

ALDFORD AND SAIGHTON PARISH COUNCIL

Minutes of the Meeting of the Council held on **THURSDAY 10 SEPTEMBER 2026**
AT 7.15PM at Saighton Village Hall.

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

In Attendance: C Taylor (Clerk), A Farbon and S Dawson (Grosvenor Estate) and 3 members of the public.

1.APOLOGIES FOR ABSENCE.

Cllr B Roscoe and 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:** None declared.

3.PUBLIC PARTICIPATION.

i)Letter from Managing Director of Cogent regarding deteriorating condition of Lea Lane presented to the Clerk for the attention of the Borough Councillor:

Resolved: Clerk to forward to Cllr Waddelove.

Annabel Farbon advised that she had had notice from CWaC that they were going to address the bridge/scaffolding down Lea Lane and requested that given the remedial works on Lea Lane were planned in around the same time could the two jobs be done under the same road closure/at the same time. **Resolved:** The Clerk to raise with Cllr Waddelove.

Whilst waiting for the remedial works to be done it was stressed that any damage to vehicles should be reported to CWaC.

Brought forward from agenda item 7(i). **ii)Public telephone/defibrillator in Saighton:** Christine Grass, Saighton Village Hall Committee, was in attendance and the current positioning of the **Saighton defibrillator**, to the right-hand side of the Hall, was discussed. It was reasoned that if anyone needed to find and use the defibrillator, if it was registered on The Circuit, which Christine confirmed it was, on ringing 999 the emergency services call handler would direct them to the current location. Annabel Farbon advised that all new tenants are given a defibrillator location map by the Estate. **Resolved:** The defibrillator to remain in its current position. Christine to put up signage externally at the front and side of the hall building and on the hall noticeboard highlighting the availability and location of the defibrillator. Christine also to put a sign in the phone box highlighting the availability and location of the defibrillator with a photo and directions for good measure. Cllr

Humphries to check that the **Aldford defibrillator** was in good order and registered on The Circuit.

It was noted that **the Saughton public telephone box** had had the telephony erroneously removed by BT but it had since been returned on 7 August when they realised their error. The kiosk has listed status and only the telephony and power can be removed. Saughton Village Hall applied to adopt the kiosk in 2020 but Christine, Saughton VHC, was unsure if they had or not. During conversations with CWaC to get the issue of the telephony removal resolved it emerged that there had been interest expressed by The Defibrillator UK Foundation to adopt the kiosk but there had been no adoption request received by BT to date. If an application was received it would trigger a 90-day consultation period and at that stage BT would contact CWaC who would, in turn, contact the Parish Council and Borough Councillor.

Should BT decide to remove the telephony again at any point in the future it was agreed that the Parish Council would oppose the move. Should anyone apply to install a second defibrillator in the kiosk the Parish Council would not oppose. It was unclear however, whether it would be possible to have both telephony and a defibrillator in the kiosk, this would have to be explored/discussed if the situation arose.

iii)20mph outside Abbey Gate College: a member of the public requested Cllr Waddelove be asked if the reduced limit could be extended to the 30mph limit in force in the rest of the village and consideration be given to roundels on the road reinforcing the limit. **Resolved:** The Clerk to raise with Cllr Waddelove.

4.POLICE UPDATE.

i)Ward cluster meeting: to be held 2pm 14th October 2026 at Farndon War Memorial Hall. This meeting to be for Parish Councillors only (and Estate representatives).

ii)Fly tipping: The Clerk reported issues around other local villages and advised that any such should be reported to CWaC regulatory Services and the Rural Police.

Resolved: Noted.

5. BOROUGH COUNCILLORS REPORT.

Cllr Waddelove not in attendance. Briefing circulated on email prior to the meeting.

i)Severn Trent works/road closure: Disruption had been minimised significantly having been reduced to under two weeks in total from a near 12-week road closure originally proposed. Thanks were extended for everyone's efforts, especially Grosvenor Estate and Aphra Brandreth, over the past 2 months.

Annabel Farbon confirmed that Severn Trent would be moving to their next phase soon. They were keeping to their January programme and would keep everyone updated and communications flowing. Only one road would be closed at any one time. There were no more road closures planned for the B5130.

ii)Lea Lane: Severn Trent works currently planned to take place between 12/10/2026 and 20/11/2026, dependant on the works planned in prior being completed on time. Anticipated completion date for their scheme January 2027.

Remedials on Lea Lane to be programmed in following the completion of Severn Trent works. Severn Trent not due to complete Lea Lane until November, therefore, likely that the remedials will now not be completed until Feb/Mar 2027. In the meantime, if any defects are noted then they will be made safe until the remedial works have been completed.

iii)Report back on Quarterly Teams Meeting with Highways Officer: Next meeting scheduled for a couple of weeks' time. At the last meeting the following were raised:

- Chevron sign outside Creamery Cottage Bruera - noted as still damaged, will raise again at next meeting.
- Chevron sign on approach to Aldford Hall Farm which has been destroyed for some time. On list for reinstatement.

iv)Planning: More changes on the way with rules to strip elected members of powers to scrutinise major planning applications and represent residents. The reforms from the national government, due to take effect from 31 October 2026, would replace the Council's existing Planning Committee Members' Call-In Procedure with a new Referral Request Procedure. Applications would be subject to a "gateway test", with decisions on whether they should be referred to Committee resting with the Chair of Planning Committee and the Head of Planning. Previously all applications called-in by Councillors would automatically be heard at Planning Committee allowing Councillors the opportunity to represent their residents.

Resolved: Noted.

6. MINUTES OF THE LAST MEETING.

The minutes of the meeting of 7 May 2026 were approved as a correct record.

Proposed: Cllr L Humphreys **Seconded:** Cllr M Davies

7. MATTERS ARISING.

i)Public telephone/defibrillator in Saughton. Taken at agenda item 3(ii) Public Participation.

ii)First Aid Training Course. Cllr Humphries had had little response from residents to joining a course to date. **Resolved:** Cllrs Humphries and Walker to try and encourage others to enrol from both villages.

iii)Aldford Farm mast: Annabel Farbon, Grosvenor Estate, updated. The initiative had been poorly served by consultants looking for somewhere for the mast to go. It was a CWaC sponsored scheme and it was in a CWaC planning queue. The Estate had chased progress with both the consultants and CWaC. Plans had not yet been forwarded to the Estate for them to look at and had therefore not yet been submitted. The delay was not with Grosvenor Estate; it was with the consultant WHP Telecoms.

Resolved: The Clerk to speak to Mike Dugine, CWaC Digital Sector Specialist for an update.

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. (£5761.75 in current account and £527.73 in business reserve account as at 3 July 2026).

Proposed: Cllr M Davies **Seconded:** Cllr L Humphries

i) Online banking with Unity Trust Bank: **Resolved:** Cllrs Davies, Humphries and Walker to act as bank signatories. Clerk to progress.

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**.

New Applications:

26/02478/CAT – In a Woody Copse Adjacent Chester Road Aldford Sycamore (6979) – Fell to ground level.

26/02015/CAT School Cottage Saughton Lane Saughton Holly (5320) – Fell to abate nuisance to adjacent building.

26/02013/CAT 3 Church Lane Aldford Apple (4557) – Fell to ground due to shear crack main stem.

26/01705/CAT Within Hedgeline Boundary Adjacent Bowling Green Green Lake Lane Aldford Oak (795) – Reduce height and radial spread NE, E, SE by circa 10% approximately a 1.8m height reduction and a 1m radial spread reduction.

26/01470/CAT Adjacent Communal Parking Dairy Close Saughton 3 x Silver Birch (T1, T2, T3) – Fell to abate conflict and future nuisance to hard surfacing.

26/01405/CAT Land At Saughton Lane Saughton Oak (6446) Reduce primary branch east by 3-4m to reduce loading.

26/01331/CAT 6 School Lane Aldford Damson (T1) – Declining specimen, Phellinus ssp. Throughout structural framework. Fell to ground level. Apple (T2) – Standing dead. Fell to ground level. Goat Willow (T3) – Self-set, poor quality specimen. Fell to ground level. Silver Birch (T4) – Root morphology compromised. Significant visual movement. Fell to ground level.

Decided:

Approved: 25/03597/FUL Abbey Gate College Saughton Lane Installation of a barrier on main driveway.

Approved: 25/04006/FUL Yew Tree Farm Buildings Saughton Lane Saughton Retrospective application for the installation of replacement and new rooflights to Barn Buildings 1 and 2 and for the addition of a rear dormer to Barn 1 following prior approvals 25/01376/PMA and 25/01377/PMA.

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

i)Advance Notice of Local Plan Scoping Consultation (7 -28 September 2026). CWaC Notice of Local Plan Scoping Consultation early September 2026. Circulated on email. CWaC are currently preparing a new Local Plan for Cheshire West and Chester to replace the policies in the current Local Plan and will also cover minerals and waste. It will guide decisions about how land is used and developed. The scoping consultation was to seek views on what the new Local Plan should contain, and how future consultation and engagement should be carried out. The consultation runs to 28 September 2026. **Resolved:** Noted.

ii)TTRO MBNA Chester Marathon 2026 10th-11th October 2026. **Resolved:** Noted.

11. STANDING CONSIDERATION OF HIGHWAY MATTERS.

i)Notification of suspension of works Lea Lane: Severn Trent water mains replacement scheme. **Resolved:** Dealt with at agenda item 5(ii).

ii)Update on Give Way markings on junction of Rushmere Lane with School Lane, Aldford. **Resolved:** Works not done but superseded by Severn Trent works

iii)Raised kerb at junction of Platts Lane and Chapel Lane. **Resolved:** Work noted as carried out.

iv)Update on damaged chevron sign outside Creamery Cottage Bruera. Reference HW756351444 **Resolved:** Dealt with at agenda item 5(iii).

v)Request for road markings in Saughton to be renewed following Severn Trent works. **Resolved:** request to be made at Quarterly Teams Meeting with Highways the following week.

vi)Aldford bus shelter: Cllr Roscoe had reported that it needed some care and attention. **Resolved:** Parish Council thanked Cllr Roscoe for his efforts to maintain the shelter and agreed to reimburse him for wood preservative.

vii)Cllr Cummins reported trees down either side of the brook. **Resolved:** The Clerk to raise by email with Annabel Farbon and she would make some preliminary enquiries.

viii)Cllr Cummins reported that the Saughton noticeboard needed replacing and a new one putting in the bus shelter. **Resolved:** Cllrs Davies and Walker to source and

cost a replacement to bring back to the next meeting in time for consideration at budget setting.

ix)20mph banner outside Abbey Gate College: **Resolved:** The Clerk to write to the school asking them to take it down.

**12. RESOLVED: DATE OF THE NEXT MEETING OF THE COUNCIL:
THURSDAY 26 NOVEMBER 2026 AT 7.15PM AT ALDFORD VILLAGE
HALL.**

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