

CUDDINGTON PARISH COUNCIL
Minutes of Cuddington Parish Council meeting
held on Monday 21st September 2026 at 7pm
at
Cuddington and Sandiway Village Hall, Norley Road.

Present	Cllr Hill Chairperson, Cllr Brooks, Cllr Chrimes, Cllr Kerrigan, Cllr Goad and Cllr Ruchat. Parish Clerk & RFO Julie Chrimes 6 members of the public.
46	Apologies. Cllr Crist, Cllr Busen, Cllr Cowen.
47	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.
48	Public Airtime. RESOLVED that, this item last a while longer than 3 minutes. John Kerrigan, Chairman of the Neighbourhood Plan addressed the parish council explaining the latest updates on the Local Plan. Council thanked John for his presentation and update, on the National Planning Policy Framework which has been updated by Government in August 2026.
49	Minutes. Proposed by: Cllr Ruchat and seconded by Cllr Brooks and RESOLVED, that the Council accept the minutes of the statutory meeting held on 20th July 2026, as a true and accurate record.
50	Matters Arising. There were none.
51	Accounts & Payments. a) Proposed by Cllr Brooks, seconded by Cllr Kerrigan and RESOLVED to accept the income and expenditure for August & September 2026 and to consider any additional invoices received. Noting, that the National Joint Council for Local Government Services (NJC) has agreed the new pay scales for 2026-27, and for these to be implemented as per the employees' contract from 1 April 2026. b) Proposed by Cllr Brooks, seconded by Cllr Chrimes and RESOLVED to purchase a new composite bench for Norley Road Playing Fields, noting that the CSPPFA Ltd will share 50% of the cost. This will be classed as a memorial bench in memory of Mr Samuel Jamieson, who was a volunteer and Trustee of the Playing Fields for over 20 years. The bench shall be sited in the shade. c) The parish council noted that there has been requests from members of the public and discussions with members for a number of years for the addition of Christmas lights on streetlamp posts at Mere Lane, Norley Road and Weaverham Road, during the festive season. Whilst no quotations were available at this stage, it was RESOLVED that, the parish council approve this motion in principle. Quotations shall be sought and tabled at the next meeting. Noted, approval will be required for the erection of the lights on lamp posts from Cheshire West and Chester Council. d) The Council RESOLVED the motion for the purchase and siting of two live Christmas

trees, the clerk shall seek quotations for a range of heights, and a request for one to be sited in close proximity to Sandiway Library on Poplar Close and the second tree be sited at the crossroads of Norley Road/Weaverham Road. Cllr Brooks suggested that the village maintenance team should re-visit the crossroads, because she believes that a tree sited there would not impede on visual problems for vehicles, Cllr Chrimes advised that daffodil bulbs have been planted there, just last week.

Noted, that permission is required from Cheshire West and Chester Council in relation to siting of the trees due to it being their land. Council will consider which type of tree to purchase once approval for siting them has been secured. The Chairman advised that the time scale is too short for Christmas 2026.

52

Planning Applications.

a) To consider comments to submit to CWaC planning portal re: planning number 26/02427/OUT. Land at Forest Road - Erection of 50 dwellings.

It was **RESOLVED** to submit the following comments on Cheshire West and Chester's planning portal:

Cuddington Parish Council is concerned that this application is only for erection of 50 dwellings with all matters reserved except access, and if Outline Planning is approved then the core principle to develop the site cannot be challenged when the reserved matters applications are being made.

If this Outline Planning Application is to be approved by Cheshire West and Chester Planning, Cuddington Parish Council will require the following issues to be satisfactorily resolved:

1.Of paramount importance is safe pedestrian /cyclist access to and from the development to Cuddington station and the village facilities.

2.The A49 is regularly heavily congested due to motorway closures and restrictions so any traffic survey must be conducted on site in several different conditions not as a desktop exercise.

3.Confirmation that the maximum number of dwellings will be 50 homes of which 45% must be affordable, as stated in the application, since it is in the Green Belt. The developers have confirmed to the Parish Council that this is the maximum capacity of the proposed sewage system.

4.Cuddington Neighbourhood Plan seeks provision of 2- and 3-bedroom bungalows and houses in any housing mix. The Parish Council will seek regular and proactive engagement with the developer to ensure these housing needs are being met.

5.Confirmation of the developers claim that the land contamination on the site has already been addressed.

b) Planning Groups comments. Cllr Kerrigan tabled August and September's planning applications, of which the Council noted the groups comments.

c) To receive public representations. There were a number of residents who raised concerns in relation to the planning application, 26/02427/OUT. Land at Forest Road - Erection of 50 dwellings. Residents were assured that a public meeting will be held once

	the full application goes live. They were urged to send their objections into CWaC Council.
53	Joint Cemetery Committee. There was a long discussion in which the cemetery committee members brought the council up to date in relation to the proposed fees for 26/27. It was RESOLVED to delegated power to Cuddington Parish Council's Cemetery Committee to agree the proposed fees when they are formally presented at the next Cemetery committee meeting in October 2026. In relation to amendments of the cemetery constitution, Cuddington Parish Council were not entirely satisfied that they knew exactly what proposed amendments they were voting on, therefore the decision on any such amendments to the constitution was deferred until the they are all presented to the full Parish Council meeting, which is scheduled for 19th October.
54	Cheshire West Councillor's. CWaC Cllr Edwards and CWaC Goad reported on the new procedures for "calling in" planning application, They confirmed that Kennel Lane planning applications may not be called into the planning committee for a decision, currently the planning officer is looking at the planning applications. Members raised concerns recycling dates. Fly tipping is causing a problem within the village again. Members were happy for the Council to apply for a member's budget grant for funds towards Christmas trees for the village, subject to approval for the siting of them on Cheshire West and Chester Council land. CWaC Cllr Stocks reported that National legislation on planning is changing from 31st October. The new market situated in Barons Quay opened on 18th September. It has a really good mix of shops, cafés and a bar with plenty of seating available. Rules for Household Waste Recycling Centres are changing from 1st October. Number plate recognition cameras are being installed, and all residents will now need to pre-register their vehicles. Households will be limited to 30 visits (per vehicle) per year. Until 1st October residents will still need to take proof of residency.
55	Neighbourhood Plan. RESOLVED to suspend the meeting in order for Mr John Kerrigan to discuss Cuddington's Neighbourhood Plan. Mr Kerrigan reported that the Council would need to carry out the following should they decide to carry out a formal review of the Neighbourhood Plan. The Council instructed the clerk to seek clarification regarding the future review and potential modification of the Cuddington Neighbourhood Plan. 1) This would need to include a re-assessment of the Key Service Centre boundaries. 2) The National Planning Framework modification needs to be added into a Neighbourhood Plan. 3) Carry out local consultation; assemble a team of Councillors and volunteers; establish contact with the CWaC planning development team.

- 4) The current situation regarding grant support needs to be investigated with CWaC Planning Development team, but it may not be available anymore.
- 5) Tattenhall Parish Council has spent around £20,000 on consultant support for their NHP review which began in 2019. They have been allocating funds within the Parish Council precept to pay for it. Their consultants were engaged when the Reg 14 consultation was being prepared.

Proposed by Cllr Brooks and seconded Cllr Chrimes by and **RESOLVED** that CWaC Cllr Edwards will gain clarification from the planning department, the status of the existing Neighbourhood Plans. Cuddington want to clarify that, should the parish council undertake a potential modification of the Cuddington Neighbourhood Plan, similar in scale to that being carried out by Tattenhall & District, will Cuddington Parish Council's current plan still stay in situ until a potentially new/modified plan. Also, the other question CWaC Cllr Edwards will ask is, will Cuddington still received 25% of CIL money.

Council noted that new and modified Neighbourhood Plans will most likely cost approximately £20,000 - £30,000 and must include land allocations for development of up to 450 dwellings for Cuddington from 2025 to 2045. This will most likely include a re-assessment of the KSC boundaries also.

- 56** **Land known at the Cuddington Bowling Green.** The Wilbraham Estate has offered to gift the land known as the Bowling Green to Cuddington Parish Council for the benefit of the local community. **RESOLVED**, to instruct the Clerk to appoint a solicitor as soon as possible to undertake the conveyancing process and facilitate the transfer of the land. Following the conveyancing a lease will be drawn up between Cuddington Parish Council and Cuddington Bowling Club.
- 57** **Risk Assessment for Council Surgeries.** It was **RESOLVED** to adopt the Risk Assessment for Council Surgeries. It was noted that Councillor's will set up the surgery dates and then let the Clerk know.
- 58** **Clerks Report.** It was noted that the new email address for the new editor of the Round Tower is rtnewseditor@outlook.com with Alena working full time, the Clerk or any member of the Council shall email any notes of the meeting to her to save her sitting throughout a meeting. It was noted that the Round Tower newsletter will commence in November and shall be a bimonthly newsletter. Noted that this is a voluntary role, and help may be needed by way of distribution to local outlets.

Kingsley Health Care advised that they are waiting for stakeholder comments on key issues before they set a meeting date with the planning team and residents who attending a recent pc meeting. They confirmed that the minibus has nothing to do with Redwalls Nursing home.
- 59** **Correspondence.** There was none.
- 60** **Date of next meeting.** It was **RESOLVED** to move the scheduled November meeting to **Monday 23rd November 2026.**

Meeting closed at 10.08pm.

Signed:**Chairperson**

Dated: 19th October 2026

