

Somerford Parish Council

Minutes of the Meeting of the Parish Council held on 17 September 2025

Holmes Chapel Community Centre, 7.00pm

Present

- Councillor Geoff Bell (Chairman)
- Councillor Jeanette Hardman (vice-Chair)
- Councillor Paul Crompton
- Councillor Bill Chorlton
- Mr Carlton Evans – Clerk
- Mr John Wray – Ward Councillor

Declarations of Interest

- Cllr Hardman – any Loachbrook Estate discussions
- Cllr Chorlton – any Loachbrook Estate discussions

Part 1 Public Forum

129/25 - One member of the public was present, Congleton Town Councillor Robert Douglas. The Council was grateful for Cllr Douglas's offer to continue to investigate with Cheshire East Council unclaimed/unused section 106 monies which are due and which could potentially be used in Somerford. Cllrs also discussed the possibility of siding out a stretch of the Holmes Chapel Road – the Clerk will investigate whether Sibelco could assist with this now that they have started work on their Somerford Farm site.

130/25 – Apologies

The Council **resolved** to accept and approve apologies from:

- Cllr S Hughes – travel commitments
- Cllr T Massey – personal reasons
- Cllr J Saxton – travel commitments

131/25 – Minutes

The Council **resolved** that the minutes of the Council meeting held on 20 August 2025 be agreed and signed as a true and accurate record.

132/25 – Cheshire East Ward Councillor report

Cllr Wray reported on Cheshire East Council discussions for devolution, regional mayoral representation, and changes to their committee model of governance.

133/25 – Accounts

See Annex 1

134/25 - Planning Applications

25/2500/OUT

Outline Planning Application for 120 dwellings opposite the Loachbrook Estate. Although the site is in Astbury, access to it will be from the Holmes Chapel Road (Somersetford).

The Council **resolved** to object to the application, but if it does go ahead then additional public transport should be provided, the 30mph limit should be extended along the Sandbach Road to the Wallhill Roundabout and a pelican crossing installed by the entrance to the development.

Possible appeal against refusal of **25/0795/OUT** - outline approval for access matters for a proposed livery yard at Somerset Park Farm comprising a block of 20 stables and associated works. (The Council had supported this application but it was refused and the applicant plans to appeal the decision.)

The Council asked the Clerk to give feedback to the applicant that the original access arrangements seemed preferable rather than a route which would take traffic, albeit insignificant in volume, on a relatively arduous route through the grazing fields and the already busy main site areas.

135/25 - Rhead's Meadows

The Clerk is seeking a meeting with Bellway Homes. He reported that Cheshire East Council had agreed in principle to cover the costs of installing a water supply from the Bellway estate using s106 monies. The Cheshire Wildlife Trust had harvested wildflower seeds from the Meadows and the Clerk will invoice CWT accordingly.

136/25 - Blackfirs Wood

The Council asked the Clerk to contact David Wilson Holmes (and Cheshire East Council) about the clearance of a large area of the Public Open Space adjacent to their development and the Wood. The Clerk and Chair will meet Streetscape shortly to discuss further clearance of Himalayan balsam on site.

137/25 – Highways

Councillors noted that the Police and Crime Commissioner would be holding an open meeting on 09 October. Cllr Crompton will attend and ask about the continuing problem of vehicle noise along the Congleton Link Road and the possibility of deploying noise cameras to tackle the issue, plus any other mitigation measures.

138/25 – Housing Developments

In the absence of satisfactory communications from Bovis/Vistry, Cllr Hardman has asked Cllr Wray to follow up the adoption of the roads on the estate with Cheshire East Highways. Councillors noted that an integral garage on the former Stewart Milne Homes development (now Elan) had been converted to living accommodation and the garage door replaced with a window, but without any apparent planning permission - which the Clerk will follow up.


139/25 - Chairman and Members' Reports

Nothing further to report.

140/25 - Clerk's Report

The Clerk noted that Brereton Parish Council had erected a boundary sign along the A54 approximately 1,200 metres inside Somersetford Parish. He reported that Bellway Homes had sent payment for the defibrillator that had been installed at the Chelford Road/Blackfirs Lane junction.

The meeting ended at 2120 hrs.


Chairman

Annex 1 - Accounts

Finances as of 01 September 2025:

Account Balance: **£50,265.35**

Receipts since 01 August 2025:

- £nil

The Council noted the following payments since 01 August 2025

- £48.42 – NEST, Clerk pension
- £179.59 - HMRC
- £1,300.56 – Crewe Colour Printers, Newsletter
- £574.08 – ChALC affiliation fee
- £125.95 – Streetscape, works at Blackfirs Wood
- £1,029.22 – Streetscape, works at Rhead's Meadows
- £41.25 – Everybody Health, meeting room venue (June)
- £41.25 – Everybody Health, meeting room venue (July)
- £52.00 – Information Commissioner's Office fee
- £636.65 – Clerk Salary

The Council resolved to approve the following payments:

- £363.16 – Streetscape, dog bin emptying