

COMBERBACH PARISH COUNCIL

TUESDAY 28 OCTOBER 2025

Dear Councillor

You are summoned to attend the Meeting of Comberbach Parish Council to be held on Tuesday 28 October 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. If anyone wishes to raise a topic at the meeting they are requested to notify the Clerk three days in advance of the meeting date to enable any research to be carried out. 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 2 September 2025 (attached)

4. Progress reports and updates

4.1 Resilience Plan – to consider the updated plan incorporating comments from the Joint Emergency Planning Team.

4.2 Pickleball – to consider an update on the possibility of a pickleball court at the Memorial Hall

5. Cheshire West and Chester Councillors updates

To consider any updates from CWAC Councillors.

6. Recreation Area & Pump Track

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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 To consider the recommendation of the Finance Committee on 8 October regarding future Rospa inspections:

“RESOLVED: that the council continues to use Playsafety for the annual Rospa Inspection but the Clerk will request a different inspector.”

6.4 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.

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

6.6 Recreation Area Zip Wire

To consider a quote for repair from Northwich Town Council

6.7 Tree works at the Recreation Area

To consider an update following an inspection by OJT Tree Services about any works needed at the Recreation Area to address issues of trees on the boundary overshadowing the play area.

6.8 Wet Pour – to consider investigating the cost of Jet Washing and cleaning the wet pour surface.

7. Highways and Streetscene

7.1 Speed Indicator Device

To consider the latest SID data

7.2 Speed surveys on Gibb Hill

The Clerk has contacted CWAC who have advised they do not carry out traffic surveys in house and funding would need to come from Parish Council or Local Members budget. To consider whether to progress a traffic speed survey.

7.3 The CWAC Highways Team provided black box statistics between 8 June and 16 June 2021. To write to CWAC Highways to request a further data analysis

7.4 To review the street furniture, highway signs, finger posts, gateway signs and heritage phone box with a view to cleaning and painting.

8. Accounts and Financial Matters

8.1 Finance Committee 8 October

To consider the minutes of Finance Committee held on 8 October 2025 (attached)

8.2 Parish Council savings account

To consider the report of the RFO on savings products and the recommendation of the Finance Committee as set out below:

“RESOLVED: that the Parish Council be recommended to open notice savings accounts with Charity Bank.”

8.3 Payroll and Internal Audit services to the parish council

To consider the recommendation of Finance Committee on the future provision of payroll services and Internal Audit:

“RESOLVED: that:

(a) the RFO seek two alternate quotes for the payroll provider for consideration and benchmarking

(b) the committee recommends continuing with the current internal auditor – JDH Business Services.”

8.4 To note the accounts for 30 September 2025 in Appendix 1

8.5 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 Street furniture

To consider whether the Parish Council wishes to support provision of street furniture and floral displays in the village as recommended by the Finance Committee

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9.3 'Men in Sheds'/Community Shed Project

To consider an expression of interest in the Men in Sheds project and the next steps.

10. Planning

10.1 To consider information from CWAC Planning Team following the query raised at the last meeting about high boundary treatment on residential properties:

"A person can erect a fence, wall or other means of enclosure up to **2m** in height without requiring planning permission, unless it is adjacent to a highway in which case it can only be **1m** in height. Any higher would require planning permission.

I refer you to Section 7 of the Supplementary Planning Document House Extensions attached to the email. This section concerns boundary treatments and is used as a guide when assessing planning applications. Please see an extract below.

"7.2 New hard boundary treatments (eg walls, fences) that have regard to the prevailing characteristics of boundary treatments in the surrounding area, for example, in respect of height, position and materials, are likely to be supported, particularly if located between a dwelling and the highway/road. Hard boundary treatments adjacent to the boundary with a road or footpath, that do not exceed 1 metre in height or the height of the existing boundary treatment will normally be supported. In determining whether a boundary treatment is adjacent to a road or footpath consideration will be given on a case by case basis to distances and existing intervening features such as hedges. Such hard boundary treatments are not likely to be supported in areas that are laid out as 'open plan'."

We have been successful at defending at planning appeal (in most cases at least) the reasons for refusal where inappropriate boundary treatment have been erected and the Planning Inspector has dismissed the appeal. I attach a recent example for information, but please note every application is determined on its own merits. Hedges and vegetation are not development and therefore do not fall under planning control.

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.

10.4 Consultation on a Material Change to the Keuper Gas Storage Project (KGSP) Development Consent Order (DCO)

To consider whether the Parish Council wishes to respond to this consultation

11. Legal costs of work to register the PC owned land

To consider information received from Chambers Fletcher that the cost of registering the land owned by the Parish Council would be approximately £850 + VAT plus disbursements

12. Correspondence

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

13. 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

None

Date of next meeting – Tuesday 2 December 2025 at 6.30pm

Appendix 1 Accounts for 30 September 2025

	Current a/c	Savings a/c	Total
Santander	£21,577.89	£21,916.95	£43,494.84
Unity Trust	£50.00	£15,000.00	£15,050.00
Total	£21,627.89	£36,916.95	£58,544.84

Reserves £37,000, reconciliation nil

Appendix 2 Payments

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Item	Amount	Power
Shane Ross – Maintenance invoice 25.02	£650.00	LGA 1972 s 111
Parish Council Websites – website costs 25/26 inv 3855	£273.60	LGA 1972 s 111
J Ryder – Materials & spare keys	£63.36	LGA 1972 s 111

Pre-Authorised Payments

Item	Amount	Power
PAP2509 – NBB Outdoors, replacement table tops	£215.94	LGA 1972 s 111
PAP2510 – NTC, Qtyly Inspection July, inv 8667	£72.00	LGA 1972 s 111
PAP2511 – Synchroprint, Sept CVN	£232.00	LGA 1972 s 111
PAP2512 – HMRC, PAYE Q2	£338.00	LGA 1972 s 111
DD – Babble, MS Office license Aug 25	£23.50	LGA 1972 s 111
DD – Babble, MS Office license Sep 25	£23.50	LGA 1972 s 111
DD – Tesco Mobile, Aug 25	£7.95	LGA 1972 s 111
DD – Tesco Mobile, Sep 25	£7.95	LGA 1972 s 111

Appendix 3 Recent planning decisions by CW&C

APPLICATION DETAILS	DATE OF VALIDATION	CURRENT POSITION
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

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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
25/02057/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
25/02716/TPO - 6 Kennelwood Road		Awaiting decision
25/02493/FUL - 25/02493/FUL – single storey extension, 15 Goosebrook Close		Awaiting decision
25/02880/PAA – addition of first floor storey, 17 Senna Lane		Awaiting decision
25/03141/TPO – Avenue Farm, The Avenue		Awaiting decision