



Ashton Hayes and Horton cum Peel Parish Council

MEETING MINUTES

**Monday 14th September 2026, at 7.15pm in The Parish Room,
Golden Lion Community Hub, Kelsall Road, Chester CH3 8BH.**

Present: Cllr B Craven
Cllr I Dossett – Chair for meeting
Cllr R Kinsey
Cllr C Nicholas
Cllr I Ridgley
Cllr P Varey
Mr J Hannath (PCSO)

Clerk: Mrs T Ryall-Harvey

Members of the Public: 1

APOLOGIES: Apologies were received and accepted from Cllr H Deynem (Ward Councillor), Cllr P Mitchell and Cllr R Arnold due to previous commitments.

PARISH COUNCIL VACANCIES

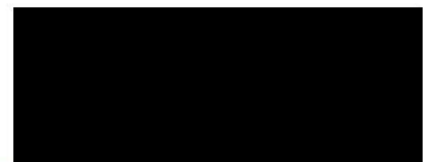
It was reported that since the last meeting Cllr Eadie had submitted his resignation and the notice of vacancy had been displayed, therefore it was confirmed that there were currently four vacancies. It was reported that Mr C Nicholas had applied to be a Parish Councillor and it was proposed by Cllr Dossett, seconded by Cllr Ridgley and unanimously **RESOLVED 26/027** that Mr C Nicholas be co-opted onto the Parish Council until May 2027.

DECLARATIONS OF INTEREST

- Cllr Ridgley declared a disclosable pecuniary interest in items relating to Ashton Hayes Sports and Recreation Association and undertook not to participate in any discussion or vote on the matter and agreed to leave the room unless the Chairman granted him a dispensation when this item was discussed.
- Cllr Nicholas declared a disclosable interest in items relating to Ashton Hayes Sports and Recreation Association and undertook not to participate in any discussion or vote on the matter and agreed to leave the room unless the Chairman granted him a dispensation when this item was discussed.
- Cllr Kinsey declared a disclosable pecuniary interest in planning applications relating to Peel Hall and undertook not to participate in any discussion or vote on the matter and agreed to leave the room unless the Chairman granted him a dispensation when this item was discussed.
- Cllr I Dossett declared a non-pecuniary interest in planning applications relating to properties at Peel Hall and undertook not to vote on the matter.

EXCLUSION OF PRESS AND PUBLIC

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



CRIME AND DISORDER

Village of the Week- PCSO Hannath attended the meeting and provided a written report on recent Community Safety initiatives he had organised in Ashton Hayes between 1st July and 8th August.

Parking in Ashton Hayes – Concerns were shared with the PCSO following the recent residents survey over parking in Ashton Hayes and inconsiderate parking issues raised by residents regarding vehicle owners parking on footways and thus causing obstructions which mean that pedestrians have to walk in the road which is especially concerning for those with push chairs or wheelchairs.

The PCSO explained that if residents found issues in relation to parking, then they should call 101 to report it, issues would need to be raised as an incident by those residents who experienced the problem.

Crime and Disorder Report – the most recent Crime and Disorder report dated June 2026 for the Gowry area was circulated for the Parish Council's review. It was noted that there was one incident of crime recorded in the Ashton Hayes area. The next Police Surgery is scheduled for 6th October between 6.00pm & 7.00pm at the Pavilion.

PUBLIC PARTICIPATION

- Cllr Varey reported a recent contact from another Parish Council seeking advice on how to set up a parish calendar in the same way as Ashton Hayes and Horton-cum-Peel Parish Council. Advice was provided.
- Cllr Varey reported upon concerns relating to a resident whose neighbour has trees causing damage to their property as well as rubbish piling up. The resident felt that during the hot weather the rubbish and overgrown garden could have been a fire risk.
ACTION: Parish Council gave advice to the resident and undertook to monitor the situation.
- Cllr Varey reported upon an enquiry by a resident who had queried the possibility of arranging a bus to take residents to Kelsall and/or Tarvin villages. **ACTION:** Cllr Varey has discussed this with the Rural Together Community Partnership and they had worked with iTravel to find a solution. The issue is now resolved and residents can book a seat on the iTravel service to take them to Kelsall or Tarvin, as required.
- Cllr Varey reported that Rural Together would be interested in working with the parish council on community transport issues, to try and improve the public transport options within the village.
Q: Does the Parish Council want to have a representative on the Rural Together Transport Sub-Group?
ACTION: Put on the Agenda for the next meeting for discussion.
- A resident reported that the 50mph sign on the B5393 Church Road Opposite Grange Road Junction was completely obscured. He had reported this to CWaC on 16th May (HW838446549) and only received an acknowledgement.
ACTION: Clerk undertook to re-report (HW873964299), monitor and escalate.
- A resident reported that he and his neighbours had recently experienced a number of Power Outages since the last Parish Council Meeting.
ACTION: Cllr Dossett undertook to take this up with Scottish Power
- A resident reported that whilst watering the Grange Road village gateway flower bed recently, he noticed that an attempt had been made to remove one of the screws fixing the bench to the concrete base. He had re-tightened the screw and will monitor the situation. Cllr Dossett has reviewed this and reported that the bench had been re-secured.

- A resident had reported that his neighbour had once again cut back the hedge and encroaching vegetation adjacent to the Millennium Pathway. The resident had thanked him and told him that he would inform the PC of this gesture.
ACTION: Clerk to write to thank resident.
- A resident had emailed the clerk to report a commercial sign that had been screwed onto one of the posts on the green space at the junction of Peel Hall Lane and Ashton Lane.
ACTION: The Clerk confirmed she had reported this to CWaC and requested that it be removed.
- Cllr Dossett has reported to United Utilities the overflow of wastewater pollution at the pumping station on Friday 28th August following a very heavy rain shower. During the event a resident witnessed the pumping station being overwhelmed and effluent overflowing into Gongar Brook.
ACTION: Cllr Dossett to seek feedback from United Utilities.
- Cllr Varey reported that a resident had informed him that a manhole in the field downstream from the pumping station had sunk again and there is a gaping hole around it. The resident was concerned that if a pedestrian strayed from the footpath they could trip and fall.
ACTION Cllr Varey had reported it to UU but has not received a response back.

EXTERNAL MATTERS

- Cheshire West and Chester Council –the Parish Council had received a request from Cheshire West and Chester Council to test their new report form. Several councillors reported several items over week commencing 31st August and provided their feedback to Officers of Cheshire West and Chester Council. The process requires several amendments.
- Local Plan Consultation – Cllr Dossett to review and prepare a response on behalf of the Parish Council
- West Cheshire Town and Parish Council Conference – New Date – 30th September 2026 – the Parish Council was reminded that the West Cheshire Town and Parish Council event will take place on 30th September and Cllr Dossett and Cllr Mitchell have agreed to attend.
- Connection Planning: 22nd October 2026 6pm to 7pm Speaker - Rob Charnley, Head of Planning and Placemaking -Cllr Dossett and Cllr Craven to attend
- Police & Crime Commissioner CWaC Borough, Town and Parish Council meeting 06/10/26 – Cllr Mitchell to attend.

ACCEPTANCE OF MINUTES.

It was proposed by Cllr Varey and seconded by Cllr Ridgley and unanimously **RESOLVED 26/028** that Cllr I Dossett, as Chairperson for the meeting, sign the minutes of the Parish Council meeting of 13th July 2026 as a true and correct record.

ACTIONS SINCE LAST MEETING

The Action List dated 13th July 2026 was circulated with the agenda for the attention of Parish Councillors.

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

- It was reported that Ashton House Day Nursery's hedge along Pentre Lane was still overhanging the road. The Parish Council were advised that it was scheduled to be cut in September.
- Approved invoices have been paid
- Minutes have been added to website.

- Cllr Varey has requested the details for accessing the PC storage at the Pavilion.
- Clerk had requested information from CWaC as to who assesses areas for pedestrian crossings and where the Parish Council would legally be allowed to put one in the Parish. Cheshire West and Chester Council had confirmed that they would not assess the whole village, they would need a location identifying.

They said that there would need to be a clear line of sight both ways thus only Church Road or opposite the playing field would be possibilities.

- Report PROW obstruction on AHFP6 – Badger Holes on Baker Way path – it was reported that the Cheshire West and Chester Council had confirmed that the ecological survey completed last year identified that there were some badger sets remaining active. CWaC have now cleared the path and filled in the inactive holes, The 4 holes found to be active were not touched. CWaC carried out action only as per their responsibilities, on the public right of way and not the adjoining field. CWaC considered all options in respect of the badgers, but based on the advice of the ecologist they chose not to rehome them and instead they will monitor the existing sets.

ACTION: FP6 Baker Way - Wooden bridge is leaning – PROW were informed and have surveyed the bridge and sent out tenders for replacement or repair.

- Cllr Varey had, via Rural Together, contacted the community transport providers and shared information that had been received from the resident's survey regarding where they would like to see a bus service provided. Discussions are ongoing.
- Parking, speeding and road safety information from the Residents Survey had been shared with the PCSO.
- Cllr Varey had updated the parish demographics data and analysed the residents survey.
- The amended Co-option Procedures was on the agenda for consideration.

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 03/09/2026.

25/03942/PIP – Cllr Dossett reported that an objection had been submitted by the LLFA regarding dealing with I rainwater, and that special measures to address this had been proposed.

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

- 25/02738/FUL – Peel Hall, Gongar Lane, Moulsworth, Chester CH3 8AY – Construction of an all-weather horse exercise area with post and rail fencing as part of the existing equine business – **Withdrawn**.
- 26/00043/REF – Land at Old Lane Ashton – Erection of steel framed agricultural building - **Appeal Dismissed**

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

- 26/02268/FUL – Grange Cottage, Grange Road, Ashton Hayes CH3 8AF – Two Storey side extension and porch. The Parish Council had submitted a **Neutral** response to this consultation.

ACCOUNTS

Cashbook & Outturn

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

Bank Reconciliation

RESOLVED 26/029 that following the review by the meeting, of the bank reconciliation and bank statements dated 03/09/2026, that they be signed by Cllr C Nicholas as accepted.

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

Proposed by Cllr Varey and seconded by Cllr Dossett and unanimously **RESOLVED 26/030** 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

15/07/2026	Compound Interest	£52.16	Skipton's Interest Payment July
15/08/2026	Compound Interest	£53.99	Skipton's Interest Payment August

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
11/08/2026	CHALC	£25.00	£0.00	£25.00	New Members Training – I. Ridgley
28/08/2026	Mrs T Ryall-Harvey	£729.11	£0.00	£729.11	Salary Tax Point 5
28/08/2026	HMRC PAYE	£62.23	£0.00	£62.23	PAYE Tax Month 5
06/08/2026	Nest	£16.15	£0.00	£16.15	Pension Contribution
06/09/2026	Nest	£16.15	£0.00	£16.15	Pension Contribution
02/09/2026	Mrs T Ryall-Harvey	£266.00	£0.00	£266.00	Street Furniture Licence Application

Payments not yet made for approval

Payable to	Net Amount	VAT	Gross Amount	Comment
HMRC PAYE	£199.46	£0.00	£199.46	PAYE Tax Month 6
Mrs T Ryall-Harvey	£1,008.03	£0.00	£1,008.03	Salary Tax Point 6
Mrs T Ryall-Harvey	£143.50	£6.42	£149.92	Expenses

GOLDEN LION COMMUNITY BENEFIT SOCIETY – Nothing raised.

HIGHWAYS

- Installation of SID on Church Road – Cllr Dossett confirmed that the circulated Method Statement and Risk Assessment had been submitted to Cheshire West and Chester Council. It was unanimously **RESOLVED 26/031** to adopt the Risk Assessment and Method Statement.

It was reported that CWaC confirmed the PC element for the works for installing a pole on Church Road to be £467.99 + VAT. The Clerk had confirmed back to Cheshire West and Chester to proceed with this work and submitted a Street Furniture Licence application (Ref No:5196407) to Cheshire West and Chester Council and the notice had been installed on site on 3rd September with a consultation period of 28 days.

- A54 Junction – Cllr Kinsey raised concerns about the delay to the proposed blocking off of the slipway at the junction on Ashton Lane and A54.

ACTION: Clerk to chase Cllr Deynem to escalate.

ENVIRONMENT

Footpaths – Cllr Arnold sent a written report confirming there is a small group of 6 volunteers from the village who have successfully cleared several local paths of vegetation, to make them much more useable than previously. All have adhered to the risk assessment and have completed and signed the form before work was undertaken.

An outstanding issue was discussed in relation to the presence of livestock in the fields adjacent to footpaths.

ACTION: It was agreed that the risk assessment should be amended to include – “the Working Group should work with the landowners to ensure that livestock are not on the land whilst work using motorised equipment is being undertaken. If livestock is present on or adjacent to the path being worked on, then no motorised equipment should be used.”

It was reported that going forward, the group would like to see all paths open and accessible. Long term on the agenda would be working towards reopening the top of Andrew's wood which has been closed for some time, and the woods at Brines Brow - to be able to reopen the paths around the wood and make it an accessible space again.

ACTION: it was agreed that no work should be undertaken by the Parish Council in Brines Brow.

Hedges

Cllr I Dossett reported under Actions from the last meeting.

Flooding

Cllr I Dossett reported that Cllr Deynem had shared information with the Parish Council about a forthcoming Overview and Scrutiny Committee meeting on Flood Management that he was attending. Included in this was:

- information relating to the proposed planned works to install a pump on Gongar Lane, Ashton Hayes. It was reported that CWaC were currently liaising with pump suppliers.
- confirmation that all Section 19 reports and been completed and just need approval to release them.
- That household flood preventative measures were being discussed by CWaC with 7 properties at risk of flooding. This to be funded by CWaC.

Cllr Dossett had responded to Cllr Deynem to confirm that the Parish Council also had concerns about:

- The delay by the Environment Agency in installing an early warning system for the overflow from the culvert. They planned to install it in July.
- Also, that the UU pumping station overflowed yet again, into Gongar Brook in the recent heavy rain. It has been reported to UU. This will become worse when the 16 new houses are built despite a SUDS for the surface water.
- Blocked gullies in the parish we reported (repeatedly) months ago have still not been addressed.
- Lack of action to clear the slit drains in the middle of the A54 dual carriageway, resulting in surface waters still running into Kelsall Road.

PARISH COUNCIL MATTERS

Resident's Survey – Cllr Varey provided a written report on the parish demographics analysis using the 2021 census and residents survey, this was reviewed at the meeting.

Co-option Procedures – a draft Co-option Procedures were circulated with the agenda pack and reviewed at the meeting. It was **RESOLVED 26/032** to adopt this procedure with immediate effect.

Review of Business Plan - the updated Business Plan for 2024-2029 was circulated and approved for adoption **RESOLVED 26/033** to publish it on the Parish Council website.

Review of Action Plan and Budget/3 Year Budget – it was suggested last year that a working group be set up to review the Action Plan and Budget/3 Year Budget, therefore the clerk sought confirmation as to who wished to be included in this working group. It was agreed that Cllrs Dossett, Mitchell & Ridgley would be included in the working group.

ACTION: Clerk to send over the draft Action Plan initially for comment to them.

Parish Council Grants for 2027-28 – The clerk sought confirmation of any specific guidelines/ criteria the Parish Council wished to include within the grant scheme for 2027-28. It was confirmed that sustainability, wellbeing and youth categories should be included.

ACTION: Cllr Varey to circulate around the Parish Council with draft wellbeing criteria for the next round of grants for 2027-28.

ACTION: Circulate grant specification and advert to community groups in October, once agreed.

Staff Matters

Local Council Pay Rise for 2026-27 - It was reported that NALC has advised that the LGA has notified that they have come to an agreement on the new pay scales for 2026-27 to be implemented from 1 April 2026. Employers are encouraged to implement this pay award as swiftly as possible. It was therefore proposed by Cllr Varey, seconded by Cllr Craven and unanimously **RESOLVED 26/034** to the agreed new pay scales for 2026-27 and this be backdated to 1st April 2026.

Correspondence Address - following the recent information from NALC it was unanimously **RESOLVED 26/035** for the clerk to set up a PO Box Address for the Clerk assuming the costs can be shared between all Parish Councils she works with.

Community Clean-up

Cllr Varey had provided a list of potential dates. It was agreed that the next Community Clean Up will be undertaken on Saturday 17th October 2026.

AROUND ASHTON

Items for inclusion in next Around Ashton:

- Road Safety, speeding and parking
- Right of Way – Bakers Way – re-opening
- Resident Survey

DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on Monday 12th October 2026 at 7.15pm in the Parish Room, Golden Lion Community Hub, Kelsall Road, Ashton Hayes CH3 8BH.

Signe

The meeting closed at 21:25

Dated:.....12th October 2026