

## **Somerford Parish Council**

### **Minutes of the Meeting of the Parish Council held on 21 May 2025**

#### **Holmes Chapel Community Centre, 7.00pm**

#### **Present**

- Councillor Geoff Bell (Chairman)
- Councillor Jeanette Hardman (vice-Chair)
- Councillor Paul Crompton
- Councillor Bill Chorlton
- Ward Councillor John Wray (arrived 7.20pm)
- Mr Carlton Evans – Clerk

#### **Declarations of Interest**

- Cllrs Hardman and Chorlton – any Loachbrook Estate discussions

#### **Part 1 Public Forum**

Three members of the public were present to discuss planning application 25/1303/OUT.

#### **062/24 – Election of the Chair for 25/26**

The Council **resolved** unanimously to elect Cllr Geoff Bell as Chair for 25/26 and he duly made and signed his declaration of acceptance of office.

#### **063/24 – Election of the vice-Chair for 25/26**

The Council **resolved** unanimously to elect Cllr Jeanette Hardman as vice-Chair for 25/26 and she duly made and signed her declaration of acceptance of office.

#### **064/25 – Apologies**

- Cllr S Hughes – travel commitments
- Cllr T Massey - illness

#### **065/25 – Minutes**

The Council **resolved** that the minutes of the Council meeting held on 16<sup>th</sup> April 2025 be agreed and signed as a true and accurate record.

#### **066/25 – Accounts**

#### **See Annex 1**

### **067/25 - Cheshire East Ward Councillor Report**

Cllr Wray informed the Council that David Edwardes had been elected as Mayor for Cheshire East, and that the Local Government Boundary Commission for England had published its final recommendations for new Wards in Cheshire East.

### **068/25 – Savings Account with the CCLA Public Sector Deposit Fund**

The Council:

- **resolved** to open an account with the CCLA
- **resolved** to nominate Chair Geoff Bell and vice-Chair J Hardman as Councillors who can provide instructions to CCLA
- **resolved** to authorise Cllrs Hardman and Crompton, and the Clerk Carlton Evans, as people able to make withdrawals
- **resolved** that the opening deposit should be £42,000
- **resolved** to agree to a simple investment strategy

The Council tasked the Clerk with completing the necessary paperwork.

### **069/25 – Insurance Renewal**

The Council **resolved** to renew its insurance with Zurich.

### **070/25 - Planning Applications**

#### **25/0760/RES Reserved Matters**

##### **Green Tree Farm, 2 Chelford Road, Somerford,**

Approval of reserved matters on outline application 20/5643C: Proposed 1 no. detached dwellings.

The Council **resolved** to make no objection

#### **25/1303/OUT Holly House, 11 Chelford Road,**

Erection of up to 4 no. dwellings and all associated infrastructure works

The Council noted that it had previously objected to development on the site since the dwellings appeared to straddle the line of the foul sewer; and before the most

recent application had been made the boundaries had changed so that at least some of them would be in Open Countryside. The Council further noted that the current application states that: *'...the weight to be attached to Policy PG6 in the determination of this Application is now severely diminished in the accepted absence of a five-year housing land supply across Cheshire East Borough. This is consistent with paragraph 11(d) and footnote 8 of the NPPF; Policy PG6 is out-of-date.'*

The Council **resolved** that it would continue to object to the application if the properties would straddle the foul sewer; and if they are still in Open Countryside. However the Council noted that if the properties do not impact the sewer and if the contention in the application about Open Countryside is true, these objections would fall away.

### **25/1102/HOUS Primrose House, 37 Black Firs Lane**

Proposed single storey rear extension.

The Council **resolved** to object to the application on the grounds that part of the buffer zone to the rear of the property has already been fenced in to increase the size of the garden and is currently subject to Planning Enforcement investigations; and the extension itself would also therefore constitute unauthorised building in Public Open Space. The Clerk will contact the Cheshire East Nature Conservation officer and Planning Enforcement team.

### **071/25 – Risk Register**

The Council reviewed the Risk Register and **resolved** to adopt it. It was signed by the Chair and Clerk.

### **072/25 – Councillor Vacancies**

The Clerk has been in touch with a few parishioners about applying. Once the Newsletter has issued advertising in the local press etc. would follow before launching the formal process of election/co-option with Cheshire East Council.

### **073/25 – Newsletter**

The Clerk will make some minor edits and circulate a revised draft for consideration.

### **074/25 - Rhead's Meadows**

The Clerk will follow up with Congleton Town Council's Streetscape team about progress with the maintenance plan.

### **075/25 - Blackfirs Wood**

The Clerk will follow up with Congleton Town Council's Streetscape team about progress with the maintenance plan.

### **076/025 – Goodwins Pool fencing**

The Clerk will contact the owners about repairs to the broken and unsightly fencing.

### **077/25 – Highways**

Councillors noted that parishioners had complained about all the roundabouts along the Congleton Link Road, especially the damage to the Wallhill Roundabout which has still not been remediated.

### **078/25 – Housing Developments**

Cllr Hardman reported that there had been little progress with no communication from Bovis/Vistry, no further sign of contractors on site, and no information about drains and adoption of the roads by Cheshire East Council.

### **079/25 – Diversion of Footpath 2**

The Chairman and Clerk reported on their recent site visit with a Cheshire East representative. He had agreed to look into our proposal, which would simply make permanent the route of the current diversion while the existing path is closed, due to the construction of the Anwyl housing development.


### **080/25 - Chairman and Members' Reports**

Cllrs Bell, Crompton and Hughes were encouraged to move their email accounts to the new .gov.uk system.

### **081/25 - Clerk's Report**

Nothing further to report.

**The meeting ended at 2125 hrs.**

 Chairman
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## Annex 1 - Accounts

Finances as of 01 May 2025:

**Account Balance:** £57,387.97

**Payments noted** since 01 April 2025:

- £41.25 – HCCC Room Hire
- £777.60 – A P Matthews Tree Purchases
- £41.25 – HCCC Room Hire
- £216.00 – A P Matthews Tree Purchases
- £41.25 – HCCC Room Hire
- £56.89 – NEST, Clerk Pension
- £170.14 – HMRC
- £528.00 – Parish Online web hosting
- £69.12 – TCS Payroll Management
- £363.16 – Congleton TC dog bin emptying
- £120.00 – Shona Amies, website management
- £551.73 – Clerk Salary

**Payments approved:**

**None**