



Ashton Hayes and Horton cum Peel Parish Council

To the Members of Ashton Hayes and Horton-cum-Peel Parish Council: You are hereby summoned to attend the Parish Council Meeting on Monday 14th September 2026 at 7.15pm to be held in the Parish Room, Golden Lion Community Hub, Kelsall Rd, Chester CH3 8BH for the transaction of the business set out below.

MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS
Public Bodies (Admission to Meetings) Act 1960

Signed *Trudy Ryall-Harvey*

Clerk

07/09/2026

AGENDA

1.	APOLOGIES	With explanation	
2.	PARISH COUNCIL VACANCIES	To agree any applications for co-option received since the last meeting following the election on 4 th May 2023.	Chair
3.	DECLARATION OF INTEREST	Members to declare any interest under the following categories: pecuniary, outside bodies and family, friend or close associate.	Chair
4.	EXCLUSION OF PRESS AND PUBLIC	Council is asked to discuss excluding the Press and public for any item listed on the below Agenda. <i>The Parish Council may exercise their right to exclude the public and press by resolution from a closed meeting due to the confidential nature to be discussed pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.</i>	Chair
5.	PUBLIC PARTICIPATION	Reports on matters of public concern affecting the Parish. (max. of 5 mins per person unless prior agreement with Chair) <i>This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate by asking questions, raising concerns or making comments on matters affecting Ashton Hayes and Horton-cum-Peel. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration.</i> <i>N. B Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119</i> 1. Including email communications from the public	Chair Clerk
6.	CRIME AND DISORDER	1. Village of the Week – to review the report provided by the PCSO, receive a verbal update and note action taken. 2. Parking in Ashton Hayes – to review the concerns raised with the PCSO, note his comments and discuss any further actions available to be taken 3. To review Crime and Disorder report for the local area, since the last meeting.	PCSO PC/PCSO Chair
7.	EXTERNAL MATTERS	1. Cheshire West and Chester - Request to test new report form -to receive a verbal report. 2. Any external matters received since the agenda was circulated.	ID/PV Chair/Clerk
8.	MINUTES	To approve the minutes of the Parish Council meeting held on 13 th July 26.	Chair
9.	ACTIONS	To note actions listed and receive additional updates on items not otherwise covered on the agenda.	Chair
10.	PLANNING	To note planning applications as listed on the planning register, including comments submitted since the last meeting and enforcement matters.	Chair
11.	ACCOUNTS	1. To approve the Cashbook Out-turn Year to Date. 2. To approve and sign the Bank Reconciliation against the Statements 3. To note income received and payments made or for approval.	Clerk Clerk Clerk
12.	GOLDEN LION	To receive a verbal update from the Community Benefit Society.	HD
13.	HIGHWAYS	Speeding Update – to receive a verbal update on issues raised since the last meeting and adopt the Risk Assessment and Method statement	Clerk



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:.....

ACTION LIST

Action:		Undertaken by	Status
Public Participation:			
- Monitor progress of the remaining hedge that CWAC are actioning. - Monitor CWaC actions to resolve reported faulty streetlights		ID Cllr Craven/ Dossett Cllr Eadie	
- Investigate further inconsiderate parking on Church Road in December – monitor - Cllr Eadie undertook to speak to the resident of the property at the corner of Pentre Lane and Church Road about their hedge. - Speak to Jack at Ashton House Nursery about the overgrown hedge down Pentre Lane.		Clerk	
Accounts:			
Pay approved invoices		Cllrs Dossett / Varey / Mitchell	Completed
Put minutes on website		Clerk	Completed
Planning:			
Golden Lion Community Benefit Society:			
Chase Golden Lion Community Benefit Society regarding registering a charge on the land that is currently used as the Car Park at the Golden Lion			On-going
Environmental Matters:			
- Chase with CWaC LLFA for an update on the funding for the proposed additional pipe to remove water from Gongar Lane (September) - Cllr Deynem to seek official confirmation and next steps for the installation of the pump. - Find the Environment Agency approval to pump the water into the Brook. - ID to draft a scoping document together. - Create the early warning action group process as proposed at the recent resident's mtg. - Draft action plan for an Early Warning Action Group. - Cllr Mitchell and Cllr Varey to review the Community Resilience Plan.		Clerk Cllr Deynem Cllr Dossett/Clerk Cllr Dossett Cllr Mitchell Cllrs Mitchel / Dossett Cllrs Mitchell / Varey	
Highways:			
- CWaC investigating the flooding on Peel Hall Lane. - CWAC to change the status of Shay Lane to be gated		CWaC CWaC (S Bateman)	Ongoing Ongoing
PROW:			
Reported PROW obstructions on AHFP6 Ref: GS632617925 - Badger holes by Baker Way path through Cllr Kinsey's Land CWAC PROW consulting with external Ecologist		PROW officer	On-going
Parish Council Matters:			
- Transfer all items stored on Parish Councillors/Clerk premises to the new storage rack at AHSRA - Cllr Varey to speak to Cllr Ridgeley about the logistics of accessing the key to the storage rack. - Get clarification from CWaC to see who assesses areas for pedestrian crossings and where would the Parish Council be legally allowed to be put on in the Parish. - Speak to YourBus and share residents' opinions of where they would like to see a bus service provided for their consideration. - Share Parking, Speeding and Road Safety information with PCSO. - Map the demographics and survey to correlate them. - Bring Co-option Procedures to next Parish Council Meeting		Cllrs Craven / Varey / Kinsey / Clerk Cllr Varey Clerk Cllr Varey Cllr Varey/Clerk Cllr Varey Clerk	
Printed Publication Date	Electronic Publication Date	Deadline for Receipt of Articles	
Monday 2nd November 2026	Saturday 31st Saturday 31st October October	Friday 9th October	Friday 9th October

Ashton Hayes Parish Council Planning Register 2022-23

	Received	No.	Location	Description	PC Observation	Result
	Tuesday 10th May 2022	PL421249347	Proposed new Agricultural Access to Village Farm, Church Road Ashton CH3 8AB	Reported lack of dropped kerb on entrance to new agricultural access to Village Farm.	Reported to Planning Enforcement	

Ashton Hayes Parish Council Planning Register 2023-24

	Fri 26 Jan 2024	EN580873910	Dunham Barn, Longley Lane, Kelsall CW6 0TG	The installation of a pole with camera's	Reported to Planning Enforcement	
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Ashton Hayes Parish Council Planning Register 2024-25

	Mon 23rd Sep 2024	EN649055382	Ashwood Barn, Shay Lane Kelsall Tarporley CW6 0UT	Cement Mixers and large vehicles reported to attend the site on 20th Sept which PC believe may mean he is undertaking work prior to the appeal being agreed.		
	21/02/20 25	EN689547811 25/00076/EHH OLD	1 Brookside, Ashton Hayes CH3 8BZ	new 7+ft high fence erected along the boundary of 1 Brookside in Ashton Hayes.		

Ashton Hayes Parish Council Planning Register 2025-26

5.	Tue 02 Sep 2025	25/02738/FUL	Peel Hall Gongar Lane Mouldsworth Chester CH3 8AY	Construction of an all weather horse exercise area with post and rail fencing as part of the existing equine business.	Neutral	Withdrawn
9.	Wed 19 Nov 2025	25/03159/FUL	Land To The North of Delamere Lane Ashton Hayes Chester	Erection of a general agricultural storage barn	Neutral	Awaiting Decision
10.	Wed 10 Dec 2025	25/03942/PIP	Land at Delamere Road, Ashton Hayes, Chester	Construction of a dwelling house	Object	Awaiting Decision
	Tues 10 th Feb 2026	EN797218413	Field with barn on Knightwood land	Notification from Woodland Champions Club for small glamp site		

13.	Fri 16 Jan 2026	26/00135/FUL	Parish Room West End Ashton Hayes Chester CH3 8DG	Change of use from Parish Meeting Room to Residential Dwelling including addition of single window to front and rooflights	Supported	Awaiting Decision
14.	Mon 02 Feb 2026	26/00339/FUL	41 Peel Hall Lane Ashton Hayes Chester CH3 8DE	Side extension to existing bungalow and small change of use of land to residential curtilage.	Neutral	Awaiting Decision
15.	Wed 18 Feb 2026	26/00373/OUT	Land at Ashton Lane, Ashton Hayes, Chester	Erection of up to 16 no. dwellings (C3) and all associated infrastructure works	Response Submitted	

Ashton Hayes Parish Council Planning Register 2026-27

1.	Thu 26 Mar 2026	26/00966/CAT	Ivydene Kelsall Road Ashton Hayes Chester CH3 8BH	Holly tree - Removal/felling due to concerns about contact with neighbouring property garage roof and concerns about roots affecting foundations of a small brick outbuilding on our property over time. Intend to replant Silver Birch in a more suitable location.	Supported	Decided
2.	Fri 20 Mar 2026	26/00898/FUL	4 Old Hall Court Ashton Hayes Chester CH3 8BS	Installation of two dormers both side elevations to first floor and application of render	Neutral	Approved
3.	Thu 12 Mar 2026	26/00815/FUL	Peel Hall Gongar Lane Mouldsworth Chester CH3 8AY	Retrospective change of use of building from agriculture to commercial stud use	Neutral	
4.	29 April 2026	26/01084/FUL	19 Pentre Close, Ashton Hayes, Chester, CH3 8BR	Conversion of an existing garage into bedroom accommodation with a pitched roof and rooflight, alterations to windows and doors, rendering to all elevations, and demolition of existing conservatory.	Neutral	Approved
	24 April 2026	26/00043/REF 25/03884/AGR	Land At Old Lane Ashton Hayes Chester	Erection of steel framed agricultural building.		APPEAL DISMISSED

5.	22 May 2026	26/01575/FUL	4 Gladston Barns, Church Road, Ashton Hayes CH3 8AS	Single Storey rear extension and oak porch canopy	Neutral	Awaiting decision
	Tues 30 June 2026	EN852442509	Knightswood Longley Lane Kelsall Tarporley CW6 0TG	Breaches in planning relating to landscaping, installation of jetty and water feature and structures outside of the development boundary.		
6.	Tues 4 Aug 2026	26/02268/FUL	Grange Cottage, Grange Road, Ashton Hayes CH3 8AF	Two Storey side extension and porch	Neutral	

Clerk: *Mrs T Ryall-Harvey*
03/09/2026

Ashton Hayes & Horton-cum-Peel Parish Council													Outturn 2026-27			03/09/2026		
Budget Element	Due Date	Calc. %	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	2026-27 Actual	2026-27 Budget	Variance	Commentary
EXPENDITURE																		
People	Monthly		850	876	791	812	807	896	1,164	933	933	933	933	933	10,863	10,673	-190	Costs include VAT
Clerk, Pension & HMRC Tax Professional service	Yearly			363											363	650	287	Clerk averaged out / month
Insurance	Yearly		60													150	90	PC only insurance
Internal Audit	Yearly								252						252	252	0	
External audit Exemption	Yearly													288	288	230		Increase due to processing of pension for clerk
Payroll Services	Monthly															0	0	
Legal Fees	Monthly															0	0	
General Services																0		
Website	Yearly			408									40		448	336	-112	
Parish Meeting	Yearly				224				212					280	280	436		
Gardening	Yearly														436	424	-12	
Admin & Expenses															0	0		
Expenses	Monthly		95	15	64	18		45	50	45	50	45	50	45	522	500	-22	Clerk expenses e.g stationary, mileage, mobile phone, postage
Training							25					150			175	350	175	Clerk Training £150, £100 for Councilors (New Councilor Training) + £100 general
Chairmans allowance	1/2 Yearly											50			50	50	0	
CHALC Membership	Yearly		324												324	321	-3	
Other memberships	Yearly										65				65	65	0	£65 SLCC
Data Protection fee	Yearly				47										47	47	0	
Admin	Yearly														0	0	0	£50 General Admin
Around Ashton	Quarterly				259					450				350	1,059	1,450	391	
Elections															0	0	0	No PC election in 2025-26
Grants	Yearly			535								1,965			2,500	2,500	0	£2,500 as per Action Plan for 2025-26
General Grants															0	0		
Projects	Bi-annual										45				45	90	45	Refreshments
Community cleanup															150	150	0	£150 towards Scarescrow Event every other year
Community Events												54			132	132	0	4 x mtg room costs plus £50 for prizes
Plastic Free Village								300	78						300	300	0	Wildflower Seed
Planting										320					320	320	0	Purchase of additional Sandbags
Flood Mitigation																		£130 - Printing of Residents Survey, £50 Prize for Residents Survey, £266 - Street Furniture Application to CWAC, £55 towards Poppy Wreath, £10 towards Signles + 6 x lamppost poppies @ £15, £600 Churchyard maintenance.
Ad Hoc Beneficial items (\$137)			330		50			266	93				600		1,339	670	-669	£454.50 - painting of village Milestone Markers.
Money taken from reserves to pay for Earmarked Projects															455	0	-455	
Community Hub Limited				270	455										270	0	0	
Parish Rooms Costings															301	498	197	Backing for storage of goods previously stored in PR.
Inflation %			0	0	0	0	0	85	46	37	26	38	39	30	499	865	366	10 divided by 2 due to 50% of costs are non-inflatable.
Contingency % of above			0	0	0	0	0	72	89	73	52	75	78	60	270	0	-270	This can be allocated throughout the year.
TOTAL CASH OUT			1,659	2,467	1,801	831	832	1,664	2,134	1,858	1,171	3,310	1,740	1,986	21,542	21,303		* Items in Italics removed from contingency
RECEIPTS																		
Precept	Quarterly		19,760												19,760	19,760	0	
Barclays Bank Interest	Monthly				12			20			20			17	69	77	8	
Skipton's Building Society Interest			54	52	54	52	54	45	45	45	45	45	45	45	581	540	-41	
VAT recovery														606	606	606	0	
CWAC contribution															0	0	0	
Monies taken from Reserves					372										372	320	-52	
Parish Room Insurance															0	0	0	
Sale of Parish Room															0	0	0	
Other															0	0	0	
TOTAL CASH IN			19,814	52	437	52	54	65	45	45	65	45	45	668	21,387	21,303	18,690	
Transaction Cash flow			18,155	-2,415	-1,453	-778	-779	-1,599	-2,089	-1,813	-1,106	-3,265	-1,695	-1,318	-155	2		
EARMARKED FROM RESERVES																		
Reserves at start of year															Money spent during 26-27	Remaining Reserves carried over to 27-28		
Balances from Earmarked Projects															0	0	1,586	
Balance for Flood Relief Fund																0	2,000	
Earmarked for Flood Defence & Mitigation																0	449	
Earmarked for S10 Machine Ancillaries																0	2,640	
Earmarked for installation of new 20mph signage for Church Road - Approved Oct 2022																372	0	
Earmarked from CWAC for ward members contribution towards new 20mph																0	0	
Balances from reserves held																0	0	
General Reserve																0	4,394	
Reserves held for - Parish Rooms Refurbishment																0	629	
Reserves held for Mid-term Election																0	5,000	
Reserves held for - Up to One Years Precept																0	19,061	
TOTAL RESERVES			36,130												372		35,758	
Cash in Bank			54,285	51,870	50,417	49,638	48,860	47,261	45,172	43,359	42,253	38,988	37,293	35,975				
			Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar				

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 Amour	VAT	Gross Amount	Comment
11/08/2026	CHALC	£25.00	£0.00	£25.00	New Members Training - 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
Payments not yet made for approval:-					
Payable to		Net Amour	VAT	Gross Amount	Comment
HMRC PAYE		£62.23	£0.00	£62.23	PAYE Tax Month 6
Mrs T Ryall-Harvey		£729.11	£0.00	£729.11	Salary Tax Point 6
Mrs T Ryall-Harvey		£143.50	£6.42	£149.92	Expenses



Ashton Hayes and Horton cum Peel Parish Council



Business Plan 2024 – 2029

1. Mission Statement

2. Strategic Objectives

3. Principles

4. Strengths & Weaknesses

5. Five Year Plan

- 5.1 The Parish
- 5.2 Planning and Development
- 5.3 Open Spaces, Community Buildings and Infrastructure
- 5.4 Transport
- 5.5 Assets
- 5.6 Grants
- 5.7 Sustainability
- 5.8 Quality Status
- 5.9 Training for Councillors and Clerk
- 5.10 The Parish Clerk

Reviewed and updated September 2026

Next Review date: September 2027



ASHTON HAYES AND HORTON-CUM-PEEL PARISH COUNCIL

Business Plan 2024 – 2029

1. Mission Statement

To promote the economic, social and environmental wellbeing of the parish and to contribute to a sustainable and inclusive community.

2. Strategic Objectives

- 2.1 To assist in the creation of a socially inclusive and economically viable community, embracing all residents irrespective of age, culture, income, race or religion and which seeks to develop their well-being, knowledge, understanding and mutual co-operation.
- 2.2 To promote action regarding the interests and concerns of residents of the parish.
- 2.3 To provide effective, cost effective and sustainable services.
- 2.4 To promote and encourage the provision of a range of leisure, social, recreational and community educational facilities in the parish appropriate to the normal activities of a rural parish.
- 2.5 To provide a channel for the views and expressions of the local community and to be responsive to its needs and aspirations.
- 2.6 To develop partnerships and agency working with the public and private sectors in terms of resources and finance for the benefit of the community.
- 2.7 To develop the role and effectiveness of the council under the principal policies and rulings of the Local Council Awards scheme and to achieve appropriate levels.
- 2.8 To liaise with and support local community associations and groups.

3. Principles

In all its actions the council will take into account and, where appropriate, act in accordance with the principles enshrined in relevant legislation and best practice for:

- Health and Safety
- Equal, Diversity & Inclusion
- Crime and Disorder Act
- Disability Discrimination Act
- Age Discrimination Act
- Data Protection Regulation
- Environmental, Heritage and Planning Legislation
- Code of Conduct
- Best Value
- Local Council Award Scheme

4. Strengths and Weaknesses

The Parish Council identifies its Strengths and Weaknesses as:

Strengths:

- Track Record – The Parish Council has a track record of achieving results.
- Community Engagement – The Parish Council has a strong Community Engagement ethos and this is enforced within its Community Engagement Policy.
- Volunteers – The Parish Councillors are volunteers and welcome working with other volunteers and community organisations e.g. for events.
- Relationship with unitary authority - Cheshire West and Chester – The Parish Council welcomes working alongside the unitary authority on projects and trialling new ways of working to improve facilities for residents.
- Analytical – makes decisions based on facts and produces reports which help other organisations understand and address the problems facing the parish.

Weaknesses:

- Size of Parish Council – the Parish Council realises it is small in comparison to many other councils but feels it punches above its weight in the amount of work it takes on.
- Monies available – the Parish Council realises that its limitations are very much set by the monies it has available, again the size of the parish impacts on the money it receives.

5. Five Year Plan

The Key Objectives for the five years April 2024 – April 2029 are:

5.1 The Parish

5.1.1 Engagement with Parishioners and Neighbours.

The success or otherwise of a parish may be judged by the extent to which it engages with its parishioners, neighbouring parishes, the unitary authority and others. The aim of the parish council will be to establish excellent communication with all in a variety of ways:

1. Through the council's website, ensuring it is kept up-to-date and relevant and covers all local issues and concerns;
2. By maintaining communication via the NextDoor App and the parish WhatsApp Community with all parishioners who have elected to join these means of communication;
3. By delivering, either by hand or electronically, a quarterly newsletter to every household in the parish;
4. By encouraging attendance at the Annual Parish Meeting, Parish Council Meetings and other events organised by the council for the parishioners and others to inform on and discuss local issues;
5. By ensuring that vacancies on the parish council are advertised as widely as possible and by trying to ensure that all areas of the parish are well represented.
6. By directly engaging with neighbouring parishes, via meetings of Sandstone Ward Parish Councils, with a view to agreeing and supporting shared concerns and jointly delivered ventures and services for the benefit of our respective parishioners;
7. By establishing clear lines of communication with the unitary authority, by attending annual Town and Parish Conference meetings, the clerk liaising directly with officers and through regular contact with the ward representative;
8. By establishing clear lines of communication with the Police and Crime Commissioner and area Police representatives, by attending the Police and Crime Commissioner meetings with Town and Parish Councils and through regular contact with the area PCSO.

5.1.2 Representation

The parish council currently has an allocation of eleven councillors. This number is decided by the unitary authority. The basic demographic data for the parish is shown below. These factors are recognised by the Parish Council who aim to reflect this in representation on the Parish Council.

Indicator	Latest available figure
Estimated 2026 population	Approx. 950–1000
Total population (usual residents)	956
Male residents	437
Female residents	517
Households	424
Residents per household (average)	Approx. 2.25
Communal establishment residents	0

Indicator	Parish	CWaC	England
Total population	960	357,149	56,490,048
% aged 0–14	15%	16%	17%
% aged 15–64	54%	63%	64%
% aged 65+	30%	21%	18%
Median age	52	44	40
Young dependency (0–14 per 100 working-age)	28	26	27
Old-age dependency (65+ per 100 working-age)	56	34	29
Total dependency	84	60	56

5.1.3 Personal Safety and well-being

Feedback from PCSO's generally supports the view that the parish experiences a very low rate of crime and a high sense of well-being amongst the population. In order to try to ensure maintenance of the current levels the parish enjoys, the parish council will seek to work closely with the police and other relevant agencies, including fire and health authorities. Currently the parish council joins with other local parish councils to meet with the Police and Crime Commissioner and liaises with the local PCSO on matters.

The Vision for 2029 – Ashton Hayes and Horton-cum-Peel to be thriving as an active, viable and safe parish. The Parish Council help to serve and protect its community and improve the environment.

2026 – The Parish Council undertook a resident's survey to better gauge and understand the priorities and concerns of the residents.

5.2 Planning and Development

5.2.1 The Local Plan

Cheshire West and Chester Council decided on 10 January 2024, to formally prepare a new style Local Plan under the provisions of the Levelling Up and Regeneration Act 2023.

Until changes at a national level have been implemented and a new Local Plan is completed the existing Local Plans will continue as a basis on which to operate.

In line with legislation (15C Levelling Up and Regeneration Act) the Local Plan will set out the amount, type and location of and timetable, for development.

The Local Plan will also include other policies in relation to the use or development of land including infrastructure requirements.

The timescale for preparing the new style Local Plan is 34 months from being able to commence plan production.

The Vision for 2029 – For the parish council to have engaged with the Unitary Council regarding any review of the Local Plan and representations made to try to ensure it reflects the aims and objectives of the parish.

2025 – The Parish Council has submitted responses to consultations from the unitary authority around the development of their Local Plan.

2026 – The Parish Council has continued to consider and respond to consultations from the unitary authority around the development of their Local Plan.

5.2.2 The Neighbourhood Plan

Ashton Hayes and Horton-cum-Peel Neighbourhood Plan was deemed “made” following a public referendum on the 21st June 2017. The Plan sits alongside Cheshire West and Chester Local Plan and is intended to cover the period up until 2036 but is kept under review by the parish council which will make recommendations if it is felt that amendments or additions are needed. It is regularly referred to in planning applications by applicants, the parish council and the planning authorities.

The Vision for 2029 – For the Neighbourhood Plan to be reviewed, updated and continue to be delivered fit for its principal purpose of helping the planning authority to decide planning applications taking account of local and national policies and priorities set by Cheshire West and Chester and Government. The update awaits the revised draft CWaC plan expected in 2026/7.

2026 – The Parish Council has agreed to review its Neighbourhood Plan once the Local Authorities Local Plan is more defined to allow the Parish Council to align it's thinking with the Local Plan.

5.2.3 Planning Applications

Ashton Hayes and Horton-cum-Peel Parish Council receives notifications from Cheshire West and Chester Borough Council (CWaC) of any planning applications submitted in respect of properties located in the parish or those in adjoining towns and parishes which may directly impact upon the parish. These notifications are circulated to parish councillors by email and the applications themselves are available for all to view online. Ashton Hayes and Horton-cum-Peel Parish Council aim to review and respond to each one of these applications by reference to the Ashton Hayes Neighbourhood Plan policies and criteria as appropriate and in line with the Planning Committee's Terms of Reference.

In responding to the applications, the parish council will have regard to the Neighbourhood Plan and any representations made to it by parishioners.

The number of planning applications submitted for the consideration of the parish council is around 20 each year. Upon consideration of these applications and representations thereon the council will amongst other things, consider as per the Neighbourhood Plan:

- Local Character
- Local Green Spaces
- Green Environment
- Carbon Reduction / Renewable Energy
- Pollution and Sustainability
- Local Housing Need
- Location of Rural Exception Sites
- Location of Housing for the Elderly
- Design of New Housing Development
- Existing Community Facilities and Services
- New Community Facilities and Services
- Business Premises Provision
- Local Employment Opportunities
- Public Transport Improvements.

The Vision for 2029 – any development within the parish will be considered against the issues outlined above with the aim that any future development within the parish will be sustainable as is reasonably achievable.

2026 – The Parish Council continues to consider and respond to Planning Applications within the timeframe provided by the local authority. In particular for the 16 proposed houses opposite the playing field.

5.3 Open Spaces, Community Buildings and Infrastructure

5.3.1 Open Spaces

There are numerous areas of land around the parish that are currently cared for by Cheshire West and Chester Council (CWaC). Many of these areas have been planted in the past with daffodil bulbs (8 sites), wildflowers (4 sites) and plants situated by the village signs (2 sites). The parish council will look to work with CWaC to develop more areas as they feel appropriate. The parish council welcomes 'no mow May' to allow for the development of wildlife and to reduce emissions.



Ashton Hayes and Horton cum Peel Parish Council
in partnership with Ashton Hayes Primary School

Wildflower Information



Oxeye Daisy May haps our largest native daisy, perennial flowers. After growing along a roadside. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Common Knapsweed knapsweed. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Cornflower cornflower. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Cornclip cornclip. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Hedge Bedstraw hedge bedstraw. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Meadow Buttercup meadow buttercup. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Corn Cuckoo corn cuckoo. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 
Bird's Foot Trefoil bird's foot trefoil. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Corn Chamomile corn chamomile. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Viper's Bugloss viper's bugloss. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Corn Marigold corn marigold. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Lady's Bedstraw lady's bedstraw. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Meadowsweet meadowsweet. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Wild Carrot wild carrot. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 
Common Musk Mallow common musk mallow. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Poppy poppy. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Red Campion red campion. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Field Scabious field scabious. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	St John's Wort st john's wort. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. The variety is just as it is here in traditional meadows. 	Glossary Annual a plant that completes its life cycle within one growing season. They grow, flower, set seed and die, all within the space of a year. Autumnal a seasonal colour or something that is in season, especially by falling leaves. Biennial a plant that completes its life cycle over two years. Perennial a plant that can live for more than 2 years. It usually creates new growth each year. Spreading spreading out over a large area in an orderly or regular way. With thanks to... - Cheshire West and Chester Council for providing and maintaining the wildflowers. - Ashton Hayes Primary School and Ashton Hayes Town Council for building this display board and creating the contents.	

5.3.2 Brines Brow and Andrew's Wood

Whilst Brines Brow is identified as Common Land, a protected Local Green Space and a wildlife reserve it is not owned by the parish council. The council would like to work with the Cheshire Wildlife Trust (or a similar organisation) alongside CWaC to maintain the environmental benefits of the area for the future.

The Parish Council welcomes the public access to Andrew's Wood that has been generously permitted by the landowner. The Fairy Doors Trail was created to enhance the natural environment and encourage children to interact with nature. The Parish Council paid for this facility as they understand that children have a huge capacity to appreciate nature, beauty and intricacy. The charm of the project is it also draws on a person's imagination and creativity. A good walk can do wonders for a person's mental wellbeing.



The Fairy Door Trail reopened in 2024 following tree maintenance work, however some fairy doors have yet to be reinstalled. Updates are available on the Parish Council's website:

<https://ashtonhayesparishcouncil.gov.uk/fairy-doors-trail/>

The Vision for 2029 – that Brines Brow and Andrew's Wood are environmentally enhanced providing thriving outdoor environments for the ongoing benefit of residents.

5.3.3 Community Buildings

Ashton Hayes and Horton-cum-Peel parish benefits from a variety of community buildings and facilities that are available for residents and businesses alike to utilise. These include:

- Ashton Hayes and Mouldsworth Village Hall
- Ashton Hayes Primary School
- St John the Evangelist Church
- Ashton Hayes Sport and Recreational Grounds
- Ashton Hayes and Mouldsworth Community Shop
- Golden Lion

Whilst the Parish Council does not own or have responsibility for any of these facilities, they understand the importance of these facilities in ensuring that the community remains an active, thriving and safe parish for everyone to live in.

2025 – The Parish Council agreed to the sale of the Parish Rooms on West End due to the decrease in business and the potential ongoing liability to the residents of the property should it remain within the ownership of the Parish Council.

2026 – The Parish Council invested the proceeds from the sale of the Parish Rooms into the Golden Lion and now holds their Parish Council meetings in the ‘Parish Room’ of the Golden Lion. Storage for the Parish Council equipment is being provided by Ashton Hayes Sports and Recreational Association at the Pavilion.

The Vision for 2029 – that the community buildings and facilities within the parish are accessible to all and utilised to their full potential.

5.3.4 Hedges & Trees Obstructing the Highway

The parish council identify the importance of keeping hedges and trees from obstructing footpaths and highways. They have therefore, undertaken to carry out an annual audit of hedges and trees within the area and report any that they have concern to Cheshire West and Chester Council.

The Vision for 2029 – for all hedges and trees that are obstructing the pavement or highway to be resolved or reported to Cheshire West and Chester Council for intervention.

2026 – The Parish Council established an annual review of hedges and report overgrown hedges or those causing obstructions to Cheshire West and Chester Council.

2026 – The Parish Council has set up a Footpath Working Group to review the condition of the footpaths and ensure they are maintained to allow good access.

5.3.5 Flooding

In 2021, the parish of Ashton Hayes experienced flooding of roads and homes during Storm Christoph. Until 2021 this situation had been unprecedented. Following Storm Christoph, the parish council has worked with Cheshire West and Chester, United Utilities and the Environment Agency to identify areas around the village that require attention. They have also worked with Chester University in the installation of water monitoring sensors to report on the levels of water that passes through the village.

The parish council continue to have regular meetings with the Local Land Flood Officer from Cheshire West and Chester Council and the Highways Department to ensure that vulnerable areas within the village are monitored and solutions explored. Subsequently, further flooding has been experienced albeit less intense than Storm Christoph as much work has been done to maintain and repair the drainage systems.

The parish council understand that weather conditions that were experienced during Storm Christoph will become increasingly more common and therefore the previously implemented Community Resilience Plan has been reviewed and updated to allow the community more control should another emergency take place. The parish council are also investigating their own flood mitigation measures to reduce the reliance on Cheshire West and Chester Council's flood team.

The Vision for 2029- for all gullies, drains and culverts to be regularly cleaned, repaired and running unobstructed.

2024 - The Unitary Authority undertook a study of all gullies and drains that had experienced problems during heavy rainfall and identified several areas where the drains had collapsed or were blocked, they intended to investigate further by undertaking excavations in those areas and hoped to rectify the problems.

2024 – The Parish Council purchased and installed storage bins for the purpose of storing sandbags for emergency purposes, should the village experience high levels of rainfall again.

2024 – the Parish Council met with the Flood Team from the Unitary Authority and proposed that an overflow drain be installed down Gongar Lane to take excess water away from properties when we experience heavy rainfall in the future. The Unitary Authority undertook to explore funding options for this project.

2024 - Towards the end of 2024 the Parish experienced high levels of rainfall again, where several homes were flooded and the sandbags were deployed.

2025 - the Parish Council continued to work with the Unitary Authority and the Environment Agency to explore solutions to these issues.

2026 - CWaC have advised that monies have been found to install a bypass pump to drain the flooded area. However, no details of what will be provided and when has yet been advised to the PC. Also, a culvert overflow alert system has been sought from the Environment Agency. Funds for this have been provided by them and installation is awaited. In addition, problematic gullies in the village and overflows from the United Utilities pumping station have been reported for action.

5.4 Transport

5.4.1 A54 Issues

The A54 is the direct link road for residents via Ashton Lane to Chester or Northwich/Winsford. At that point the A54 is a single carriageway road that translates into a dual carriageway as you exit the boundary of Ashton Hayes and continue towards Kelsall. The parish council has for a number of years had concerns about the number of accidents that take place at this junction and would like to see some form of traffic management, either traffic lights, a roundabout or changes to the junction configuration put in place. Also steps to ensure that vehicles travelling from the dual carriage way reduce their speed when passing the junction of Ashton Lane.

2025 - Ward Cllr Deynem was leading on this with a group of residents from Ashton Hayes with representation from Cheshire West and Chester Highways to explore options for improvement. Other parishes within the Sandstone Ward have also expressed their concern as their parishioners also use this junction.

5.4.2 Speed limits around the parish

The parish council is aware of a number of roads within the parish where road users presently drive above the legal limit. The parish council have worked with Cheshire West and Chester Council to put in place measures to reduce the stretch of Church Road/Ashton Lane through the heart of the village, to 20mph. The parish council manage a speed watch working group and deploy their Speed Indicator Device (SID) machine in areas of concern. The SID records the speeds that road users drive whilst passing the machine and this information is used to raise concerns with the local PCSO.

The Vision 2029 – That all roads within the parish are utilised by road users in a safe manner and within the legal speed limits.

2026 – The Parish Council were successful in putting in place the speed reduction on Church Road/Ashton Lane to 20mph.

2026 – The Parish Council are working to install a pole mounted SID on Church Road.

5.4.3 Road Safety

There are generally two types of road signs which come to the attention of the parish council; traffic signs which are lawfully placed for the information and safety of all road users and those which are unlawful, which sometimes present a danger to drivers and pedestrians alike. The parish council is committed to ensure that the authorised traffic signs are maintained in a clean, visible, and safe condition and the unauthorised signs are removed at the earliest opportunity.

Whilst road conditions are not the responsibility of the parish council, the parish council understand that road conditions are a concern to road users and residents alike. Therefore, the parish council is committed to report/escalate where necessary to Cheshire West and Chester any road surfaces that are within the criteria for CWaC to fix.

Maintenance of roads are selected following the guidance provided by Department for Transport.

Where a pothole is at least:

- 4cm deep on a road
- 2.5cm on a pavement

In practice, Cheshire West and Chester are unlikely to carry out repairs to the edge of roads unless it causes a safety issue.

The Vision for 2029 – for all traffic signs which are necessary and lawfully placed to serve the purpose for which they are intended and for all unlawfully placed signs to be removed at the earliest opportunity. For all potholes in the roadway or footway that meet the Department of Transport’s criteria to be reported to Cheshire West and Chester Council for repair.

5.5 Assets

The parish council aims to ensure it holds assets that are appropriate to its purpose and function and to protect and maintain, where practical, these assets for the benefit of the residents, these include:

-
- War Memorial
- Community Benches
- Storage Bins (Grit & Salt, Sandbags)
- Noticeboards
- Village Signs/Planters
- Land off Peel Hall Lane (Scout Hut)
- Parish Council Storage Facility

2024 – the Parish Council purchased £5,000 worth of shares from the Ashton Hayes Community Benefit Society.

2025- Work started to transfer the 99-year lease with United Utilities for the Land off Peel Hall Lane to the Scouts Association during 2025/26.

2026 – The UU lease transfer is still ongoing.

2026- the funds raised from the sale of the Parish Room were invested as an ongoing loan to the Golden Lion, secured against the value of the property (should the Golden Lion close and/or be sold), to provide for the parishioners, similar facilities as per the Parish Room. These funds also helped the GL complete its refurbishment works.

The Vision for 2029 – that the required assets are maintained for the benefit of the parish.

5.6 Grants

5.6.1 General Grants

The parish council has traditionally given grants to Ashton Hayes Sports and Recreational Association and St John the Evangelist Church. As funding is limited and there are other claims for grants, the process and selection criteria have now been formalised and extended to a wider set of applicants to achieve the greatest benefit for the community whilst creating diversity. Further information can be found in the Parish Council's grant policy.

The Vision for 2029 – that the parish council's grants are awarded to applicants who most appropriately meet the parish council's ethos of sustainability and climate change.

2024 – the Parish Council completed its first formalised Grant giving process. The PC has since reviewed the policy and refined the process for the future.

2025 – the Parish Council completed its second formalised Grant giving process providing grants to organisations in line with the Parish Council's Sustainability and Climate Change Strategy.

2026 – The Parish Council completed its third formalised Grant giving process providing grants to organisations in line with the Parish Council's Sustainability and Climate Change Strategy; this funding allowed Ashton Hayes Primary School to create a Wildflower meadow, rainwater harvesting and an edible garden.

5.6.2 Golden Lion

The parish council has supported the Ashton Hayes Community Benefit Society in its ongoing project to purchase the village's only pub, The Golden Lion, and reopen it as a community owned village pub & hub enterprise.

As part of the funding strategy for the project the Community Benefit Society (CBS) has obtained grants totalling £360,000 as a very significant contribution towards the purchase, restoration and fit out of the building and the initial overheads of the new business. This was a huge boost to the project's finances and the Golden Lion has been purchased for the community.

2024: The Ashton Hayes Community Benefit Society ran a share offer scheme and raised £280,000 (October 2024) against a minimum of £250,000 in investments to allow them to deliver their business plan. A target of £420,000 of share funding is being sought.

2025: Following the purchase of the Golden Lion Public House in 2024, the Ashton Hayes Community Benefit Society have undertaken a substantial refurbishment of the property thanks to the numerous volunteers and trades people that have given up their time to ensure the vision of community owned village pub & hub enterprise. In July 2025 a tenant was signed to run the facilities and in August 2025 the pub and hub was opened.

The Vision for 2029 – that the Golden Lion is successful as a village pub and community hub for all residents to utilise.

2024 – the Parish Council purchased £5,000 worth of shares from the Ashton Hayes Community Benefit Society.

2024 - The Ashton Hayes Community Benefit Society achieved their minimum £250,000 investment and work began to get the Golden Lion re-opened for late 2024.

2025 – The Parish Council, following the sale of the Parish Rooms, agreed to the long-term loan of money to the Ashton Hayes Community Benefit Society, secured against the value of the property (should the Golden Lion close and/or be sold), to allow the provision of a Parish Room facility within the Golden Lion.

5.7 Sustainability

The UK Government has committed to becoming carbon neutral by 2050 by means of huge technological changes and by engaging and gaining the support of the UK population.

CWaC are responding with their own initiatives affecting planning, support for technical initiatives and engagement with residents.

However, the above do not easily transfer down to practical measures for a Parish Council of our size. Partly because of size, scope and the resources available.

Ashton Hayes and Horton-cum-Peel Parish Council has a track record of working bottom up to deliver real benefits to our residents and the environment. Therefore, it is looking to encourage and promote sustainable approaches to the environment by:

- Providing leadership and encouragement
- Engaging with residents and the wider community
- Using the PC powers to establish policies and to direct available funding towards the above goals
- Engaging local initiatives to address climate change, recovery of biodiversity and becoming a single use plastic free village.

The Vision for 2029 – to work with residents and the wider community to encourage and promote a sustainable approach to the environment.

2025 - The Parish Council was awarded the Plastic Free Community Status.

5.8 Quality Status

The National Local Council Award Scheme has been designed to celebrate the successes of the very best local council, and to provide a framework to support all local councils to improve and develop to meet their full potential. The scheme offers councils the opportunity to show that they meet the standards set by the sector, assessed by their peers, and to put in place the conditions for continued improvement.

The Award Scheme has been designed to provide the tools and encouragement to those council at the beginning of their improvement journeys, as well as promoting and recognising council's that are at the cutting edge of the sector. It is only through the sector working together, to share best practice, drive up standards and supporting those who are committed to improving their offer to their communities that individual council and the sector as a whole will reach its full potential.

The Local Council Award Scheme undergoes a review every year and new guidance is issued in January each year. Councils must meet the criteria of the guidance that is in place at the date they submit their completed application form to their local accreditation panel.

In April 2024, Ashton Hayes and Horton-cum-Peel Parish Council achieved Quality Award standard, one of three Parish Councils that hold this award out of 90 in the Cheshire West and Chester Council area. The parish council intend to work towards the final Quality Gold Award Standard and if they are not able to achieve this then ensure that they maintain the high standards that the Quality Award represents.

The Vision for 2029 – To maintain the Quality Award and strive to achieve the Quality Gold Award for Ashton Hayes and Horton-cum-Peel Parish Council.

2024 – the Parish Council submitted its application for Quality Gold status.

2025 – the Parish Council was awarded the Quality Gold Status.

5.9 Training of Councillors and Clerk

All councillors to attend the 'Induction to Clerks and councillors Course' within 6 months of appointment. All register of interests to be completed within 28 days of appointment. Each councillor to take responsibility for keeping up to date on changes in procedures and legislation by reading or attending training courses.

The clerk to attain a minimum of 12 CPD points each year and ensure he/she attends the SLCC meetings and branch conference. He/she again to attend the appropriate training courses when there is a change in legislation and procedures.

The Vision for 2029 – For the Parish Council to be an effective and knowledgeable team, guided and advised by their clerk, well versed in the due practice and procedures of the Local Government Act 1972 and able to decide and put into effect best practice.

2024 – all councillors attended the Induction to Clerks and Councillors course. Also, the Clerk obtained 29 CPD points by attending the local branch conference and attending training courses etc.

2025 – all new councillors attended the Induction to Clerks and Councillors course. Also, the Clerk obtained 20 CPD points by attending the local branch conference and attending training course throughout the year.

2026 – all new councillors attended the Induction to Clerks and Councillors course. Also, the Clerk obtained 19 CPD points by attending training courses throughout the year.

5.10 The Parish Clerk

The role of the parish clerk is one that has increased considerably in the recent past. From humble beginnings as a “keeper of records” to the current role of effectively being a chief executive or business manager of the council. In smaller parishes such as Ashton Hayes and Horton-cum-Peel, the clerk is very much the ‘glue’ which holds the council together. The role encompasses not only the original purpose of taking notes, keeping records and arranging meetings but also extends to being the legal and financial advisor, liaison officer for the parish council and outside agencies etc.

The clerk to Ashton Hayes Parish Council, carries out the role on a part-time basis and is clerk to several neighbouring parishes. This combination of roles considerably benefits each of the parishes since the experience gleaned by one council can be shared with others and this can often lead to improved practices and cost savings.