

WORLESTON & DISTRICT PARISH COUNCIL

Minutes of Meeting held on 25th September 2025 @ 7:00pm Worleston Village Hall

Present:, Andy Hudson (**Chair**) John Schofield (**JS**) (Vice Chair) Gary Basford (**GB**) Tommy Adams (**TA**), Malcolm Holman (**MH**) Peter Jones (**PJ**) Gary Vernon (**GV**) Richard Heaton (**RH**) John Thomasson (**JT**) Helen Exley (**The Clerk**),

Parish members: present

Point	Agenda point	Raised By	Action	Due Date
1.	Apologies:- Fred Percival (FP) Joe Foster (JF) Becky Posnett Borough Councillor (BP)	Clerk	N/A	25/09/25
2.	Declaration of Councillors interests & Code of Conduct:- JT - 23/4566N & 23/3507N AH - 25/3114/PIP planning It was agreed that JS would chair the meeting in view of the declaration of interest above from AH	Vice Chair	All Cllrs	25/09/25
3.	Approval of Minutes & Outstanding Matters:- Please see attached checklist for outstanding matters Minutes from 10/07/25 quarterly meeting approved by GV and 2nded by AH . All councillors present, were in agreement.	Vice Chair	All Cllrs	25/09/25
4.	Public Forum:- Member of public lodging objection to planning. Please see appendix A	Public	Vice Chair	25/09/25
5.	Borough Councillor Report:- Not present at the meeting.	Vice Chair	BP	25/09/25
6.	Councillor Vacancy update - co-option:- The recent Cllr vacancy has been advertised through CEC Elections Dept and on the WDPC website. Jon Reade has now been co-opted onto WDPC in agreement with all Cllrs present at the meeting. The Clerk reminded cllrs about the 6 month rule of attendance.	Clerk	Clerk	25/09/25
7.	Planning matters:- Pending applications <i>25/2043/DSC- Ash Paddocks AJM, Discharge of Condition 1.2 on Appeal Decision APP/R0660/W/24/3351500 (planning application 23/3752N) Passed</i> <i>25/3274/VOC - Variation of condition 2 - appd plans on appl 23/1414N. Poole House Farm Pool, Poole, CW5 6AH</i> <i>*25/3114/PIP- Permission in Principle for the erection of 5 dwellings, The Grange Main Road, Worleston, CW5 6DN</i> <i>25/2587/FUL- New bespoke Calf Building for weaning Calves. Its aim to enhance calf health, welfare and growth through optimal environmental conditions, Reaseheath College Main Road, Worleston, Nantwich, CW5 6DF</i> <i>25/2049/HOUS -extensions to house - Worleston Lodge Main Road, CW5 6DN</i> <i>No Comment</i> <i>25/1928/FUL- Single story extension to existing sports centre to create new gym space. Reaseheath College Main Road, Worleston, Nantwich, CW5 6DF</i> <i>*It was proposed by GV and seconded by RH that an objection would be lodged by WDPC by commenting on and including - protection of trees, removal of hedging, visibility splay, access, outside planning boundary. GV & JS to lodge objection. To be submitted by 10th October.</i>	Vice Chair	Vice Chair	ongoing

7.	<p>Past Applications</p> <p>25/2049/HOUS - Worleston Lodge Main Road, Worleston, Extensions to property - undecided</p> <p>25/1960/HOUS – Ash Paddocks AJM, Erection of two storey extension to existing annex - refused</p> <p>25/1986/FUL - Aston Lower Hall Dairy Lane, AJM, Erection of an extension to an existing livestock building and all associated works - undecided</p> <p>25/0514/FUL-Worleston Lodge Main Road, Erection of detached dwelling and linked garage/office - undecided</p> <p>G25/0502/CLPUD -Groome Cottage, Rookery Park Main Road, Cert of lawful development for prsd extensions. Positive certificate</p> <p>25/0102/HOUS - 47 Station Road, Aston Juxta Mondrum, CW5 6DW - Psd single storey rear extension & extension over existing single storey extension. Approved with Conds</p> <p>23/4566N – Aston Lower Hall, AJM- Erection of Rural enterprise unit & associated works- undecided</p> <p>23/3507N – Aston Lower Hall Farm, Dairy Lane - Erection of covered silage store - undecided</p> <p>22/0557N – New Start Park, Change of Use and erection of 2 amenity buildings - Undecided</p>	Vice Chair	Vice Chair	ongoing
8.	<p>Clerks Report:-</p> <p>Solar Grant – Update on anticipated expenditure</p> <p>Including CIL payment and previous years solar grant there is approx. £8,000.</p> <p>AH has been in touch with Highways/Ringways regarding costings for 3 streetlights at the north end of Main Road quote is £2,336+VAT for the design and then £8k + materials & labour+VAT. So estimated cost for 3 streetlights will be £15k.</p> <p>JS stated that there was an original wooden post with a streetlight opposite his entrance. Need to establish whether there is still power that can be accessed. Agreed that AH would not reply to the quote from Ringways until further investigation has taken place.</p>	Clerk	Clerk	25/09/25
9.	<p>Playground Matters:-</p> <p>Report forwarded onto the Cllrs in August. Remedial work to be completed.</p>	Vice Chair	PJ/FP Clerk	ongoing
10.	<p>Parish Compacts:-</p> <p>Nothing to report back from Peter Wilson.</p> <p>Signs at Station Rd have recently been refurbished by a local resident.</p>	Clerk	Vice Chair	Ongoing
11.	<p>Road Safety Matters:-</p> <ul style="list-style-type: none"> • <i>Road conditions</i> – Road recently closed at the bottom end of Main Road by RHC. Pothole outside Royal Oak still needs attention but CEC Highways says that it isn't at a point or repair. • <i>Kingsbourne Rd</i> – Work has been taking place on the road. No update on actual opening. • <i>Speed Limit update</i> –Asked for speed checks to be carried out - update required for BP regarding this matter. • <i>Road Safety – Street lighting costs update/signage replacement update</i> – See clerks report point 8. AH stated that the school runs/maintains their own streetlight – AH to explore whether WDPC can “adopt” their own. Light reflectors have now been replaced at the chicane. 	Vice Chair	Vice Chair	Ongoing

12.	Payment of accounts & Financial Matters :- Internal Audit has now been passed by internal auditor. Payment of accounts: Current bank balance 25/09/25 to include saver account £14,870.47 Outstanding payments:- <ul style="list-style-type: none"> • <i>WVH meeting room fees £36.00</i> • <i>Litter Picker payment £660.00 – 6 months</i> • <i>Alan Ackerley - £555.00</i> • <i>Clerks 1/4ly salary - £652.00</i> • <i>HMRC -£163.00</i> 	Clerk	Clerk	25/09/25
13.	Dates of meetings for 2025: 20th November 2026 dates to be confirmed at the next meeting.	Clerk	Clerk	25/09/25
14.	Items for next agenda:- N/A	clerk	Vice Chair	25/09/25

Meeting closed at 19:55 hrs

-----Chairman-----Date

APPENDIX A

I object to this proposed development because this proposal builds on open countryside and would be detrimental to the character of Worleston which is one of interspersed buildings combined with open spaces.

The development is proposed to occupy land which is currently open countryside (agricultural land) falling outside of the Worleston Settlement Boundary along Main Road.

The view that this land is Open Countryside was affirmed in an Appeal Decision by The Planning Inspectorate on 29th January 2018. This appeal related to the land opposite the proposed site but made reference to the proposed site by stating and I quote "on the opposite side of Main Road is a field and the grounds to Three Oaks and The Bothy. These are, like the appeal site, all outside of the settlement boundary."

All the latest plans reaffirm this settlement boundary.

The fact that the established boundary runs from The Royal Oak and the stretch of houses on both sides of Main Road to the south of The Royal Oak has been carried forward from RES.4 of the Crewe and Nantwich Local Plan and restated in the Cheshire East Local Plan 2010-2030 section 8.69.

The Site Allocations and Development Policies Development Plan has also carried this forward under Policy PG9.

The related document 'Settlement reports (2020, Cheshire East Council) [ED21] to [ED44] also reaffirms this.

The Local Plan Adopted Policies Map of 2022 also indicates that the land is Open Countryside.

It designates the land and its surroundings as part of Cheshire East's Ecological Network Restoration Area. These restoration areas are designed to enhance connectivity, resilience and the functioning of the ecological network. (See Ecological Network for Cheshire East).

The southern boundary of the proposed development is defined by managed hedgerow, which enhances green infrastructure and this ecological connectivity. The planned 4 access points would fragment the Main Road hedgerow. That along with a new footpath and required sight lines would further damage this priority habitat, leading to a likely loss of habitat connectivity and biodiversity, contrary to Policy SE3/5.

To the north, a group of trees including Oak and other broadleaf trees belonging to my property have root zones extending into the site; These roots need protecting. Policy SE 5 requires development to avoid loss or deterioration of trees with significant amenity, biodiversity, or landscape value.

Policy ENV 6 mandates that development layouts ensure that important trees are retained and integrated sustainably. The site layout proposes removal of the two Oak trees for new development, but current policies emphasise the need for retention for landscape and biodiversity reasons.

The most northern plot has the effect of turning Three Oaks and the Bothy into a secondary development by building directly in front of us on Main Road. This planned development would have a detrimental effect on the privacy and amenity of our property.

New development must not go against our planning and environmental requirements which have been defined after much discussion and investigations.

The proposed land is defined as RES.5 or 'Open Countryside' and the proposal does not meet the criteria for allowed developments in this category. Appeal Ref: APP/R0660/W/17/3184190 Land north of the Royal Oak, 94 Main Road, Worleston CW5 6DN

Character and appearance 5. Worleston is a small rural village that consists of housing on both sides of the road. As such, the village has a linear form and it lies within the open countryside. CELPS policy PG2 and Table 8.3 defines Worleston as being in <https://www.gov.uk/planning-inspectorate> Appeal Decision APP/R0660/W/17/3184190 'Other Settlements and Rural Areas'. However, until the settlement boundaries are reviewed through the Site Allocations and Development Policies Development Plan Document, the Local Plan defines a settlement boundary for the village. I understand that this includes the Royal Oak public house and the stretch of housing on both sides of the road to the south. The appeal site is a field to the north of the public house and between houses at 116 to 122 Main Road. A mature hedgerow extends along the site's boundary with Main Road. To the east of the site are open fields and on the opposite side of Main Road is a field and the grounds to Three Oaks and The Bothy. These are, like the appeal site, all outside of the settlement boundary.

Action list from 25/09/25 minutes

Point	Agenda item	Who to complete	Actioned by
7.	Objection to be submitted onto CEC planning portal in reference to application no 25/3114/PIP.	JS & GV	10/10/25
8.	Electrical source to be investigated to see if it is still in place for possible connection to new streetlights. (11) – AH to investigate whether the PC can run their own lights?	JS & AH	November
9.	Outstanding playground repairs to be completed.	PJ & Alan Ackerley	November
11.	update required Speed Limit progress on Main Road from BP	BP	November