

COMBERBACH PARISH COUNCIL

TUESDAY 2 SEPTEMBER 2025

Dear Councillor

You are summoned to attend the Meeting of Comberbach Parish Council to be held on Tuesday 2 September 2025 at 6.30pm at **Comberbach Memorial Hall**.

DJ French

Denise French

Clerk to Comberbach Parish Council

Open Forum

There will be a period of 15 minutes before the meeting starts for members of the public to raise any issue that relates to Comberbach. The Open Forum will start at 6.30pm and the formal agenda below will start after that. The period of public participation may be extended at the discretion of the Chairman.

AGENDA

1. Apologies for Absence

To receive and approve apologies for unavoidable absence.

2. To receive Members' Declarations of Interest on any matters on the agenda

3. To approve the minutes of the meeting of the Parish Council held on 15 July 2025 (attached)

4. Progress reports and updates

4.1 Resilience Plan – the updated plan is being considered by the Joint Emergency Planning Team. It is recommended the final version is considered at the next meeting. To consider whether the council wishes to join the pilot project about improving the communities resilience.

4.2 Pizza van – the owners have now responded and are no longer looking for a fixed pitch.

5. Cheshire West and Chester Councillors updates

To consider any updates from CWAC Councillors.

6. Recreation Area & Pump Track

Denise French, Parish Clerk
07759 212449
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6.1. To consider the reports from recent inspections.

6.2 To consider any response from the manufacturer to the query raised by Rospa about the distance between the basket swing and the supporting post

6.3 Project to replace the infant multi-unit

To consider the current position with the Crowd Funding project on the Spacehive platform for a replacement for the infant multi-unit at the Recreation Area. To also consider any additional funding applications.

6.4 Pigeon deterrent – to agree to purchase bird spikes as recommended by the Rospa inspection.

7. Highways and Streetscene

7.1 Speed Indicator Device

To consider the latest SID data

8. Accounts and Financial Matters

8.1 Parish Council savings account

To consider the current position with a new savings account and to agree the structure and amounts to set up.

To agree the future Direct Debit charge for the Unity Trust account at £6/month, variable at their discretion.

8.2 To note the accounts for 30 July 2025 in Appendix 1

8.3 To approve the payments list in Appendix 2.

9. Issues and Projects

9.1 Christmas concert

Following discussion at previous meetings, Barnton Silver Band have been booked for Saturday 13 December. To consider any further arrangements.

9.2 Dog issues

To consider issues raised by residents.

9.3 Empty and untidy properties in the village

To consider an issue raised with the Clerk and consider whether the council wishes to take any action.

9.4 Pickleball

To consider options for a pickleball facility in Comberbach

9.5 'Men in Sheds'/Community Shed Project

To consider any feedback on a possible community shed project in Comberbach and the next steps.

10. Planning

10.1 To consider the appeal decision for the Solar Farm at Winnington:

Appeal Ref: APP/A0665/W/25/3359308 Land at Winnington Avenue, Northwich, Cheshire CW8 4EE - The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

Decision 1. The appeal is allowed, and planning permission is granted for the re-engineering, remediation (through the creation of a development platform), restoration, and subsequent installation of a commercial scale photovoltaic solar park including a battery energy storage system (BESS) and other associated development at Land at Winnington Avenue, Northwich, CW8 4EE in accordance with the terms of the application, Ref 23/02766/FUL, and the plans submitted with it, subject to the conditions in the schedule.

10.2 To note in appendix 3 any decisions by CW&C and consider or note decisions advised by the planning working group.

10.3 To consider any new Enforcement matters.

11. Correspondence

To consider the correspondence schedule along with a verbal update on any correspondence received since the agenda was published (to follow)

12. Representative Reports

To consider updates from Councillor representatives:

- Comberbach Memorial Hall Management Committee – Cllr McDermott
- Police Liaison – Cllr Chandler.
- School Liaison – Cllr McDermott

- Fete Committee – Cllr Ryder
- Bowling Club – Cllr Darwin

Part 2 – EXCLUSION OF THE PUBLIC AND PRESS

To resolve under the Public Bodies (Admission to Meetings) Act 1960 to exclude the press and public due to the confidential nature of the business to be discussed

13. Parish Council land ownership

To consider current land ownership.

Date of next meeting – Tuesday 28 October 2025 at 6.30pm

Appendix 1 Accounts for 30 July 2025

Current account £24,138.49 Reserve £36,916.95

Cash book £61,055.44 Reconciliation: £0

Appendix 2 Payments

Item	Amount	Power
Shane Ross – Maintenance invoice 25.01	£650.00	LGA 1972 s 111
Transfer to new Unity Trust current a/c	£50.00	LGA 1972 s 111

Pre-Authorised Payments

Item	Amount	Power
PAP2507 – Synchroprint, CVN July 25	£232.32	LGA 1972 s 111
PAP2508 – PKF Littlejohn, Ext Audit fee 2025	£252.00	LGA 1972 s 111
DD – Babble, MS Office license July 25	£23.50	LGA 1972 s 111
DD – Tesco Mobile, July 25	£7.95	LGA 1972 s 111

Appendix 3 Recent planning decisions by CW&C

APPLICATION DETAILS	DATE OF VALIDATION	CURRENT POSITION
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21/05070/OUT - Outline planning permission for a mixed use development of up to 1,550 units of residential dwellings including affordable housing (subject to viability); specialist accommodation for older people including residential care home; local centre and active ground floor uses comprising up to 600 sqm of flexible floorspace for retail (including small convenience food store); up to 275 sqm of health, nursery and community; up to 7,700 sqm of employment space; up to 950 sqm of cafe, restaurant, takeaway and public house floorspace; up to a 2,250sqm (up to 2FE) primary school with associated playing fields (Use Class F1(a)); and associated road infrastructure, landscaping (including Sustainable Urban Drainage Systems), public realm and amenity space (all matters reserved except for vehicular access), land at Winnington Works	Wed 22 Dec 2021	Awaiting decision
21/01937/S73, Single storey side and rear extension and creation of first floor (Variation of conditions 2 (approved plans) and 3 (materials) of planning permission 19/01832/FUL), 31 Senna Lane	Fri 30 Apr 2021	Awaiting decision
25/00925/FUL - alterations to existing garage to include two dormers and alterations to windows and doors to create home office and ancillary accommodation, 1 Hough Lane Cottages	9 May 2025	Awaiting decision
25/01163/FUL - Demolition of existing dwelling, erection of new dwelling, 27 Senna Lane	20 May 2025	Awaiting decision
25/01414/FUL – Front extension into existing porch area, 17 Senna Lane	3 June 2025	Approved
25/02057/S73 - Single storey rear extension - variation of condition 2 (plans) and condition 3 (materials) of planning application, The Croft, The Avenue	4 August 2025	Awaiting decision