

COMBERBACH PARISH COUNCIL

TUESDAY 2 DECEMBER 2025

Dear Councillor

You are summoned to attend the Meeting of Comberbach Parish Council to be held on Tuesday 2 December 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 28 October 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

4.3 Parish Council vacancy – to note the current position.

4.4 Land in the ownership of the Parish Council - the Clerk has contacted Chambers Fletcher Solicitors to confirm the Council wishes them to progress registering the

Denise French, Parish Clerk
07759 212449
clerk@comberbach-pc.gov.uk

land in the ownership of the Parish Council, any further update will be given at the meeting.

5. Cheshire West and Chester Councillors updates

To consider any updates from CWAC Councillors.

6. Recreation Area & Pump Track

6.1. Project to replace the infant multi-play unit

Funding has now been received via the SpaceHive platform. To consider the draft Request for a Quotation and agree the circulation list/publication method (attached)

6.2 Tree works at the Recreation Area and car park

To consider quotes received for tree works – in Part 2

6.3 To consider the report from the recent inspection (attached).

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

6.5 Wet Pour

To consider a quote for jet washing 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.

8. Accounts and Financial Matters

8.1 Remembrance Day wreath

The Parish Council purchased a reusable wreath some years ago. To consider making a donation to the Royal British Legion in lieu of a wreath purchase and agree the amount to be donated.

8.2 Christmas Tree

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To consider funding the village Christmas Tree at the Chapel at a cost of £230.

8.3 To note the accounts for 31 October 2025 in Appendix 1

8.4 To approve the payments list in Appendix 2.

9. Issues and Projects

9.1 Christmas concert

To consider any final arrangements for the Christmas Concert featuring Barnton Silver Band on Saturday 13 December at 7.30pm.

9.2 Street furniture

To consider whether the Parish Council should develop a programme of regular cleaning and repair of its assets.

To consider whether the Council wishes to support provision of street furniture and floral displays in the village as recommended by the Finance Committee in October 2025.

9.3 Heritage Phone Box – suggestion box

To consider removing the suggestion box as it is not used.

9.4 Policing in Comberbach

To consider future plans for policing in Comberbach and the wider Marbury Ward and whether to contact the Chief Constable.

10. Planning

10.1 To consider information from CWAC Planning Team following the query raised at the September 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.

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

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. Tree works at the Recreation Area and Car Park

To consider quotes for this work (attached)

14. Review of hours – Parish Clerk

To consider the report (to follow)

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Date of next meeting – Tuesday 13 January 2026 at 6.30pm

Appendix 1 Accounts for 31 October 2025

	Current a/c	Savings a/c	Total
Santander	£19,534.79	£21,916.95	£41,451.74
Unity Trust	£45.40	£15,032.79	£15,078.19
Total	£19,580.19	£36,949.74	£56,529.93

Reserves £37,000, reconciliation nil

Appendix 2 Payments

Item	Amount	Power
Cllr Cameron – materials for zipwire	£13.61	LGA 1972 s 111
Synchroprint – Nov CVN Inv 8287	£232.32	LGA 1972 s 111
Cllr Ryder – Weedkiller, Cable Ties	£30.30	LGA 1972 s 111

Pre-Authorised Payments

Item	Amount	Power
DD – Babble, MS Office license Oct 25	£23.50	LGA 1972 s 111
DD – Tesco Mobile, Oct 25	£7.95	LGA 1972 s 111
DD – Unity Trust account fee Oct 25	£4.60	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	Wed 22 Dec 2021	Awaiting decision

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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		
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 – Mixed Species - Selective crown lifting and clearance pruning to maintain clear line of sight between utility poles - Avenue Farm, The Avenue		Awaiting decision
25/03364/FUL - Demolition of the existing dwelling and outbuildings, including removal of the mobile home, and the erection of a replacement dwelling -Brookside Farm		Awaiting decision