Ashton Hayes and Horton cum Peel Parish Council

MEETING MINUTES

Monday 12th October 2026, at 7.15pm in The Parish Room, Golden Lion Community Hub, Kelsall Road, Chester CH3 8BH.

Present:	Cllr R Arnold	Cllr P Mitchell - Chair
	Cllr B Craven	Cllr C Nicholas
	Cllr I Dossett	Cllr P Varey
	Cllr R Kinsey	
Clerk:	Mrs T Ryall-Harvey	Members of the Public: 1

APOLOGIES: Apologies were received and accepted from Cllr I Ridgley, Cllr H Deynem (Ward Councillor) due to previous commitments.

PARISH COUNCIL VACANCIES

It was reported that there were currently three vacancies and no applications for co-option had been received since the last meeting.

DECLARATIONS OF INTEREST

- 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.

EXCLUSION OF PRESS AND PUBLIC

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

PUBLIC PARTICIPATION

- A resident raised concerns about a recent power outage and noted that various residents experienced different power outages, ranging from 2 mins to 3 hours.
- A resident reported that, since the previous Parish Council Meeting, there has been two accidents at the junction of Ashton Lane and the A54.

ACTION: Report the discarded car bumper on the verge at the junction of Ashtion Lane and the A54, to CWaC for removal (SC883014740.)

ACTION: Clerk to seek information from the Police about how the accident happened.

- Cllr Deynem provided a written report to the clerk, to read out at the meeting. The following update relates to the junction of Ashton Lane and A54. Cllr Deynem reports that he has received from CWaC, a new white line layout for the junction, that does not include the blocking/changing of the slip road. Closure of the slip road is an ongoing discussion. It does however improve driver direction when using the junction. The work was supposed to be undertaken on last month's work schedule. Cllr Deynem is also pushing for the centre lines at the lane end into the village to also be remarked. [redacted]

- A resident reported fly tipping of a clothes horse on Grange Road. The resident undertook to remove it and dispose of it.

- Cllr Mitchell reported that he had received an email from a member of the public seeking information about Peel Crescent being a Flood Zone. He has responded by providing the information that is to be included in the next Around Ashton.

- Cllr Dossett reported that barriers have been left near the entrance to FP6 (near the Scout Hut) following the work that has recently been carried out on the footpath. The Parish Councillor agreed that they need to be removed and Cllr Kinsey undertook to move them to the Pavilion.

- Cllr Dossett was contacted by a resident who had concern following the refusal of planning permission for an agricultural shed on a field on Old Lane. The resident reported that a 40ft container had now been put in place on the site.
  ACTION: Cllr Dossett undertook to provide the information to the Clerk so it could be reported to the Planning Enforcement.

- Cllr Craven reported that the streetlights that were obscured by vegetation were still permanently on. This has been escalated but not resolved by CWaC.

- Cllr Craven also mentioned that the Diocese had given approval in principle for a new boiler for St John's at a cost of around £20,000. The Church is now looking for grants towards this.

- Cllr Arnold highlighted that she felt that the 30-mph repeater sign on Church Lane as you are travelling out of the village did not suitably highlight to drivers the speed they should be travelling. She asked if a larger sign could be installed.
  ACTION: Clerk to check with CWaC when the roundels and 'SLOW' signs being re-painted on Church Lane.

- The Clerk reported that she had received an email from a resident sharing concerns about the poor visibility of the road marking at the junction of the A54 and Ashton Lane. He had reported this to Cheshire West and Chester Council

- Cllr Deynem had provided the Clerk with a written update in his absence, regarding an overgrown hedge on the alleyway between West End and Peel Crescent. Sadly, a resident who used to maintain the hedge has recently passed away. Cllr Deynem confirmed he would be happy to help out with a set of hedge cutters if required.
  ACTION: Parish Councillors confirmed they were happy for Cllr Deynem to proceed with any help he was willing to provide.

- Cllr Deynem reported that the Golden Lion had installed a new set of handrails on the internal restaurant steps and reported that a pizza 'horsebox' takeaway is visiting the ASHRA car park starting this Thursday, on a monthly basis.

- A resident confirmed that the footpath along Longley View has recently been repaired, unfortunately the footpath either side has not been repaired and was considered to be in equally poor condition.

[redacted]

EXTERNAL MATTERS

- West Cheshire Town and Parish Council Conference – 30/09/2026 – Cllr Dossett and Cllr Mitchell provided a verbal report on the event as they attended on behalf of the Parish Council.
- Police & Crime Commissioner CWaC Borough, Town and Parish Council meeting 06/10/26 – Cllr Mitchell provided a verbal report following attending the event on behalf of the Parish Council.
- Cheshire West and Chester Council Boroughwide Design Code – it was reported that the opportunity for the Parish Council to submit a response to the current consultation was open until 24th November.
  ACTION: Cllr Dossett to complete the form on behalf of the Parish Council.

ACCEPTANCE OF MINUTES.

It was proposed by Cllr Dossett and seconded by Cllr Varey and unanimously **RESOLVED 26/036** that Cllr P Mitchell, as Chairperson for the meeting, sign the minutes of the Parish Council meeting of 14th September 2026 as a true and correct record.

ACTIONS SINCE LAST MEETING

The Action List dated 14th September 2026 was circulated with the agenda for the attention of Parish Councillors.

- Rural Together Transport Sub-Group – it had been suggested that the Parish Council may wish to have a representative on this committee and volunteers were sought. Cllr Arnold undertook to speak to the Chair of the committee about represent the Parish Council.
- Parish Council Grants for 2027-28 – Cllr Varey had reviewed the current policy and recommended that no changes be made and also recommended that no specific criteria be included within the grant process for 2027-28 to allow the grant process to be as broad as possible in attracting applicants.
- Cllrs Dossett, Ridgley and Mitchell have reviewed the draft Action Plan and Budget and the 3 Year Budget and made recommendations/suggestions.
  ACTION: The Clerk undertook to circulate it around the Parish Council for comments.

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

- Cllr Dossett had written to CWaC requested an update on the remaining hedges that CWaC are actioning. They advised that they would enquire further.
- Write to thank resident for cutting back hedge and encroaching vegetation opposite millennium footpath.
- Report to UU the sunk manhole in field downstream to the pumping station – Cllr Kinsey believe that this has been fixed.
- Take up with Scottish Power the recent power outages.
- Approve invoices
- Put minutes on website.
- Clerk emailed Cllr Deynem to escalate the proposed closing of slip road at junction of Ashton Lane and A54 but had not heard anything further.
- FP6 Baker Way – Wooden Bridge has now been repaired.
- Draft Action Plan has been circulated between Cllr Dossett, Ridgley and Mitchell
- Grant Policy has been reviewed and no amendment to the criteria have been suggested.
- Advert has been circulated to community groups and put in Around Ashton for the grant process for 2027.

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

[redacted]

PLANNING
The council noted the Planning Register as circulated at the meeting dated 05/10/2026.

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

- 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 – ***approved.***
- 26/01575/FUL – 4 Gladstone Barns, Church Road, Ashton Hayes, CH3 8AS – Single Storey rear extension and oak porch canopy – ***approved.***
- 26/02268/FUL – Grange Cottage, Grange Road, Ashton Hayes CH3 8AF – Two Storey side extension and porch – ***refused***.

ACCOUNTS
Cashbook & Outturn
The year-to-date Cashbook and Outturn reports dated 05/10/2026, were provided to the meeting.

Bank Reconciliation
RESOLVED 26/037 that following the review by the meeting, of the bank reconciliation and bank statements dated 05/10/2026, that they be signed by Cllr Craven as accepted.

To note income received and expenditure paid out since the last meeting.
Proposed by Cllr Craven and seconded by Cllr Dossett and unanimously **RESOLVED 26/038** 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**
07/09/2026	Interest Paid			£14.34	Barclays Bank Interest Payment
15/09/2026	Compound Interest			£54.08	Skipton's Interest Payment
Payments made since the last meeting for approval					
Date	**Payable to**	**Net Amount**	**VAT**	**Gross Amount**	**Comment**
01/10/2026	Morecambe Town Council	£140.00	£0.00	£140.00	Poppy field' Remembrance Poppies
17/09/2026	PKF Littlejohn LLP	£420.00	£84.00	£504.00	External Audit
06/10/2026	Nest	£42.39	£0.00	£42.39	Pension Contribution
Payments not yet made for approval:-					
Payable to		**Net Amount**	**VAT**	**Gross Amount**	**Comment**
HMRC PAYE		£86.69	£0.00	£86.69	PAYE Tax Month 7
Mrs T Ryall-Harvey		£782.03	£0.00	£782.03	Salary Tax Point 7
Mrs T Ryall-Harvey		£36.30	£0.00	£36.30	Expenses

[redacted]

GOLDEN LION COMMUNITY BENEFIT SOCIETY – Nothing raised.

HIGHWAYS

- Installation of SID on Church Road – The Clerk reported that the Street Furniture licence had been received, signed and returned to Cheshire West and Chester Council. A date for the installation has been requested.

ENVIRONMENT

Footpaths – Cllr Arnold provide a verbal report on the work that the Footpath Working Group had undertaken since the last meeting. She was pleased to announce that they appeared to be a willing group of people who were keen to keep the footpaths clear for the benefit of residents and others wishing to utilities the footpaths.

Cllr Kinsey asked if it was possible for way markers to be installed by the footpath group to encourage walkers to stick to the footpaths.

It was proposed by Cllr Dossett and seconded by Cllr Varey and unanimously **RESOLVED 26/039** that the Parish Council should handed over the running of the Footpath Work Group and it should now be run as a separate volunteer group with no responsibility of the Parish Council until the Parish Council have sought clarification from the Insurance Company as to where they stand in regard to the use of power tools for the clearing of footpaths.

The following information was agreed to be provided to the Insurance Company:-

- What tools are used – hedge trimmers/ strimmers, loppers, secateurs, pruning saws.
- Do you risk assess this activity – yes there is a risk assessment in place
- Are the user of these tools trained or qualified – personally provide their own tools which they use exclusively and are personally responsible, the Parish Council do not own any motorised equipment.
- Are the tools regularly serviced and inspected – that is the personal responsibility.
- Do volunteers use these under direct supervision of the council – no, it is their own sole responsibility.

Flooding – no further update.

Stile Free Footpaths – it was reported at the Cheshire West and Chester Town and Parish Conference that a list of stiles within the parish be compiled and submitted to CWaC.
ACTION: Cllr Varey and Cllr Arnold to pull together a list with the What3Word locations for all stiles in the parish.

CRIME AND DISORDER

Crime and Disorder Report – the most recent Crime and Disorder report dated August 2026 for the Gowy area was circulated for the Parish Council's review.

PARISH COUNCIL MATTERS

- Parish Council Grants for 2027-28 – update provided earlier in the meeting.
- Action Plan & Budget/3 Year Budget - update provided earlier in the meeting.

- Parish Signs – Cllr Mitchell reported that the current village signs on Ashton Lane and Church Road were out of date and faded, and sought consideration from the Parish Council to update them. He reported that they were originally funded by the Energy Company. It was agreed that costings should be sought to replace the signs and this information be brought to a future meeting for consideration.
  ACTION: Cllr Mitchell to explore the cost of replacing the signs.

- Remembrance Corner – Following the purchase of 'Poppy Fields' remembrance steel poppies, it was proposed to place them on the corner of Gongar lane and Church Road. Discussion then considered the purchase of a silhouette soldier/scene to be include in the remembrance area it was proposed by Cllr Varey and seconded by Cllr Craven and a vote was undertaken and the results were:-
  6 vote for
  1 vote abstained

  It was therefore **RESOLVED 26/040** that a silhouette soldier/scene be purchased at a cost of less than £250 (if the silhouette was found to cost more, then agreement should be sought from Parish Councillors in between meetings via email) and the remembrance 'Poppy Fields' be situated on the corner of Gongar Lane and Church Road.

- External Audit for 2025-26 – It was noted that the External Audit for 2025-26 had been received in September and published on the noticeboard and website for elector's review. Comments received from the External Auditor were:-

  On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

  The AGAR was not accurately completed before submission for review. Please ensure that amendments are corrected in the prior year comparatives when completing next year's AGAR.

  - *Information received from the smaller authority indicates that the smaller authority was a sole managing trustee during part of the year. Therefore, the response to Section 1, Assertion 9 is incorrect and should be yes.*

  - *Information received from the smaller authority indicates that the fixed asset register for the prior year and current year has not been maintained accurately. Consequently, the figures reported in Section 2, Box 9 of the AGAR for both years are incorrect. The correct figures for Section 2, Box 9 are £268,927 for the prior year, and £115,502 for the current year.*

  The smaller authority has confirmed that it owns the fixed asset of a large foldable display board, but that the recognition policy for this asset is to value it at £Nil. This policy does not give a reader of the Accounting Statements the ability to draw any meaning from the Box 9 figures stated on the AGAR or to recognise any changes in those assets year to year. The Practitioners Guide states that smaller authorities' need to apply a reasonable approach to asset valuation which is consistent from year to year'. Under this range of possible approaches, all assets are expected to carry some value, no matter how small. In particular, the Guide states that where assets are gifted at zero cost to the authority, they should be recorded at a nominal value of £1. The smaller authority should therefore reconsider the valuation policy for all fixed assets and draw up a policy to be approved by the authority and recorded in both the authority's minutes and in the asset register. When submitting the 2026/27 AGAR, the smaller authority should ensure that the 2025/26 comparative figure in Box 9 is restated for consistency and comparability.

[redacted]

The Parish Council considered comments provided by the External Auditor and given the lack of movement in the Asset Register on a general basis they did not believe it was necessary to draw up a valuation policy, they requested that the asset register be amended and anything with a NIL value be amended to £1 and the clerk to ensure that the Asset Register be double checked to ensure that the figures were correct for the future.

- Community Clean-up
  The Parish Council were reminded that the next Community Clean Up would be taking place on Saturday 17th October 2026.

AROUND ASHTON

Items for adding to the in next Around Ashton:

- Grant information
- Update the email address for the Footpath

DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on Monday 9th November 2026 at 7.15pm in the Parish Room, Golden Lion Community Hub, Kelsall Road, Ashton Hayes CH3 8BH.

The meeting closed at 21:51

Signed [redacted] ..... Dated: 9th November 2026