

Poulton and Pulford Parish Council

Clerk to the Council: Peter Gosmore, 5 Castle Hill, Pulford, Chester
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Minutes of meeting held at Pulford Village Hall – Wednesday 13th August 2025
at 7pm

1. Apologies and Appointments:

- 1.1. Apologies received from Cllrs Evans, Fair, Murray and Douglas
- 1.2 Re-appointment of Glenys Evans was noted and welcomed.

2. Declaration of Interest:

Councillors were reminded of the need to update their register of interests

- 2.1. To declare any personal interest in items on the agenda and their nature
- 2.2. To declare any prejudicial interests in items on the agenda and their nature
(Councillors with prejudicial interests must leave the room for the relevant items)

3. Suspension of Standing Orders:

There were 6 electors present and a number of points were raised.

- **Tree removal on the B5445 (Wrexham Road)**

Concerns were expressed about the significant removal of trees in the wooded area on the left-hand side of the B5445, with fears that the land might be earmarked for building. The Forestry Commission have stated that timing of planned restocking is linked to the length of the felling licence and as such is not required until 30th June 2031.

- **Free range egg production unit**

Planning permission for this was approved at the public CWAC Planning Meeting on 3/6/25 subject to various mitigations including the use of air scrubbers. Cllr Murray was thanked for his representation of the Parish Council at that meeting. Several comments were made regarding the egg production unit including concerns regarding the environmental and flooding impacts. Cllr Hynes agreed to investigate environmental matters, including how waste will be managed.

- **Community Park trees**

A neighbour of the Community Park reiterated a request for the removal of trees that excessively shade her garden. The Chairman had already obtained two quotes from tree surgeons: one for £993 + VAT and another for £700 + VAT. It was agreed to proceed with the lower quote, with costs covered from the hedge-cutting budget as it had already been decided not to trim hedges this year. The small dead tree in the

Park will also be removed and replaced with a maple tree free of charge by the chosen contractor.

Concern was also raised about some minor vandalism and nuisance in the park. This was felt to have improved since the suspected perpetrator's parent was approached by parish councillors.

4. Approval of Minutes of meeting of 7/5/2025 Proposed by Cllr Franklin and seconded by Cllr Fay. Signed by Chairman.

5. Progress Reports on Issues carried forward:

- 5.1. Hedges, pavements and roads. The Clerk and Chairman held a TEAMS meeting with Stuart Bateman of CWAC Highways. He outlined that the pavement work on the corner of the B5445 and Dodleston Lane, as well as on the opposite side of the B5445 adjacent to the Church and continuing down to the England/Wales border, is scheduled for Autumn. The hedge on the Dodleston Lane/B5445 corner, which belongs to Mr Homer, is the subject of a formal notice stating that if it is not cut within two weeks, CWAC will carry out the work and bill Mr Homer for the cost. The narrow footpath to Cuckoo's Nest could not receive funding for improvement in the foreseeable future. We are to be encouraged to report issues using the CWAC 'Reportit' app. The 30mph sign on the outskirts of Pulford which has been flattened by a car is still down – seems had been wrongly marked as 'job complete'.
- 5.2. Issue of Grosvenor Pulford car parking – it was accepted that the 'Prom Parties' caused a very short term problem. The Council is pleased that the hotel is seeking to provide more parking space and we have written to CWAC Planning in support of this.
- 5.3. The woodland area cut on the RHS of the B5445 Chester bound – this has already been discussed and minuted during suspension of standing orders
- 5.4. Concern regarding activity on Woodfield Farm, Straight Mile is causing much comment locally with apparently a number of companies being registered at the spurious 'postal address' of Woodfield Farm. There is a long papertrail of letters to CWAC and seemingly, after the intervention of the CEO of CWAC, the issue is moving 'up the list' for attention. A local resident has contacted CWAC's Street Naming and Numbering (SNN) Department informing them that the postal address has been registered improperly as the site has no planning position. The Chairman will follow this up. Council should watch this carefully.
- 5.5. Castle Close tree felling and fence repair has been done to a very good standard, the house renovator made good all fences as requested.

6. Planning - ref www.cheshirewestandchester.gov.uk/planning for full details. Ongoing planning applications 2025/6. Check on the CWAC planning portals for recent approvals. Current applications (correct as at 29/7/25) are listed below

6.1. Ongoing planning applications 2025/26 (correct on 12/7/25)

REFERENCE	Date received	Address & Description	Outcome
23/03096/FUL	2/10/23	Land off Wrexham Road, Pulford, Erection of a free range egg production unit	Approved ¹
24/02915/FUL	27/9/24	Moorfield Farm, Dodleston Lane, Pulford Conversion of stable block & outbuildings to 2 dwellings. Demolition of existing outbuilding and erection of single storey garage	Awaiting decision
25/00857/AGR	18/3/25	Oldfields Farm, Cuckoo's Nest Erection of general purpose agricultural storage building	Prior approval not required
25/00128/FUL	17/1/25	Oldfields Farm, Cuckoo's Nest Erection of a replacement agricultural milking parlour and dairy building	Awaiting decision
25/01270/FUL	22/4/25	Cherry Tree Cottage, Dodleston Lane, Pulford Replacement windows to dwelling	Awaiting decision
24/03015/FUL	8/10/24 (validated 8/5/25)	Grosvenor Pulford Hotel Construction of overflow carpark to provide an additional 63 parking spaces	Awaiting decision ²
25/01679/FUL	11/7/25	14, Ivy Court, Pulford Replace current external front and rear doors and windows with white woodgrain effect windows and composite doors.	Awaiting decision

¹ Approved at CWAC Planning Meeting on 3/6/25 subject to various mitigations including the use of scrubbers. Cllr A Murray represented the Parish Council at this meeting and Council thanks him for his professional representation

² PC letter of support sent 21/6/25

6.2. Local Plan : CWAC consultation on issues and options for a new Local Plan

The chairman provided a summary of CWAC's current consultation on their new Local Plan which is open for public consultation. Details of this were previously circulated to councillors and posters put up on all local notice boards with links (email address and QR codes) for public access to the consultation. Whilst the plan included 3 options for meeting the future development needs of 29,000 new homes and 150 hectares of employment land over the next 15 years it was noted that there were no plans for new homes to be built in the Poulton and Pulford Parish, or immediate surrounding parishes.

7. Finance, Governance and Accountability:

Detailed information is available on the Council Website
(www.poultonandpulfordcouncil.co.uk)

- 7.1. Publication of Sections 1 and 2 of AGAR was completed in a timely manner and following regulations. We have recently received notification of our exempt status from PKF Littlejohn confirming the council does not need to undergo an external audit this year.
- 7.2. Approval of updated Standing Orders – The Chairman had adapted the NALC Guidelines, these were accepted and will be placed appropriately on the website
- 7.3. The clerk gave an update on the budget progression over the year 2025/6 reporting that all finances remain on track. Account balances are accurate, with the monthly bank reconciliation completed and fully balanced. The only unanticipated payment this period was £384.24 for the Playdale log replacement.
- 7.4. Updating on the VAT situation as it applies to the Village Hall, still no response from HMRC despite a recorded delivery letter having been sent last November.
- 7.5. Website updates and switch to gov.uk domains was discussed and Council agreed to proceed with the full package as recommended by X-Net. That is a domain registration at £125 + Vat, 'gov.uk' email addresses for up to 10 at £100 + Vat and a website upgrade without charge providing we stay with them for three years.

8. Correspondence for information

- 8.1. Government positive response to consultation on remote attendance and proxy voting was noted and agreed.
- 8.2. Grosvenor Pulford Hotel – heat pump / air con noise complaint - this was noted and the apparently unsuccessful steps taken thus far by the hotel to mitigate any disturbance led the Council to request that the complainants take sound level recordings and these can then be taken up with the appropriate CWAC department.
- 8.3. Community Park damage and overgrown tree issues have already been discussed, minuted and appropriate action taken,
- 8.4. Ongoing concerns on Christmas Tree plantation site issues have already been discussed, minuted and appropriate action taken.
- 8.5. Issue at Poulton raised by Cllr Fair who made the point about traffic exiting Eaton Estates in Poulton. It was agreed that a letter should be sent to Eaton Estates asking them to make sure that their staff, visitors and contractors exit with care and courtesy for other road users.

9. Events

- 9.1. Chester Marathon – 5th October 2025. As usual we are 'manning the drinks station' at the end of Old Lane
- 9.2. There would be no major Community Park event this year except for an enhanced Christmas Tree lighting ceremony on Sunday November 30th. Council agreed to finance this up to a maximum of £200.
- 9.3. Christmas Tree - see above
- 9.4. There was to be a general 'tidy up' of the Park on Friday afternoon 15th August.

10. Clerk's Reports and Queries:

- 10.1. There is no current police report to hand
- 10.2. The recent TEAMS meeting with Stuart Bateman of CWAC Highways has been minuted elsewhere.

11. Councillor's Reports and Risk Assessment

Risk assessment problem reports (see table below):

Location	Responsibility	Any problems
Village Hall	Cllr D Ewins	All OK
Church Bank	Cllr D Ewins	All OK
Community Park	Jean Ewins	Satisfactory
Village Hall Defibrillator	Cllr D Ewins	Re-registered as guidelines suggest
Pulford Notice Board	Cllr Franklin	Due for renovation
Cuckoo's Nest Notice Board	Kate Fairhurst	All OK
Bus Shelters	Cllr Board	No problem
Poulton Defibrillator	Cllr Fay	Re-registered as guidelines suggest

12. Future agenda items requested – nil

13. Dates of next meetings:

- 24th November 2025 - Precept planning
- 25th February 2026 - Budget confirmation
- 27th May 2026 - AGM