

ALDFORD AND SAIGHTON PARISH COUNCIL

Minutes of the Meeting of the Council held on **THURSDAY 25 SEPTEMBER 2025 AT 7.15PM at Saighton Village Hall.**

Present: Cllr M Davies, Cllr A Cotton, Cllr B Roscoe, Cllr D Weaver, Cllr H Gornall, Cllr L Humphries, Cllr P Cummins.

In Attendance: C Taylor (Clerk), A Farbon and S Dawson (Grosvenor Estate).

1.APOLOGIES FOR ABSENCE.

Cllr D Walker, Borough Cllr A Waddelove. **Resolved:** Noted.

2.DECLARATIONS OF INTEREST.

Members were invited to declare any personal, prejudicial, or pecuniary interests they may have in any item on the agenda, subject to the rules regarding disclosure contained in the current Members' Code of Conduct and as defined by regulations made under section 30(3) of the Localism Act 2011.

Resolved: No declarations made.

3.PUBLIC PARTICIPATION. Nothing raised.

4.POLICE UPDATE.

Police not in attendance / report not circulated prior to the meeting.

A silver Discovery was reported as having been left for a while on Chester Road. **Resolved:** Clerk to report to PCSO.

5. BOROUGH COUNCILLORS REPORT.

Cllr Waddelove was not in attendance due to a clash with another meeting but circulated his report prior to the meeting.

Resolved: Noted.

6. MINUTES OF THE LAST MEETING.

The minutes of the Annual Meeting of 29th May 2025 were approved as a correct record.

Proposed: Cllr B Roscoe **Seconded:** Cllr M Davies

7. MATTERS ARISING.

i)To receive any update on proposed telecommunications installation at Aldford Farm. **Noted:** Progressing.

ii)Defibrillator at Saighton. Sarah Dawson advised that Grosvenor Estate had given their consent (on the 7th June 2025) to Saighton Village Hall Committee to relocate the Village Hall defibrillator to the front of the building (external). The Parish Council had previously agreed to fund the move if relocation agreed. Sarah advised that the defibrillator had 'dropped off' but was now back in service. **Resolved:** The clerk to contact Saighton Village Hall to explain the background to this discussion.

iii)Phone box at Saighton. CWAC had agreed for the box and telephony to remain as it was and therefore available to all as and when required. It would however be monitored and if not used going forward could be revisited in the future for removal. **Resolved:** Noted.

iv) Potholes on School Lane, Middle Lane, Green Lake Lane, and Rushmere Lane had all been reported. **Noted:** All repaired.

v)Height restriction signage at approach to dry arch bridge on B5130 at Aldford needing renewing. **Noted:** Clerk had requested.

8.ACCOUNTS.

Resolved: That the payment of salaries and expenses, the payment of invoices for goods received and services rendered be approved and the receipts and balances be noted. Balance at 25 September 2025 was £5062.93 in business account and £523.65 in reserve account.

Proposed: Cllr L Humphries **Seconded:** Cllr A Cotton

9. PLANNING.

Noted that all planning applications were circulated to members between meetings.

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 Saighton Lane Saighton Install a rise and fall traffic barrier to drive into college.

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 Saighton Lane Saighton Sweet Chestnut (24) – reduce crown throughout by 2-3 m to reduce loading.

25/02593/CAT Paddock Adjacent Saighton Lane Saighton 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 dwellinghouse use at Buildings at Yew Tree Farm.

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

10. CORRESPONDENCE RECEIVED.

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

Resolved: Noted.

ii) Invitation received to renew Cheshire Community Action membership.

Resolved: To renew.

iii) Invitation received to attend CWaC Connections Online meeting Highways 25 September 6pm to 7pm.

Resolved: Noted but clashed with Parish Council meeting.

iv) CWaC Local Plan Issues and Options (Regulation 18) consultation: Closing date 29 August 2025. **Resolved:** Noted that the Clerk had circulated.

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. **Resolved:** Cllr Waddelove to liaise with resident.

vi) Complaint regarding speeding traffic along Green Lake Lane/Rushmere Lane. **Resolved:** Cllr Waddelove to request PCSO shows some presence.

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

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

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

x) Request to pay Aldford bus shelter annual rental. **Resolved:** Clerk to arrange payment.

xi)First Aid Courses run by Tattenhall First Responders: To gauge interest. **Resolved:** Clerk to draw up a flyer and forward to Cllr Humphries to circulate to see if there was any interest.

11. STANDING CONSIDERATION OF HIGHWAY MATTERS.

i)Lea Lane: No further update.

ii)Aldford village sign on Chester Road: support post reported as needing replacing. **Resolved:** Cllr Roscoe to address.

iii)Aldford Bridge: Signage destroyed. **Noted:** Cllr Waddelove had requested it be reinstated.

12. RESOLVED: DATE OF THE NEXT MEETING OF THE COUNCIL: THURSDAY 27 NOVEMBER 2025 AT 7.15PM AT ALDFORD VILLAGE HALL.