



**The Parish Clerk, 13 Heywood Close, Alderley Edge, Cheshire. SK9 7PP**

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**MEETING OF CHORLEY PARISH COUNCIL**

**Wednesday 05<sup>th</sup> March 2025 at 7.30pm**

**The meeting was held at Lindow Primary School, Chorley, Alderley Edge.**

**MINUTES**

**Present: Cllr Richard Barraclough (Chair of Chorley Parish Council), Cllr Barry Durbar & Cllr Margaret Rainey**

**Also, Present – Ashley Comiskey Dawson (Clerk)**

**CEC Ward Cllr Mark Goldsmith**

**One PCSO**

**1) Apologies for absence: 25/016**

Apologies received from Cllr Connor

**2) To receive Declarations of interest and requests for dispensation to discuss, or discuss and vote on a matter in which a member or co-opted Member has a Disclosable Pecuniary or non-pecuniary interest (DPI): 25/017**

None.

**3) Parishioners' attendance:** Introduction and opportunity for attendees to share points of Parish interest & Open Forum-Comment and questions concerning items on this agenda may be put to the Council by the public during this period. The maximum time allotted for public speaking is 15 minutes: **25/018**

None.

**4) To approve and sign the Minutes of the meeting of Chorley Parish Council held on the 08<sup>th</sup> January 2025: 25/019**

Cllr Barraclough proposed, seconded by Cllr Durbar to approve and sign the minutes of the meeting of Chorley Parish Council held on 08<sup>th</sup> January 2025.

**Motion Carried: Two in favour with one abstention.**

**5) To receive any update from the PCSO. 25/020**

The PCSO reported the following incidents of note:

13/02 there was a vehicle collision on Foden Lane, one car was turned on its roof. No injuries from the incident and no offences.

18/02 Theft of a parcel from a letterbox on Broadacre Place – No lines of enquiry.

28/02 Theft of a car registration plate from a business on Knutsford Road – Enquiries ongoing.

Parking on Knutsford Road – Following a recent patrol four tickets were issued and three drivers were educated about parking. The PCSO has spoken to businesses and residents and has suggested the possibility of introducing time restricted waiting bays on Knutsford Road, this would have to be approached by CEC Highways.

Cllr Goldsmith noted that this would involve a lengthy TRO process and once initiated could take up to 18 months. The bar is set high for introducing a new TRO and involves extensive public consultation, not just with residents affected immediately, but also with residents in the surrounding area, who might object as it could cause parking displacement onto side roads etc.

The PCSO conducted speed checks on Knutsford Road as follows:

28/02 nine activations for speeding one of which was travelling at 51 MPH in the 30 MPH zone

04/03 one activation.

**6) To receive any update from Wilmslow West and Chorley Ward Members. 25/021**

Cllr Goldsmith reported the following from CEC; the council have now fixed their 25/26 budget and have agreed to a 4.99% increase to the precept. He noted that spending was fixed for the year, and that the government was satisfied with CEC's plan to reduce expenditure in the coming years. He noted one of the inherent issues for CEC was that CWAC began with 18 special needs schools and CEC only began with 2, more are being built, however this is a long process. Cllr Goldsmith said that spend at CEC will be reduced going forward, however, they have not yet managed to catch up with the rate of inflation over the past four years. CEC have received a £25million loan from the government to avoid bankruptcy, however this loan will need to be repaid over the next 20 years and will end up costing twice the amount in interest.

Cllr Goldsmith informed councillors that the devolution of powers from Whitehall and to have an elected mayor for CEC, CWAC and Warrington councils was proceeding at pace, this mayor would be paid for from the central government funding which the region would receive, the mayor would be responsible for strategic level decisions in the region including transport, major road building and bus services etc. Which would introduce joined up thinking for the whole region. The individual councils would run the same as currently with no overlap in service provision. Cllr noted that our region has been fast tracked as we would rather get a good deal at the head of the queue rather than a bad deal at the end of it. He was hopeful that the Business Rates for the region would be negotiable at this point and that CEC would retain more than their current 30%/70% split with the government.

Cllr Goldsmith also noted the current local transport plan was out for consultation – there is a ChALC meeting next week for those local council members interested. One of the suggestions is to increase bus usage through electronic displays at bus stops and an app which can track bus services. Cllr Goldsmith finally noted that following the government's introduction of new planning laws and housing quotas the planning system has gone a bit haywire in that CEC no longer have their required five-year housing supply and green belt sites are now being aggressively sought by prospective developers and the planning system at CEC is being overwhelmed. Residents are urged to mobilise and begin resisting any proposals which are detrimental.

**7) Matters Arising 25/022**

- i. Update on deed of easement with the developers of the Laburnum Farm site. – The developer has issued a section 106 agreement with CEC which is required for their contribution of off-site affordable housing contribution prior to the issuing of planning permission. As access is across the common land under the ownership of CPC, CPC has to also sign this S106 agreement.

Cllr Barraclough proposed, seconded by Cllr Rainey to sign the S106 agreement as second owner of the common land on the condition as stated by the solicitor representing the developer that all financial liability is accepted by the developer and "Going forward, my client will accept responsibility for all of the obligations set out in the First Schedule, as well as all of the Borough Council's fees." And that CPC will incur no financial liability by the signing of this S106 agreement.

**Resolved: Unanimously.**

- ii. Footpaths & Bridleways. – Cllr Rainey found the response from PROW unacceptable and did not answer the questions raised, she has submitted a response back via the clerk to PROW.
- iii. Footpath adjacent to Prospect House. - Cllr Rainey found the response from PROW unacceptable and did not answer the questions raised, she has submitted a response back via the clerk to PROW.
- iv. Horse Crossing Signage Install – This will be installed on Foden Lane.
- v. Any other matters and jobs for parish ranger. – The parish ranger has completed the cutting of the hedge at Dingle Avenue and has now installed the new Gore Lane Street nameplates. The parish ranger will now begin mowing all areas of responsibility and will edge the pavements at Dingle Avenue.

**8) Highways Issues 25/023**

- I. Flooding of Foden Lane. – Noted that the Road is still partially flooded adjacent to Foden House, to be raised with CE highways.
- II. Bracken on Foden Lane and Cutback. – Contact CE Highways in May to arrange cut back.

**9) Planning 25/024**

**1) Decided List: 25/025**

- a) 23/2623M LAND AT 66 TO 72, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE **Awaiting Decision.**
- b) 24/1261M LAND AT, FODEN LANE, ALDERLEY EDGE **Awaiting Decision.**
- c) 24/1492M Oswald Farm Mews, CHELFORD ROAD, ALDERLEY EDGE, SK9 7TJ **Awaiting Decision.**

- d) 24/1817M Tenacres, FODEN LANE, ALDERLEY EDGE **Awaiting Decision.**
- e) 24/2219M PLUM TREE COTTAGE, GORE LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SP **Approved with Conditions.**
- f) 24/2314M Prospect House, KNUTSFORD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7SW **Refused.**
- g) 24/2562M PLUM TREE COTTAGE, GORE LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SP **Withdrawn.**
- h) 24/1261M LAND AT, FODEN LANE, ALDERLEY EDGE **Awaiting Decision.**
- i) 24/2758M The Homestead, 36, KNUTSFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SF **Awaiting Decision.**
- j) 24/4512/HOUS First floor side extension above existing single storey. 13 Knutsford Road, Alderley Edge, Cheshire East, SK9 7SD **Approved with Conditions.**

## 2) New Applications: **25/026**

- a) RE: 24/5005/VOC Variation of Condition Copper Beeches Chelford Road, Great Warford, Alderley Edge, Cheshire East, SK9 7TL – The Parish Council have no objection to the application. CPC.
- b) RE: 24/4708/FUL Full Planning Woodmoss Farm Gore Lane, Alderley Edge, Cheshire East, SK9 7SP - We, Chorley Parish Council have read Planning Application No. 24/4708/FUL and strongly object to the proposals.

We believe that there are a number of issues which should be addressed before any real considerations could be made.

The Consultees list for this Application have not included ANY Neighbours who have clear interests in this Application. In fact, one Consultee is simply a block of Stables, and the other is an address which is so far away not to be concerned with the Application at all! The previous Application No. 22/4740M attracted a number of serious concerns and we would ask that as a minimum these people are again included in the Consultee list.

We fail to see where the 'Very Special Circumstances' are. Please could we ask for further information to be included in the Application relating to this.

We did ask, within Application No. 22/4740M that no further increases to this property be made as part of the conditions. This was to ensure that the landscape and overall effect of the area would not be harmed. We had no idea that this would now lead to a further application for another dwelling and access.

Any access issues given that Gore Lane is deemed as a 'private road' must be considered as part of this Application. There is also an outstanding issue regarding the condition and safety of the Bridleway, which is alongside this proposal, to that end we would ask that you include the Rights of Way Dept, in your Consultee listing so they can comment.

No Planning Officer has been allocated to this Application as yet making it very difficult to discuss issues or direct any correspondence. We would ask, that given the above comment that the closing date is put back so that time can be made to have the Consultee listing addressed, and issues raised.

We are given to believe that the building which is shown on the outline plan was erected less than 5 years ago and without the necessary Planning Approval. Again, this is mentioned as the basis for the

Application in that it will replace this building. As the Parish Council who are local to the area. We are Walkers, Cyclists and Horse Riders and can without question confirm this to be the case.

We, therefore, have no choice but to strongly object to the Application.

Weekly planning lists – circulated by email.

**10) Finance 25/027**

- i. Cash Book and Bank Reconciliation for financial year to date 2024/25 to be agreed and signed.
- ii. Order of payment of accounts BACS & Cheques for February & March 2025 to be agreed and signed.

Cllr Durbar proposed, seconded by Cllr Barraclough to approve and sign the Cash Book and Bank Reconciliation for financial year to date 2024/25 and the order of payment of accounts for February & March 2025 totalling £1,749.46.

**Resolved: Unanimously.**

**11) Notices & Correspondence 25/028**

- i. All correspondence has been circulated to all councillors either by hand or via email.

**12) Date of next meeting 25/029**

**16<sup>th</sup> April 2025**

**Close of Meeting.**

The meeting closed at 9:12pm.

**Chair of Chorley Parish Council  
Cllr Richard Barraclough  
05<sup>th</sup> March 2025**

Date Raised	Action	Cllr / Officer Responsible	Target Date for completion
01-10-17	Foden Lane – Flooding	Andy Wilson CE Flood Risk – Andy Simpson	Awaiting response from Area Highways Officer. See Sink Hole – Foden Lane
15-03-23	Meet with AHO to review.		
05-04-23	Funding through 23/24 highways scheme by CE	Cllr Craig Browne	
19-07-23	CPC have invited Cllr Craig Browne to a future meeting to discuss.		
13-09-23	Escalated to Cllr Craig Browne	Cllr Craig Browne	
10-01-24	Escalated to Cllr Michael Gorman	Cllr Michael Gorman	To be monitored.
06-03-24	Escalated to Cllr Goldsmith	Cllr Mark Goldsmith	
08-01-25	Work Scheduled for w/c 21 <sup>st</sup> October 2024. Cllr Gorman has escalated with CE Highways.	Cllr Gorman	
01-06-18	Foden Lane - Bracken (Regular cutting by CE over three years)	CE LHO – CE Highways	This location should be on the vis-cut, I have sent an email to the green op's manager, although I will checkout this week myself. (Sept 21) Jeremy Hough has contacted the manager at SCP to ensure cut-back
July 22	Bracken has been cut back on Foden Lane.		
July 23	Bracken Half cut back on Foden Lane.		

Jan 25	CPC will raise this issue with CE highways in May with a view to summer cutbacks.	All members	continues. March 25
19-10-22	Mark overgrown hedges and excess water flows onto map of Foden Lane and return to AHO for him to contact landowners	Cllr Rainey	ASAP
18-09-24	Parish Ranger to cut back Dingle Ave Hedge and Knutsford Road Hedge.	Parish Ranger	Completed
16-10-24	Parish Ranger to clear highway from Brook Lane mini-RAB to ROT.	Parish Ranger	ASAP
08-01-25	Purchase and install 2 x new Gore Lane Street Nameplates.	Clerk / Parish Ranger	Completed
08-01-25	Purchase 2 x Horse Crossing Signs with a view t install following the March meeting.	Clerk/ Parish Ranger	March 25
05-03-25	Reminder to note in September / October to review Website provision.	Clerk / Council	Sept / Oct 2025