



Ashton Hayes and Horton cum Peel Parish Council

MEETING MINUTES

**Monday 13th July 2026, at 7.15pm in The Parish Room, Golden Lion
Community Hub, Kelsall Road, Chester CH3 8BH.**

Present: Cllr B Craven
Cllr P Mitchell - Chairperson
Clerk: Mrs T Ryall-Harvey
Cllr P Varey
Cllr H Deynem (Ward Councillor)
Members of the Public: 0

APOLOGIES: Apologies were received and accepted from Cllr I Ridgley, Cllr R Kinsey, Cllr R Arnold, Cllr S Eadie and Cllr I Dossett due to previous commitments.

PARISH COUNCIL VACANCIES – this item was deferred to the next meeting.

DECLARATIONS OF INTEREST – nothing declared.

EXCLUSION OF PRESS AND PUBLIC

No items on the agenda were excluded from the press and public.

PUBLIC PARTICIPATION

It was reported that the Parish Council had been contacted by CWaC in relation to concerns about people walking dogs off their leads at Ashton Hayes Playing Field. The Regulatory Services Duty Triage Officer has undertaken to visit the site regarding this matter. **ACTION:** Cllr Ridgley undertook to raise this with ASHRA.

A resident provided a written update on an issue he raised at the last meeting (HW838446549) and confirmed that disappointingly he had not yet received the courtesy of a response from CWaC, he wished this to be put on record.

A resident had contacted the Parish Council with regards to the recent traveller event at Churches View Farm that he read of from Cllr Deynem. The resident could not believe this religious event has been allowed to be sanctioned. He believed this to be to the detriment of the village, for the safety of properties and if this is an annual event could impact property values. The resident urged the parish council to act in the best interest of the village and stop this event or subsequent events from happening.

Cllr Deynem reported that he contacted the landowner (after several earlier attempts), prior to the event, who confirmed he was aware and had agreed to the use of the land for the event. He assured Cllr Deynem that there was security in place and he had a PoC for any escalations if required.



Cllr Deynem then followed up with the actions below:

- Contacted Paul Fegan (Chief Inspector) – he arranged additional police patrols of Ashton Hayes, Kelsall and Tarvin (officers dedicated to the three villages on day shifts and late shifts). An officer was allocated to conduct TruCam speed enforcement at various points.
- Contacted CWaC – who arranged Traffic Management and will look at the current planning status of the land being used.
- Cllr Deynem then issued social media posts providing information and regular updates throughout the event.

Following the event, Cllr Deynem requested information on the incidents that took place during the weekend and he received the following:

- 4 reports of speeding vehicles,
- 1 report of litter along Kelsall Lane,
- 1 report of intimidating behaviour at the community shop,
- 1 report of noise during the evening events,
- 1 report of cars racing around a makeshift track in the event field creating noise and dust.
- 1 report of issues at the local Co-Op who had to close their doors for a short period (TBC).

ACTION: Cllr Deynem to speak to the landowner to ask if it would be possible to provide dates for all the events he is planning to hold on his land.

Cllr Varey requested that Andy Bennion be written to and thanked for the work he has done with regards to refurbishing and painting the Milestones.

Cllr Varey reported that Whitegate Footpath to kissing gate, down back of the playing field has been strimmed by Cllr Deynem.

Cllr Craven reported that there were diversion signs dotted all over the area, with no sign of any workmen carrying out any work. The Parish Council agreed this was frustrating, however due to the weather it could be that work is being carried out in the evenings when the temperature had reduced – PC undertook to monitor this.

Cllr Craven confirmed that she had provided pictures of streetlights that were constantly on or were buried in vegetation – the Clerk had reported these (HW853181715/ HW853180786/ HW853178477 / HW853175234 / HW853170527).

Cllr Craven also confirmed she had provided pictures of vegetation on Old Lane which now made the road a one-way track – this had also been reported to CWaC by the Clerk (HW853168871).

Cllr Craven reported that the footpath by Farrells, that had been washed away, and that had been reported previously, has still not been repaired by CWaC.

ACTION: Clerk to re-report to CWaC.

EXTERNAL MATTERS

- West Cheshire Town and Parish Council Conference – New Date – 30th September 2026 – it was reported that a new date for West Cheshire Town and Parish Council had been circulated and Cllr Dossett and Cllr Mitchell undertook to attend to represent that Parish Council.
- PCC Police and Crime Plan Refresh Survey – the Parish Council noted this.
- CWaC Review of Polling district, places and stations – it was reported that on this consultation the Parish Rooms, West End was still listed as the Polling Place for Ashton

Hayes and Horton-cum-Peel, it was agreed that a response nominating the Pavilion, Ashton Hayes should be given.

ACCEPTANCE OF MINUTES.

It was proposed by Cllr Varey and seconded by Cllr Craven and unanimously **RESOLVED 26/023** that Cllr P Mitchell, as Chairperson, sign the minutes of the Parish Council meeting of 8th June 2026 as a true and correct record.

ACTIONS SINCE LAST MEETING

The Action List dated 8th June 2026 was circulated with the agenda for the attention of Parish Councillors.

The following items were reported and closed on the action list:

- Clerk emailed the PCSO to ask if he would be willing to conduct Speed monitoring by ASHRA, he responded to say:

He was not able to undertake this right now as he had already dedicated a month or just over of speed enforcement in Ashton Hayes in April and May.

Having the same requests from all the villages he covers, he manages it as 3 locations which get targeted over a month as much as possible, he then moves on to 3 new locations, this appears to have the greatest impact, with Trucam management its very time consuming and he tries to do 9 sessions a week. He confirmed he could share the figures for the area if that helps support the Parish Council.

He is hoping to do a few more surgeries again in Ashton Hayes. He is having to again split these across villages and Parishes he covers so that may be an opportunity to park a marked car to deter speeding.

- The Clerk undertook to get a quote for a VAS speed sign outside ASHRA for 20mph speed.

CWaC confirmed back that firstly, they would need to prove that there is non-compliance within the new speed limit. 85th percentile speed must be greater than 24 mph (Speed limit + 10% + 2mph). We can take some speed gun readings to check when one of the team is in the area if you wish to proceed. We would also need to identify a new location for the device a minimum distance of 40 metres into the new speed limit, but ideally 100 metres is preferred.

Colleagues in Street Lighting have not yet formally appointed a new VAS supplier. However, CWaC are currently in discussions with Swarco.

Any VAS on our network have historically been included into our maintenance schedule, with a commuted sum provided by the promotor for maintenance/repair for its expected lifespan of 15 years.

CWaC advised that we could choose to procure the device from their recommended supplier when formally agreed and CWaC can provide costs for the post etc, or alternatively CWaC could order it on the Parish Council's behalf when costs from the supplier are confirmed. CWaC predict it would be somewhere around £12,000 + VAT for the device, post install, electric feed, commissioning, and the commuted sum for ongoing maintenance.

- Cllr Dossett undertook to collaborate with a resident to cut the hedge around the 50mph sign near Grange Road – following the meeting Cllr Dossett reviewed the site and agreed that it would not be possible for the hedge to be cut by himself and a resident for safety reasons – this matter had now been reported to CWaC for them to assess and progress (HW848643608).
- Clerk reported the state of the footpath from Whitegate Way – the PROW officer had confirmed that this was on the maintenance schedule for his contractors.
- Cllr Arnold had progressed a working group to maintain hedges and footpaths.
- Clerk had asked the resident who had contacted the PC with regards to an overgrown hedge to clarify the address – this had been done and Cllr Dossett had undertaken to review and contact the landowner if necessary.
- Invoices paid
- Put minutes on website
- Escalate outstanding enforcement issues on Knightswood – information has now been shared with CWaC Planning Enforcement.
- Inform winner of Residents Survey Prize and organise voucher to be sent to them – this had been completed since the last meeting by the Clerk.

Cllr Deynem joined the meeting.

- Chase CWaC as to when the Section 19 report will be conducted for the 2024 flooding – Cllr Deynem reported that he had been told “The draft Section 19 Report for Ashton Hayes will shortly be passed to CWaC management for final approval before being forwarded to our Digital team to add to our website.” He has a rough timeline of mid to late August for publishing, but this is dependent on any changes that may be required and whether it requires Cabinet approval, but he will seek advice on this.
- Chase CWaC LLFA for an update as to when they would be applying for funding for a proposed additional pipe and pump to remove excess water from Gongar Lane during flooding episodes – Cllr Deynem reported that LLFA submitted a Quick Win bid for £25k to the EA last year to provide a temporary pump for Ashton Hayes village. The intention is to locate this at the junction of Gongar Lane and Peel Crescent to assist with the flood response. This bid was subsequently approved and CWaC have since received the funding from the EA. The LLFA team have been working with local pump suppliers and installers to investigate the most appropriate type of pump to ensure it is fit for purpose and can be supplied and installed within the available budget. There have been additional challenges with regards to electricity supply in the area, so the team have also been liaising with Scottish Power to determine costs involved for any electrical works. Various options are being explored, including a temporary pump which could be mobilised by the PC or residents, to a pump of a more permanent nature. The LLFA will update the Parish Council in due course once we have all necessary costings and have decided on the most appropriate option.
ACTION: Cllr Deynem to seek official confirmation and next steps for the installation of the pump.
ACTION: If no response is received from LLFA, Clerk to chase in September.
ACTION: Locate the previously provided Environment Agency approval to pump the water into the Brook.
ACTION: ID to draft a scoping document together.

All other actions remain outstanding and will be brought to future meetings.

PLANNING

The council noted the Planning Register as circulated at the meeting dated 01/07/2026.

It was noted that the following planning application had received a determination from the principal authority since the last meeting:

- 26/01084/FUL – 19 Pentre Close, Ashton Hayes, Chester CH3 8BR – Conversion of an existing garage into bedroom accommodation with a pitched roof and rooflights, alternations to windows and doors, rendering to all elevations, and demolition of existing conservatory – **approved**.

It was noted that the following application had been reviewed and a response had been submitted to the principal authority since the last meeting:

- 26/01575/FUL - 4 Gladstone Barns Church Road Ashton Hayes Chester CH3 8AS - Single storey rear extension and oak porch canopy – the Parish Council had submitted a **neutral** response.

ACCOUNTS

Cashbook & Outturn

The year-to-date Cashbook and Outturn reports dated 01/07/2026, were provided to the meeting.

Bank Reconciliation

RESOLVED 26/024 that following the review by the meeting, of the bank reconciliation and bank statements dated 01-07-2026, that they be signed by Cllr Varey as accepted.

To note income received and expenditure paid out since the last meeting.

Proposed by Cllr Craven and seconded by Cllr Varey and unanimously **RESOLVED 26/025** that the council note and accept the income and expenditure presented to the meeting for approval as set out below:

Income received since the last meeting for noting:				Gross Amount	Comment
15/06/2026	Compound Interest			£53.80	Skipton's Interest Payment June
Payments made since the last meeting for approval					
Date	Payable to	Net Amount	VAT	Gross Amount	Comment
18/06/2026	A & J Bennion Painting	£454.50	£0.00	£454.50	Painting of Milestones
30/06/2026	Information Commissioner	£47.00	£0.00	£47.00	ICO Annual Subscription (Direct Debit)
06-07-2026	Nest	£20.76	£0.00	£20.76	Pension Contribution
Payments not yet made for approval:					
Payable to		Net Amount	VAT	Gross Amount	Comment
HMRC PAYE		£62.03	£0.00	£62.03	PAYE Payment for July
Mrs T Ryall-Harvey		£729.31	£0.00	£729.31	Salary Tax Point 4
Mrs T Ryall-Harvey		£18.40	£0.00	£18.40	Expenses

GOLDEN LION COMMUNITY BENEFIT SOCIETY

Cllr Deynem reported upon the first open book meeting since the tenant has taken on the lease of the Golden Lion. He reported that the tenant has enjoyed the first year of the tenancy and is looking forward to the future.

Cllr Deynem reported that following the recent Golden Lion Community Benefit Society AGM there was now a new committee in place, and they are now getting their heads around moving away from the project management and becoming a committee managing the property.

Cllr Deynem reported that the new green parking space has not seeded well, and therefore it had been agreed that this area could now be used for parking, and the Community Benefit Society would look to re-seed it in the Autumn.

Cllr Deynem reported that a neighbour of the Golden Lion had asked for a fence to be installed to hide the solar panels following the hedge that had failed, this had now been agreed, and the Community Benefit Society were looking to process the installation.

Cllr Deynem reported that the final part of the planning permission dispensation agreement was in relation to the Zero Net Gain which he was pleased to report could now be submitted.

Cllr Deynem left the meeting.

HIGHWAYS

Installation of SID on Church Road – It was reported that CWaC had drafted a broad estimate in relation to the installation of a pole for the SID on Church Road. The PC's elements of the works was expected to be less than £1,000, likely around £600. However, this won't be confirmed formally until CWaC have received return of quote from Colas.

CWaC have drafted plans and are sending for quote. There is an expected 21 working day turnaround for quotes to be returned to Highways.

The Parish Council had asked what guarantee they could provide that the work would be undertaken to the specification the Parish Council required and CWaC confirmed that they will ask for evidence that the foundation has been excavated to the dimensions provided in the manufacturer's specification.

ACTION: Go ahead with the installation of the pole and ask for installation date and the Parish Council deferred the procurement of the SID equipment until an installation date had been obtained from Cheshire West and Chester.

Installation of VAS on Ashton Lane - following the information that was shared under the 'Actions since the last meeting' section of the meeting, it was agreed not to proceed with this due to the cost and review again in the future.

ENVIRONMENT

Footpaths – It was noted that since the last meeting Cllr Arnold had organised a working group of volunteers to assist in the clearing of footpaths and hedges in the area. Additionally, a Risk Assessment had been drafted, and it was **RESOLVED 26/026** that the Risk Assessment be adopted. A copy of the Risk Assessment was available on the Parish Council's website. The clearing of the footpaths was making good progress.

Scarecrow Trail – Cllr Varey reported that the Scarecrow Trail due to be carried out this year would not now been undertaken due to logistical reasons and it will be organised again for 2027. Feedback received from those who had applied to participate in the Scarecrow Trail for this year had commented that they would prefer no theme, it was therefore reported that this request would be incorporated for next year with the Golden Lion organising the event.

PARISH COUNCIL MATTERS

Resident's Survey – Cllr Varey reported on the draft Resident Survey results. It was agreed by all those in attendance, that a postcode of those who completed the survey should be included in any future survey. After initially reviewing the results, the following actions were agreed:

ACTION: Get clarification from CWaC to see who assesses areas for pedestrian crossings and where would the Parish Council be legally allowed to put one in the Parish.

ACTION: Cllr Varey to speak to YourBus and share residents' opinions of where they would like to see a bus service provided for their consideration.

ACTION: Share Parking, Speeding and Road Safety information with PCSO.

ACTION: Cllr Varey to complete the parish demographics analysis using the 2021 census and then to map the demographics and survey to correlate them.

Co-option Policy and Procedures – a draft Co-option Policy and Procedures were circulated with the agenda pack and reviewed at the meeting with changes suggested. Item was deferred to the next meeting.

Staff Matters

Cllr Mitchell reported that since the last meeting he had undertaken the appraisal of the clerk and asked for this to be recorded. The Appraisal forms would be signed outside of the meeting and logged on the Clerk's personnel file. He confirmed that he would look to undertake the Clerk's Appraisal within the next 12 months.

Cllr Mitchell also confirmed that the Staffing Committee had agreed to the implementation of the new mileage rate of £0.55 as per NALC's advice note following HM Revenue and Customs change in approved mileage rates for the tax year 2026/27.

AROUND ASHTON

Items for inclusion in next Around Ashton:

- Thank people for completing the Residents Survey and provide relevant updates.
- Flood relief pump funding update.

It was agreed due to the small number of articles that the September Issue should be cancelled, and the December Issue be brought forward to November.

DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on Monday 14th September 2026 at 7.15pm in the Parish Room, Golden Lion Community Hub, Kelsall Road, Ashton Hayes CH3 8BH.

The meeting closed at 21:35

Signed:...



Dated:.....14/9/26.....