

MINUTES OF A MEETING OF RUSHTON PARISH COUNCIL
held at the Jessie Hughes Village Hall
on Tuesday 16th September 2025 at 7.30pm

Present: Cllrs. Emma Leslie, Ed Shaw, Neil Thompson, Paul Chrisp

In Attendance: Lindsey Worrall (Clerk), and Charles Hardy (Ward Councillor), Jerry Markham

25.09.01 Apologies for Absence and Disclosure of Pecuniary Interests

Resolved: that the apologies from Cllrs. Sime, Hodgson and Vertija be received and accepted.

Cllr. Chrisp has taken a up a position as trustee of Sandstone Ridge Trust

25.09.02 Minutes

Resolved: that the minutes of the ordinary meeting of the 15th July 2025 to be agreed and signed.

Proposed: Cllr. Thompson

Seconded: Cllr. Leslie

25.09.03 Public Speaking Time

School Planning Permission (25/00291/FUL), still not approved

Mr Markham

Heating system removed

Site manager under impression that planning permission granted, the size of the system is industrial emitting 70db of noise, unsuited to climate and will need to operate 24/7.

The size is visually impactful being 2.4m by 10m and a substation, all very industrial and all within 20m of the nearest neighbour's patio.

Temporary furnace installed to give school heat, furnace kicking in every 20 minutes to prevent bacterial growth in system. The Environment officer from CWaC has attended the site and requested this is not used at night.

Objection to ward Councillor, MP and CWaC, alternatives are available with solar and battery.

Ward Councillor, further dialogue required with the Trust, the planning application has been called in which is a lengthy process, the planning dept. should take into consideration the concerns of the parish council and residents.

Electrical substation is allowed under permitted development

All internal works do not require planning permission

Actions - Charles to supply contact details of Sandstone Trust to enable the Parish Council to arrange another meeting to discuss proposal

Aims of meeting

-explain planning requirements

-recognise the parish council objections and resident concerns,

-recognise what the Trust are aiming to achieve

Charles Hardy

Highways small works Initiative

Jamie Baron is leading a project to enable Highways to undertake small scale works, clear grass, low level hedge cutting, clear vegetation from around signs. To submit list of works to Jamie and copy in Charles

Members Budget available for projects applications required by end of December 2025

-Repairs to fingerposts, sign company who are undertaking the entry signs also make fingerposts.

25.09.06 Planning Matters6

1- To note planning decisions received.

Notification of a Planning Appeal

Site Address: Land At The Hall Lane Rushton Tarporley

Description of development - Prior notification for change of use of agricultural building to one dwelling house together with associated operational development

Appellant's name: Miss E Hodgson

Planning or Enforcement ref: 24/03135/PDQ

Planning Inspector ref: APP/A0665/W/25/3362674

Planning Inspector: Appeal reference: 25/00042/RPA

Appeal start date: 2 April 2025

Comments before: 7 May 2025

The Parish Council re-iterates their Support and comments that were previously submitted and would like to add this additional comment that the Parish Council believes that Local young People should be encouraged and helped to remain within the local community. Any structural or internal issues with the building could be addressed though comments and conditions.

Appeal Dismissed

2 -To consider response to planning applications received Applications received since the last meeting.

25/00291/FUL

Location- Eaton Primary School, Lower Lane, Eaton, Tarporley, CW6 9AN

Proposal – Installation of air source heat pump and sub station

Additional time has been requested and the below questions raised

Within the application an acoustic fence is details between the school and the property Spinney Cottage,

Background noise monitoring has been undertaken, and levels emitted from the equipment is known, could other mitigation measures be put in place at source to reduce the noise?

What are the Schools plans for parking issues during the construction phase, with contractors, containers, materials and staff needing to park? It is assumed this will be a lengthy construction which will likely to take place while the school is in term time a traffic plan is required.

A staggered drop off and collection could be introduced or the operation of a one way system. If this is successful during the construction phase these measures could be adopted for all school times to reduce congestion and enable a smoother drop off and collection for the parents, staff and children.

Cllr. Sime Met with school, Friday 20th June at 3.30pm.

Cllr. Sime e-mailed Planning Dept with details of the Parish Councils position with comprehensive details of reasoning why this system was not suitable for the school.

16/07/2025 – Formal Objection and request to Call-in the planning application by Rushton parish Council. Parish council have also requested details of traffic management plans.

The full wording of the Parish Councils Response will be available separate to these minutes.

The Parish Council does not object to the principal of the school making improvement, but the parish council has an **Objection** to this Planning Application on the basis of the information provided.

Proposed – Cllr. Sime

Seconded – Cllr. Chrisp

Further information available in public speaking

25/02396/FUL

Location- Mill Bank, Oulton Mill Lane, Rushton, Tarporley, CW6 9BE

Proposal Garden Landscaping works including the erection of gazebo, decking, greenhouse and garden shed in the domestic garden within the residential curtilage (retrospective)

The Parish Council has **No Objection** to this Planning Application

Proposed – Cllr. Leslie

Seconded – Cllr. Chrisp

25/02685/CAT

Location- Oak Tree Farm Edgewell Lane Rushton Tarporley CW6 9AD

Proposal: T1 Conifer - Fell to low stump. T2 Conifer - Fell to low stump. One tree is disturbing a historic sandstone and the other is becoming too large for the garden, and close to the property.

The Parish Council has **No Objection** to this Planning Application

Proposed – Cllr. Leslie

Seconded – Cllr. Shaw

Planning Queries

Land on Hall Lane, hardstanding and possible brickwork has now appeared along with the stables on skids and caravan, another shed appears to have been erected there may also be a name on the gatepost.

Enforcement are aware, Clerk sent photographs. Enforcement have asked for the Parish Council and residents to note activities on the site prior to them undertaking a 'table top exercise' to determine if breaches to planning regulations have been undertaken and whether further action or site visit is necessary.. The wording of this puts a lot of emphasis on the parish council on residents who have no training in planning regulations, details of the activity, date of activity, time started and finished, with clear details that the record sheet could be used in a court of law. Charles to raise the parish councils concerns this with the planning dept.

25.09.07

Clerks Pay rise

The National Joint Council for Local Government Services (NJC) has reached a agreement for pay rises applicable from 1st April 2025. I have applied this to my current quarters pay and have back pay for Q1. The pay rise is £156 a year.

Action – Agree that the Clerk can receive the pay rise

Proposed – Cllr. Leslie

Seconded – Cllr. Shaw

25.09.08

Highways

Outstanding Road Safety Issues from Previous Meetings

a. Highways Issues

village entry signs at the entrances to the village, images have been previously circulated of designs of signs. All councillors have looked at these and discussion held as to the design preferences.

Clerk and Cllr. Sime has liaised with Utkinton and Cotebrook Clerk regarding the installation of the new signs within their Parish, details have been received and circulated. Prices obtained from this company and liaison regarding designs.

Jerry Gibbs (Highways) clarified the licences required for working on highways land. Highways confirmed that Rushton Parish Council own the signs and can update, maintain them as long as appropriate licences in place to do so.

United Utilities have confirmed they will contribute £5,000 to the project.

Actions – prepare proposal and continue liaison with Highways and UU Cllrs Sime, Leslie and Vertija.

b. Road Safety Matters

The Parish Council are awaiting feedback and clarification from highways on several matters

1. The Hall lane, the speed signs are facing the wrong way and need turning correctly, Clerk has reported this, works order in place.?
2. Lower lane,
Parish Council has asked for full resurfacing to be undertaken before line painting, Highways have no provision to resurface. If evidence that Highways have previously committed to road surfacing, this can be re-addressed.
3. The road sign on the corner of Hickhurst and Dogmore Lane is broken, a works order is in place.?
4. The road sign on the corner of Dogmore and Kings Lane is broken, a works order is in place.?
5. Eaton Lane Drainage issues Curbing project at village green, residents would like to assist in the project. Funding options to be assessed.
Theres water flowing from the telephone box down the road, Unities Utilities have confirmed it is not chlorinated and therefore not a water leak. Clerk has already reported this to Highways as a likely drainage fault, Highways believe it's water flowing from Higher Ground or even from the well. Clerk has contacted UU to ask how to proceed with this, who have confirmed there are no assets leaking within the village.
Dye tracing shows the outflow by Rock Cottage is not flowing down Lower Lane and therefore not contributing to any drainage.
6. Beech Lane Layby has a sign which is in need of replacement, a bin would also be a great asset to the layby. A school bus was observed having to reverse as they couldn't pull out of the layby due to the concrete posts and soil that have been deposited. Bin assessment undertaken but this site does not fit the criteria, Residents complaining about the concrete blocks on the layby that make it appear messy, to contact resident who placed them there and ask for removal.
7. Sapling Lane, water running down both sides of road, created a ravine, water running into field, dangerous if two vehicles meet as the drop off the road is deep. Some pothole repairs have been undertaken but not addressing the deep drop on either side of the road. Road subsiding and has been reported to Highways.
8. The hedge on Eaton Lane at the corner opposite the monument is overgrown, homeowners within village have been asked for the hedge to be cut back.
9. The 20mph signs on Winterford Lane are the wrong way around, work order in place
10. The 20mph signs on Sapling Lane are the wrong way around. Work order in place
11. Dogmore Lane fingerpost is broken, to determine ownership.
12. Speed signs on both Sapling Lane and Eaton Lane are facing the wrong way.
13. Eaton Lane, by Rock Cottage, road appears to be subsiding, reported to Highways.

Highways have a new volunteering scheme, to enable working parties to undertake voluntary work. Highways insure the scheme and supply PPE. Cllr. Chrisp to be lead coordinator and apply for the scheme. This scheme will allow residents to undertake small projects such as correct signs that have been turned by passing vehicles. Cllr Chrisp liaising with Highways and creating a priority list of projects. Cllr. Chrisp will take some of the items listed above for the volunteer scheme.

To determine the difference between this and the new scheme launched by CWaC as detailed by ward Councillor in public speaking.

The VAS on Eaton Lane, the SIM will no longer be supported by the company who supplied it, to fully operate the VAS a new SIM will be needed, Cllr Sime to coordinate.

Vas On Lower Lane not working, fault identified, unit sent for repair.

25.09.09 Reports from Working Groups **Communications**

Newsletter

Thank you to all those involved in putting the newsletter together and especially to Mike and Andree for their editorship and circulation of the first edition of the new look newsletter that was very well received.

In August the Jessie Hughes Village Hall and Parish Council bought Mike some wine as a token of gratitude for all the work that he has undertaken to keep the newsletter as fresh, and up to date for the village.

Clerks e-mail address and GDPR meeting outcome

To remain compliant with the requirements of the external auditor the Parish Clerk's e-mail address will need to change. A quote was received for a Gov.uk address, this was just under £2,000, with approx. £600 annual cost, Other Clerks use an address that is Org.uk, which is not as costly.

The Parish Clerk to undertake some research to ensure that the cheaper alternative would be compliant with the requirements of the external auditor.

Meeting held at Jessie to discuss GDPR requirements for Parish Council and Jessie Hughes, to discuss who should be official holder of the information used by communications officer.

Actions Review e-mail quote received and contact other local Clerks for details of companies used.

Can use an Org.uk account, Clerk continuing the research with guidance for other clerks.

Clerk to contact CHaLC to enquire if Mike Wilson can be given official role on PC even though not a councillor.

Oulton Mill Picnic Area Project.

The Picnic Area bin has now being emptied by Street Scene. The site is being used regularly. All councillors agreed that 4 fruit trees should be purchased in Autumn 2025

Saplings are now growing and need some maintenance, this will form part of the wildlife project with a working party thinning and maintaining new growth.

The Parish Council and local birds would like to thank the mystery person who fills the bird feeders at the entrance to the picnic area.

Great thanks to Nick Rayner who is regularly cutting the grass at the picnic area

The information board needs updating, this will be undertaken when the spring arrives.

Anyone wishing to volunteer with the picnic area project, please contact the Clerk Lindsey at, rushtonclerk@aol.com

Wildlife Project Launch

September 5th, held at the Drays between 10-12, at least 40 attended throughout the morning. Cheshire Wildlife Trust have shared information and will visit Gardening Group next Spring. Ian Daniells of Lower Moss Wood Educational reserve and Wildlife Hospital attended with 4 native owls

Elisabeth Ekersley Jones joined us with a wealth of knowledge about how to encourage and protect hedgehogs

There was a bee hive to look at the construction

Local artist Gill Ellison brought her sketch book and some robins

James Arnould, local photographer brought a selection of prints and cards

There were talks from all involved and local farmer and chair of the Parish Council Emma Leslie.

It will be a two-year project, looking at small areas of the village green, play zone and picnic area and giving advice through a notebook to help residents encourage wildlife into their own gardens.

Youth/Social/Community

Local Plan

Thank you to Paul for all the work on the Parish Council feedback and comments, these were submitted on time and we await the full local plan over time.

Play Zone Project

Wet pour sealing repairs have been undertaken. More repairs are required, a new system of repair has been developed and hopefully this will be quicker and result in longer lasting repair. Further areas of shrinkage have been observed and Mike, Sandy and Richard have undertaken repairs, further repairs are required.

The 52 team are working well and we thank everyone involved in keeping the Play Zone a well maintained and enjoyable space for the children of the Parish.

Creative play annual inspection undertaken in August 2025, some minor repairs and items to keep a watch reported. Mike Wilson looking at costs of repairs needed.

Footpaths and styles

Neighbouring Parish Councils are undertaking surveys of the footpaths to ensure the accessibility for all. This requires removing some styles and replacing with kissing gates, the neighbouring Parish Councils have been supported by United Utilities (UU) in the project). The aim of the project is to make Parishes accessible and connect neighbouring parishes through footpaths. Many of the footpaths within the parish are already Bridle paths and therefore accessible, but some styles still exist.

Cllr. Chrisp will walk the footpaths to assess the number that would need alteration.

Once details known, the Parish Council may approach UU to seek funding for the project.

Cllr. Chrisp is out with the Rambling Group on 8th October to look at local footpaths.

Village Survey

To undertake small survey of the Parish, both electronic and paper versions

Can utilise the 2012 survey, all councillors to look at this prior to next meeting and highlight the relevant sections for a new survey

Aim to understand the priorities the community would like for the Parish

Clerk to liaise with other parishes that have undertaken surveys recently.

Cllrs Leslie, Chrisp and Vertija all want to be actively involved in this project.

Bin for layby

Regular amounts of rubbish is left in the layby at Beech Lane, to combat this the Parish council initially asked for CWaC to supply a bin, but the area didn't pass the survey. The PC decided to purchase a bin but was still told the area needed to pass the bin survey and even with purchased bins it could be removed by CWaC if they felt it was detrimental and attracting fly tipping.

Over the next three months the parish council will clear any rubbish but take photos of what is discarded, this photographic evidence and further bin surveys by Street Scene may lead to a bin being supplied at the end of the three-month period. After this initial period a decision will be undertaken as to whether the site requires a bin.

The Parish Council have purchased a sign that will be installed by Cllr Leslie and the Clerk.

Residents complaining about the concrete blocks on the layby that make it appear messy, to contact resident who placed them there and ask for removal.

The layby is an adopted Highway, during harvest to enable ease into the field with combine, header and trailers, the stones across the layby were temporarily moved and tractor and trailer parked in the layby whilst others entered the field safely.

The homeowner approached one of the tractor drivers, who explained that the stones had been temporarily moved for the day to enable works to be completed smoothly, the homeowner asked if it was the farmer who kept moving the stones and he had no right to move them, the discussion became heated.

The drive to the farmhouse has been in place since the 90's, there is right of way across the layby but this is not ownership, the layby is adopted highway, the original drive to the farmhouse was to Beech Lane.

Defibrillator

New pads required, Cllr. Thompson to order and claim cost back in expenses.

Matters Arising

The main road (Eaton Road) through Eaton is covered by a “7.5 tonne accept for access” weight limit (signed from A49/Eaton Road & A49 Nantwich Road/Eaton Road junction). The weight limit does not cover agricultural vehicles.

Given the “accept for access” element it is worth noting that many vehicles observed may be using Eaton Road legitimately. Enforcement of this restriction would be a matter for the Roads and Local Policing Units within Cheshire Constabulary.

25.09.10 Correspondence

Resolved: that correspondence received as detailed below be noted and the action list be agreed:

Reporter	Date	Description	Action
Highways	20/11/24	Eaton Village utility plans	Circulated
UU	20/11/24 onwards	Drainage issues at village green, and road markings needed in village Liaison for funding for projects	On going liaison
TWM	14/01/25	VAS on Eaton Lane, SIM no longer supported by TWM	Ongoing Liaising with TWM. Cllr. Sime to Liaise
Sott	04/04/25 Onwards	Sign quote Can make smaller one for Sapling Lane	Circulated
Member of Public	04/05/25 & 11/06/25 & 11/08/25	VAS on Lower Lane not working, possibly battery issues, could be being drained from the lamp post VAS to be sent away for repair	Circulated and responded
Members of public, ward councillor and councillors	23/07/25 ongoing	Eatpn Primary school undertaking works in school holiday, planning permission not granted 07/09/25 – excessive noise at night from the temporary boiler	Circulated and responded
Member of Public	20/08/25	Tarmac damaged at junction of village green and Eaton Lane (stocks end) caused by lorry turning	Circulated, and responded
Member of public	21/08/25	Resident fell into Lower Lane while walking, cars traveling in both directions, thankfully no major injuries, and motorists stopped to help	Circulated, responded, Highways will investigate for pothole repairs
Member of Public	02/06/25	Hole appeared in Lower Lane, concerned it maybe sink hole. Already reported to Highways Clerk circulated to Highways and Councillors Clerk noticed similar happening on Eaton Lane to chase Highways	Circulated To chase Highways again 11/07 to chase again To chase again

Member of public	29/08/25	Man observed walking around back gardens	To gain more information
Member of public	06/09/25	Hedge on Eaton lane in centre of village now so big its an obstruction to vehicles and pedestrians. Letter has been sent, but another will be drafted	
Member Of Public	08/09/25	After receiving a letter to remind about cutting hedges in the village centre, e-mail to confirm this has been done, they are happy with results and hope the PC are also	Responded, and yes very happy
CWaC	30/06/25 and ongoing	Ownership of layby at Beech Lane, confirmed adopted Highway	Circulated

25.09.11 Finance Matters

Resolved: that the following net accounts are passed for payment:

Cheque No.	PAYEE	DESCRIPTION	NET (£)	VAT (£)	TOTAL (£)
1088	Creative Play	Annual Inspection – play zone	£295	£59.00	£354.00
1089	Mr P Holloway	Gift for Mike Wilson	£14.42	£3.08	£17.50
1090	L Worrall	Expenses	£116.71	£20.99	£137.71
1091	L Worrall	Q2 salary	£1254.24		£1254.24
1092	L. Worrall	Q1 back pay	£39.00		£39.00
1093	JHVI	Hall Hire July and August	£28.00		£28.00

25.09.12 external Meeting

25.09.13 Any Other Business

Priorities for the Parish Council regarding Highways

The road surface of Lower Lane is terrible and needs resurfacing.
 Sapling Lane, resurfacing once works complete
 Drains at bottom of the village green
 Cleaning of gullies and manholes
 Hickhurst Lane- road surface needs repairing

Eaton Village Police Surgeries

*Please note times and dates for next police drop in sessions. These are important opportunities to build relationships with our community police officers and share any issues. Note that while members of Cheshire Constabulary always intend to be present, they will understandably prioritise urgent call outs. Thank you for your understanding"

2025 Dates at the Jessie Hughes Village Hall

20th October 4pm
 10th November 5pm
 11th December 5pm

25.09.14 Next Meeting

The next Parish Council meeting will be held on Tuesday 21st October 2025 at 7:30pm at the Jessie Hughes Village Hall.

The meeting closed at 21.20pm.

Signed: _____ Date: _____