottish Power outages: Scottish Power were obviously aware of the issues but he would raise with them again.

v)Footpaths: Acknowledged that the pavements Clutton to Coddington and Broxton required clearing and advised that he was hopeful that a scheme to address the need might be forthcoming and that he would update.

vi) CWaC Local Plan Consultation: Issues and Options. A public meeting had been held in Farndon the previous week with CWaC Head Planning Officer outlining what the recent changes made by national government to local housing targets meant for Farndon Ward and the prospect of significant development locally. CWAC was currently consulting on the options for where houses might be built as part of its new Local Plan. There were three options A, B, and C. Option A would see Farndon with 500-1500 new houses. As yet, no formal planning applications had been received but neighbouring Malpas and Tattenhall were in the process of seeing major planning applications for 100s of houses.

If numbers of houses were not allocated in Farndon it could impact other villages.

Resolved: noted.

6. Approval of the Minutes of the meeting held on 22 May 2025.

Proposed

Seconded

Cllr. R. Sadler

Cllr. A. Lessels

7. Matters Arising from the Minutes of the Meetings of the Parish Council held on 22 May 2025:

i) Barton Stocks: Cllr Overmeer reported that he had sent correspondence to Historic England (HE) the previous week and was awaiting a response. It looked as though some undergrowth had been disturbed and it was possible HE had made a site visit. **Resolved:** Cllr Overmeer to update on receipt of a response.

ii)Insurance: **Resolved:** Clerk to circulate insurance schedule to further consider level of cover mid-term in readiness for seeking quotes next year.

8. 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.

25/00539/LBC The Cottage Stretton Hall Lane Stretton Replacement fenestration, repointing the cottage in lime-based mortar and minor non-material internal and external alterations.

NEW APPLICATIONS:

25/02206/FUL Land at Grid ref 344949 354175 Barton Road Barton Demolition of existing stables and equestrian buildings, erection of one residential dwelling. **Resolved:** Clerk to comment to Planning on behalf of the

Parish Council: Existing residents complain regularly regarding how difficult it is to access from the track onto the A534 and this scheme would add to that difficulty. Highways would need to consider access and egress to and from the site currently exiting onto a road (the A534) with a national speed limit.

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.

25/02569/PMA Wetreins Green Farm Wetreins Lane Kings Marsh Chester Change of use from studio to dwelling.

DECISIONS:

Approved:25/00537/FUL 17 Broxton Road Clutton Single storey rear extension.

Approved:25/01436/FUL The Barn Stretton Lower Hall Stretton Hall Lane Stretton Replace ad hoc windows, roof lights and doors with double glazed timber windows, two windows to be blocked up, and installation of three roof lights.

Approved:25/00393/LBC The Barn Stretton Lower Hall Stretton Hall Lane Stretton Replace ad hoc windows, roof lights and doors with double glazed timber windows, two windows to be blocked up, and installation of three roof lights.

APPEALS:

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. Any representations by 11 September 2025.

9. FINANCE.

Current balance: £8394.

Of which:

Parish Council funds: £ 5262.

Ring fenced residents' contribution to Stretton speed limit reduction scheme: £731.

Funds held on behalf of Clutton Play Area: £2401.

i) Online banking update. Account now fully operational with Cllrs Sadler, Overmeer and Leigh all named as signatories and Clerk a non-account signatory with delegated user access (full), with any transaction to be authorised by any two signatories.

ii) Allocation of CIL funds remaining. It was noted that £547.05 remained to be allocated.

Resolved: Noted.

Proposed Cllr R Sadler Seconded Cllr M Leigh

10. Clutton Play Area/MUGA Update:

Cllr Lessels reported on behalf of the Play Area Committee.

* Annual Play Area inspection was due. Two wooden fence posts needed repairing and quotes had been sought for interim patching of soft pour areas.

* One Pear tree had been cut back following concerns raised regarding crops falling onto the play area path and since removed and would be ground out at a later date. It was intended to replace the pear tree with an apple tree. The possibility of setting up some community allotments beds had also been suggested.

* The school had communicated that an arborist had advised that two trees fronting onto Lower Hall Lane needed to be removed.

* Fundraising plans were in place: Wreath making, community carols, curry and quiz night (Date to be arranged).

* She had visited the school and met with the CEO of the Samara Trust who had advised that the trust would cease to exist at the end of the year (2025). The three schools within the trust would be subsumed into a larger trust with effect from next year (2026). Numbers were up and engagement good with the new headteacher taking up post this term (September 2025). Some funds had been identified for a paint of the school.

Resolved: Noted.

11. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS. To receive correspondence, publications, and invitations.

i) CWaC Local Plan Consultation: Issues and Options. Discussed at item 5(vi).

ii) Outcome of BT Kiosk Consultation: Coddington public phone box. CWaC had confirmed that BT had agreed to leave the kiosk as a functioning box with telephony intact and connected. This decision may be revisited in the future and more frequent use of the box would help secure its continued viability. **Resolved:** Noted.

iii) CWaC Fees and charges Increases. Festive lighting: Advisory received regarding CWaCs statutory duty to ensure the safety of all highway users as the Local Highway

Authority. Guidance on compliance with Construction, Design and Management (CDM) Regulations, Electrical safety, Highway safety standards, Licensing and financial considerations. All associated costs to be covered by event organisers or community groups. **Resolved:** noted.

iv) Letter from Eaton Estate regarding woodland proposal Edgerley Covert. **Resolved:** Cllr P Roberts had offered to engage with the head forester.

v) CWaC Connections Online Meeting: 25 September 6pm to 7pm: Highways funding and current and future delivery. **Resolved:** Cllrs P Roberts and C Lawton to attend.

vi) Cheshire Resilience Forum: pilot focusing on improvement of community resilience. **Resolved:** Cllrs A Lessels and C Lawton to express an interest.

vii) Letter from resident regarding signage at T Junction by Smithy House Coddington and undermining of sandstone retaining wall of pond at same junction:

Resolved: Cllr Waddelove to address the required signage adjustment and the Clerk to write to Grosvenor Estate regarding the compromised sandstone wall.

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

i) Lower Hall Mews signage damaged: **Resolved:** Cllr Lessels to forward photograph to Clerk to report.

ii) Condition of footpaths in Clutton. Reported as becoming further impassable due to more mud and debris. **Resolved:** Noted as dealt with at item 5(v).

iii) Water leaks in general in Clutton. Long periods without water reported in Clutton. **Resolved:** Cllrs Lessels and Lawton to write to the North West Regional Office of the Consumer Council for Water.

iv) Approach from A534 to Holywell Lane: Request received to address unsightly overgrown grass/vegetation and improve aesthetics. It was felt that this should be a community initiative noted that any planters would need a street furniture licence from CWaC. Residents would need to come together with a plan and commitment. **Resolved:** Cllr Lawton to make enquiries as to whether any residents would be interested in becoming involved.

13. Date of next meeting: 20 November 2025 at 7.30pm at Coddington Parish Room.