

CUDDINGTON PARISH COUNCIL

Minutes of Cuddington Parish Council meeting held
on Monday 20th July 2026 at 7pm at
Cuddington and Sandiway Village Hall, Norley Road.

Present	Cllr Hill Chairperson, Cllr Brooks, Cllr Busen, Cllr Chrimes, Cllr Cowen, Cllr Kerrigan, Cllr Goad, Cllr McDonald, and Cllr Ruchat. Mrs Nicola Brown, Editor of the Round Tower magazine and Parish Clerk & RFO Julie Chrimes and five members of the public.
33	Apologies. Cllr Crist, CWaC Cllr Stocks and CWaC Cllr Edwards.
34	Declaration of interests and submission of Register of Interest forms. It was noted that all the ROI forms have been received by the Clerk, and that these documents are required to be on the Council's website, including a list of duties that the Councillor's conduct.
35	Public Airtime. A representative (Mr Mike Dennise) from Kingsley Health Care attended the meeting to discuss a planning application on behalf of Redwalls Nursing Home 80 Weaverham Road 26/01676/FUL. Three residents in attendance reported their concerns to the Parish Council and Mr Mike Dennise agreed to meet with the residents to see if their issues could be resolved. The clerk is happy to facilitate a meeting if necessary. Mr John Kerrigan who was Chairman for the "made" Neighbourhood Plan group gave a presentation on currents matters relating to the housing issues in the borough. Background • CWaC's previous Local Plan required 1,100 homes per year (2010–2030). • Under the Government's Standard Method, local housing need increased to approximately 1,928 homes per year (later revised to 1,914 in May 2026). • As a result, CWaC can no longer demonstrate a five-year housing land supply. • This triggers the presumption in favour of sustainable development, reducing the weight given to existing Local Plan and Neighbourhood Plan policies when determining planning applications. • This is leading to more speculative and unplanned housing development. Cuddington Neighbourhood Plan • February 2019 – NP Made • September 2024 - NP Monitoring Report completed • January 2025 - Monitoring Report Formally Approved by PC • March 2025 - CWaC Head of Planning briefed Cuddington PC on the status of the Local Plan Review and the upcoming Options and Issues Consultation. • August 2025 - Public Meeting at which PC described the Options and Issues and the impact on Cuddington Parish • Options and Issues consultation had proposed 5 possible areas for development outside the Cuddington Key Service Centre but within Parish.

CWaC Indicative Housing Requirements - May 2026

The Council believes the current Local Plan spatial strategy remains the most sustainable approach:

- Around **81% of housing growth** should remain focused in the four main urban areas:
 - Chester
 - Ellesmere Port
 - Northwich
 - Winsford
- More limited growth should occur in rural settlements.

Key Service Centres

There are 10 KSC's in Cheshire West and Chester and they will provide the next level of development opportunity

Proposed Methodology for calculating housing requirements

The Council proposes using a **20-year plan period** initially, from 2025 to 2045 and is currently considering two approaches.

Implications for Cuddington Parish

Option 1 – Update Existing Local Plan Requirements

Housing requirements would be increased proportionally to reflect their new housing need figure.

- Local Plan Part 1 requirement: 200 dwellings
- This requirement was met without any need to allocate further land for development
- Adjusted requirement: 351 dwellings from 2025 to 2045
- With 20% buffer: **421 dwellings**

Option 2 – Based on Existing Housing Stock

Requirements would be distributed according to each settlement's share of dwellings.

- Existing dwellings: 2,086
- Adjusted requirement: 369 dwellings from 2025 to 2045
- With 20% buffer: **443 dwellings**

For each neighbourhood area, CWaC proposes using the higher figure from Option 1 or Option 2 at this stage.

Emerging Local Plan

The Council has switched to the new planning system and will prepare a new Local Plan.

Since this new strategy is still at an early stage:

- Future housing requirements may change significantly.
- Indicative figures should not be considered permanent or definitive

Green Belt

- Neighbourhood Plans generally cannot alter Green Belt boundaries.
- Some settlements may struggle to meet indicative requirements without Green Belt land.

- CWaC Council is seeking further legal and planning advice.

Prematurity Arguments

Legal advice indicates:

- Refusing planning applications because a neighbourhood plan is still being prepared is difficult.
- **Emerging neighbourhood plans should seek to allocate enough sites to meet the full indicative requirement if they wish to maximise protection.**

Next Steps

CWaC is providing **indicative, non-binding housing requirements** to support neighbourhood planning during a period of uncertainty. These figures are intended to encourage a **plan-led approach to growth**, but final housing requirements will only be confirmed through the emerging Local Plan and the restoration of a five-year housing land supply.

- These may later prove inaccurate and differ from future Local Plan requirements
- Key Service Centres are considered the most appropriate locations for neighbourhood plan housing allocations outside the main urban areas.
- Communities must decide whether to:
 - Allocate land now using indicative requirements, or
 - Wait for greater certainty from the new Local Plan.

Recommendations to Cuddington Parish Council:

- Undertake a formal review similar in scale to that being carried out by Tattenhall & District and modify the existing NP to include land allocations for development of up to 450 dwellings from 2025 to 2045. This will probably include assessment of the KSC boundaries. <https://tattenhallpc.co.uk/the-parish-council/the-neighbourhood-plan/>
- Carry out local consultation; assemble a team of Councillors and volunteers; establish contact with the CWaC planning development team.
- Review the Cuddington Character Assessment and produce a modern Design Code https://tattenhallpc.co.uk/wp-content/uploads/2026/02/Tattenhall_NP_Design-Code_2023.pdf
- Review and modernise policies to reflect developments in environmental policy, health and welfare, Biodiversity

It was noted that this shall be an agenda item in September.

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| 36 | Minutes. Proposed by: Cllr Brooks and seconded by Cllr Mc Donald and RESOLVED , that the Council accept the minutes of the statutory meeting held on 20 th July 2026, as a true and accurate record. |
| 37 | Matters Arising. The Clerk reported that Portman Surveyors Ltd has now conducted an inspection of the Scout Hut and a report will be available soon, copies will be forwarded to the Trustees of the Playing Field Association and C&S Scouts. |

38 Planning Applications. 26/01676/FUL **RESOLVED** that the Council have No objection - Subject to the agent meeting with adjoining residents and the parish council planning committee so that they can iron out concerns relating to refuse bins and car parking concerns.

39 Accounts & Payments.						
		BBF	Total			
		June	£138,903.39			
			£9,528.26			
			£129,375.13			
Receipts	Barclays Bank Interest due		£190.25			
	Way Leave - Weaverham Road		£12.86	£129,578.24		
	Barclays Community Account - 30708852		£3,483.70			
	Barclays Business Premium Account - 80344400		£80,013.87			
NS & Inv. Account - 138 073 109			£31,896.93	£115,394.50		
Inv. No.	To whom paid	Particulars of payment	Payment made by	Net amount	VAT	Amount
55	Sage Cuboid Storage	Cloud based Sage Payroll software and support licence	DD	£14.00	£2.80	£16.80
56	Winnington	Storage Rental - August 2026	Bacs	£105.00	£20.00	£125.00
57	Employee	Salary - June 2026	Bacs	£2,687.32	£0.00	£2,687.32
58	HMRC	P32 Employment record Quarter 1	Bacs	£3,743.48	£0.00	£3,743.48
59	Cheshire Pension Fund	Employers & Employees contributions MTH 3 in FY 26-27	Bacs	£1,458.22	£0.00	£1,458.22
60	BT Northwich Town	Broadband & Landline June & July	Bacs	£100.48	£20.10	£120.58
61	Council Clean Safe	Village Maintenance - (SLA 1)	Bacs	£2,832.00	£566.40	£3,398.40
62	Enviro nments	Village Maintenance - (SLA 2)	Bacs	£837.00	£0.00	£837.00
63	Graphish	Round Tower Printing -	Bacs	£190.00	£0.00	£190.00

		Newsletter April 26				
		CPC Mobile phone invoice July 9th 2026				
64	EE		Bacs	£23.67	£4.73	£28.40
		Council's insurance Ref: 105250291				
65	Zurich Municipal		Bacs	£1,578.54	£0.00	£1,578.54
				£13,569.71	£614.03	£14,183.74
40	Cheshire West Councillor's. The Parish Council received and noted reports from all three Ward Councillors on matters relating the village – there were no resolutions made.					
41	Working Party group meetings. Complaints have been received in relation to the encroaching hedge that belongs to Sandiway Primary School, it was RESOLVED to write to the Headteacher and request that the hedge be cut back following the end of nesting season.					
42	Council Surgeries. Cllr Cowen tabled a proposal on holding Council surgeries. It was RESOLVED that, Parish Councillors will hold council surgeries every two months, providing six opportunities throughout the year for residents to meet with local councillors at various locations across the community. These surgeries will give residents a chance to raise concerns, share ideas, discuss local issues, and make suggestions about what they would like to see improved within the community. They will also provide councillors with a valuable opportunity to listen directly to residents and gain a better understanding of what the community wants, values, and may have concerns or complaints about. The Clerk advised that a Risk Assessment Policy for Council Surgeries will need drawing up and she will do this ready for council to approve or amend at the next statutory meeting. Following this Councillors will need to consult with the Clerk on dates and venues available.					
43	Clerks Report. Clerk reported that a Ward Walk date is set for Thursday 13th August, 11am meeting at Mere Lane Car Park opposite the shops with an officer from Weaver Vale Housing Trust. The Clerk would like a clearer understanding of which authority owns certain buildings and footpaths in the village. Noted that the statutory meeting in December has been set for 14th December 7.15pm. During the summer there will be a number of working group meetings being held with the clerk in attendance.					
44	Correspondence. There was none.					
45	Date of next meeting. Monday 21 st September at 7.15pm.					
	Meeting closed at 9.05pm.					

Signed:Chairperson

Dated: 21st September 2026

