

## **CODDINGTON AND DISTRICT PARISH COUNCIL**

Minutes of the Meeting of the Council held at **CODDINGTON PARISH ROOMS**, on **THURSDAY 19<sup>th</sup> February 2026 AT 7.30 PM.**

**Present:** Cllr R Sadler (Chair), Cllr P Roberts, Cllr M Leigh, Cllr C Lawton.

**In Attendance:** Borough Cllr A Waddelove, Mrs C Taylor Clerk, 2 Members of the public.

**1.APOLOGIES FOR ABSENCE.** Received from Cllr A Lessels, Cllr P Overmeer, Cllr P O'Leary. Advance apologies for lateness: Cllr Waddelove.

**2. DECLARATIONS OF INTEREST.** None made.

**3.OPEN FORUM / GENERAL PUBLIC SPEAKING TIME.** 2 members of the public attended to raise awareness of the difficulties, both financial and the running of, faced by St Marys Church and the Parish Room (both of which were Listed Buildings). The church had dwindling attendance and the Parish Room was kept open and functioning by a very small number of volunteers with current use low and the financial position reflecting this. The situation raised the question of future viability. The future of the church would be for the Diocese to address but the future of the Parish Room, being owned by the Parish and run by Trustees, was open to discussion. It was asked what the position would be if the Trustees were no longer able to run/maintain the Parish Room.

**Resolved:** Cllr Waddelove to ask CWaC for advice on the latter point.

Trustees to arrange a meeting to discuss the situation with a view to convening a public meeting in the Parish Room to facilitate a conversation with parishioners to both highlight the issues being faced and to ask for support in addressing. It was also suggested that the Trustees might contact other local halls to utilise shared experience.

## **4. COMMUNITY SAFETY.**

i)Update from PC Gardner: It had been confirmed that PCSO numbers were to reduce from 87 to 57. It was, at present, unclear what that meant for the Farndon Ward but for now contact going forward would be via PC Gardner. **Resolved:** To continue to press PC Gardner for a quarterly

Ward meeting in the absence of ability to attend regular individual Parish Council meetings.

ii) Update on transferred custodianship of Clutton defibrillator (outside Clutton School) to Cllr Lawton. Cllr Lawton reported that this had now happened and that she had completed a training session. All checks were in place. **Resolved:** Noted.

iii) Update on Barton defibrillator (outside Cock O Barton): Cllr Overmeer was proactively sourcing a replacement defibrillator as there had been advance notification that the current defibrillators replacement consumables would shortly become unavailable for purchase going forward. **Resolved:** Noted.

## **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, no further update. The reduced speed limit outside Abbey Gate college had taken 12 months to deliver to give a general idea of timescale.

ii) 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 Waddelove had approached Grosvenor Estate regarding potentially putting a sign on the wall opposite but they had said no. The only other suggested course of action would be to go through the CWaC Street Furniture Scheme for approval and this would be at cost (a licence for installation (£258), cost of sign itself, public liability insurance (potentially already covered), use of approved contractor for installation). **Resolved:** Noted.

iii) Scottish Power: Officers had offered to attend the next PC meeting. **Resolved:** Noted.

iv) Bus stop at Barton: He had held some site meetings with CWaC about the possibility but they were struggling to identify a suitable position and were open to suggestions. He would continue to address. **Resolved:** Noted.

v) Siding out: There had not been sufficient funding in this financial year to address pavements Clutton to Broxton but it had been put into next

year's budget. It was also noted that pavements Clutton to Barton were similarly compromised. **Resolved:** Noted.

vi)Chevron sign at the bend in the road near Crook Aldersey at Aldersey Lane, Aldersey: He had requested a sign be installed and CWaC, while advising the bend did not meet their criteria for a Local Safety Scheme and was not therefore a priority for safety interventions, had confirmed that an item had been added to Highways Rural West Minor Works scheme list for consideration of suitable signage improvements within the 26-27 financial year. **Resolved:** Noted with thanks.

vii)Budget Council: to be held 25<sup>th</sup> February 2026 for 26-27 year. A 4.99% increase in Council Tax would be signed off - the maximum allowed by government without a referendum. Pothole budget was expected to be cut. **Resolved:** Noted.

**6. MINUTES OF THE ORDINARY MEETING HELD 20 NOVEMBER 2025. Resolved** as agreed subject to one amendment: Cllr Lawtons apologies for absence from the meeting be acknowledged as having been offered.

Proposed: Cllr P Roberts

Seconded: Cllr M Leigh

## **7.MATTERS ARISING.**

i)**Pond at Mill Lane by Rose Farm:** The Clerk had spoken to Grosvenor Estate who were looking to establish ownership of the wall that had been compromised by recurrent flooding. Clerk to update on receipt of a response.

ii)**Update on Barton Stocks:** Cllr Overmeer not in attendance: to report back at next meeting.

iii)**Update on community involvement to tidy approach from A534 to Holywell Lane:** Cllr Lawton had not yet 'floated' the idea with residents but would look to do so now that Spring had arrived.

### **Matters arising from previous Minutes:**

iv)**Insurance update:** The Clerk had taken advice from a member of the community with insurance knowledge whose view was that the Councils current policy was both comprehensive and competitive. **Resolved:** Clerk to ask Chalc to ask other Parish Councils for recommendations going forward.

v) **Update on Clutton school:** Governors, Leadership, and speed reduction campaign: Cllr Lessels had forwarded a report in her absence: Transfer of the governors had taken place to Chester Diocesan Academies Trust (CDAT) from the Samara Trust. The school would be getting a new headteacher who was currently the Head of Bunbury. The school had taken steps with a speed reduction campaign They were going to issue stickers to residents for bins on the main road – 'slow school' – and these were to be rolled out to residents soon. A letter had been drafted to bus companies to be co signed to raise awareness of the campaign with the aim of slowing down school buses to drive 'as if' the speed limit was 30.

vi) **Transition to Gov.uk website, email addresses, and use of CIL funds:**

**Resolved:** To instruct UKCityImages (UKCI) to start the transition process through Parish Online with immediate effect. The current website renewal date was 1 March 2026 and UKCI had offered to keep the old system live until the transition was complete. UKCI would facilitate the transfer and thereafter provide management of the website and email addresses on behalf of the Parish Council.

**Proposed:** Cllr P Roberts    **Seconded:** Cllr C Lawton.

It was agreed that the initial cost of the Gov.uk website build and email addresses would be met from held Community Infrastructure Levy funds. The continuing annual fees payable to Parish Online and UKCI would be budgeted for from Parish Council funds.

**Proposed:** Cllr P Roberts    **Seconded:** Cllr C Lawton

**8. 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.

**25/01638/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).

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

**NEW APPLICATIONS:**

**25/03879/FUL** 4 Aldersey Park Chester Two storey extension to southwest gable end to replace existing conservatory. Removal of existing projecting bay window and alterations to existing windows and doors. New dormer to north-east section of main roof. Four small dormers to replace large dormer on south-east elevation. Conversion of existing integral garage to living accommodation.

**25/03882/LDC** Stable Cottage Aldersey Lane Chester Lawful development certificate to establish the existing use of an independent dwelling (C3) (was a stable).

**26/00098/S73** Rose Farm Aldersey Lane Aldersey Proposed farmhouse to replace existing – removal of condition 2 (agricultural occupancy) of permission 2/4/2825.

**DECISIONS:**

**Approved: 25/02139/FUL** Jubilee Cottage Carden Lane Carden Single storey side and rear extension and installation of air source heat pump and solar panels.

**Approved: 25/01186/FUL** Highfield Lodge Highfield Lane Coddington Erection of agricultural building.

## **9. FINANCE.**

i) Current balance £5812.95 of which £2888.84 Parish Council funds, £2924.11 held on behalf of Clutton Play Area.

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.

**10. CLUTTON PLAY AREA/MULTI USE GAMES AREA.** No report received. **Resolved:** Noted.

## **11. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.**

Circulated on email by Clerk between meetings.

## **12. STANDING CONSIDERATION OF HIGHWAY MATTERS.**

i) Grit bin refills: **Resolved:** Cllr Lawton would get a quote from Dandys for refills. Clerk to ask CWaC for refills in September if not using Dandys. Cllr Waddelove would replace the broken bin at the junction of High Cross Lane /A534.

ii) Coddington noticeboard: Cllr Overmeer not present to report. **Resolved:** To be discussed at next meeting.

iii) Barton Wells: Cllr Roberts raised their present state and suggested a 'clean up'. **Resolved:** Clerk to ask Cllr Overmeer to raise with Broxton Gates in the first instance.

iv) Possible collapsed culvert reported: Water lying on road by Manor Wood.

**Resolved:** Clerk to report to CWaC.

**13. DATE OF NEXT MEETING:** Thursday 21 May 2026 at 7.30pm at Coddington Parish Room. This will be the Annual Parish Meetings followed by the Ordinary May Meeting.