

Kingsley Parish Council

Kingsley Parish Council
The Boardroom
Kingsley Cemetery
Hollow Lane
Kingsley
Cheshire
WA6 8EF

www.kingsleyparishcouncil.org.uk
parish.clerk@kingsleyparishcouncil.org.uk

Minutes of the Full Council Meeting of Kingsley Parish Council held at 7:00pm on 16 September 2025 at Kingsley Community Centre, 34 Smithy Lane, Kingsley, Frodsham, WA6 8ED.

Present: Cllrs Vernon, Owen, Oppenheim, Critchley, Crossley, Fletcher, Moores.

In Attendance: Mr Luke Trevaskis (Proper Officer), seven members of the public.

Minute 2526.033	Apologies None.
Minute 2526.034	Declarations of Interest None.
Minute 2526.035	Minutes The Council approved the minutes of the last meeting.
Minute 2526.036	Co-Option The Council considered the co-option application of Christine Blythe, and subject to acceptance, agreed to offer the candidate a seat on the Council.
Minute 2526.037	Public Participation A resident asked about storage costs. As the item was not on the agenda, it was not permitted. The resident was reminded that the Council adheres to its Standing Orders which require meetings to focus on items of business on the agenda. A resident asked when the next litter pick would be. Two dates were suggested for the next Community Clear-Up days later in the agenda. A resident advised there had been difficulty in accessibility along Mill Lane due to the overgrown hedge of a resident. The resident had hoped the parish council would be able to assist in addressing the issue. The resident was subsequently advised following the meeting that this responsibility sat with CWaC. The resident was asked if they wished the Parish Council to raise the issue with CWaC. The resident asked the Parish Council not to raise the issue with CWaC, further advising that the hedge had recently been trimmed.

Planning

The Council considered the following applications.

— — —

25/01074/FUL Valdaine, The Hurst: Single storey rear extension with external timber cladding. Insulation to pitched roof (raising by 100mm); integrated solar panels to front roof. External insulation and render to existing elevations. Convert garage to habitable space with new front window to replace garage door. Install air source heat pump to rear.

NO OBJECTION: Subject to it meeting the provisions of Supplementary Planning Document: House Extensions and Domestic Outbuildings and subject to the agreement of the Conservation Officer

— — —

25/01520/FUL 84 Top Road: Erection of car port and garage, driveway work extended dropped kerb

NO OBJECTION [APPROVED BY CWAC]

— — —

25/01789/FUL The Barn, Mill Lane: Extension to and re-roofing of existing storage sheds to provide a single storage barn and the provision of an enclosed garage extension

NO OBJECTION subject to the provision of the supplementary flood risk information being provided and approved by the LLFA

— — —

25/01937/PIP: Land Adjacent to Blossom Hill Stables, Mill Lane: Permission in principle for the erection of 1 dwelling

OBJECTION: This site is within the Green Belt and does not meet the relevant planning criteria. It is outside of the village settlement boundary and is not in a sustainable location. It is over a mile to the village amenities and bus stop. There are no street lights and no continuous pavement in to the village. The pavements are narrow in places and pedestrians would have to cross over the 50mph road several times to access pavements. Certainly not suitable for children walking to school or other village activities.

The E48 bus service from the Horseshoe garage to Frodsham only runs 5 times a day, Monday to Friday at 9.41; 11.41; 13.41; 15.51; and 17.31, so hardly a transport service suitable for accessing essential services or work, schools, colleges etc

At the entrance to the land there is now a secure dog exercise field business which likely involves a lot of traffic seven days a week.

This land is unlikely to meet any definition of grey belt or indeed be classed as previously developed land (PDL). A single dwelling is unlikely to help meet the shortfall in housing needs for the village.

— — —

25/02044/FUL: 87 Top Road: Demolition of conservatory/erection of a single storey rear extension

NO OBJECTION

— — —

25/02084/S73: Beechcroft, Waterloo Lane: removal of restricted occupancy set by 4/20037

NO OBJECTION

— — —

	25/02162/TPO: Craythorne, The Hurst: 1x Holly - Removal. 1x Chestnut - 2m reduction. 1x Willow - Removal. 2x Birch - 20% crown thin. 1x Cherry - 1.5m reduction. Juvenile copse Pear and Holly – Removal NO OBJECTION [APPROVED BY CWAC] — — — 25/02265/FUL: Derlwyn, TheHurst: Detached garden residential annexe OBJECTION: when taken in conjunction with the separate planning application for the extension to the main house (25/02266/FUL) it is unlikely that this outbuilding will meet the provisions of the Supplementary Planning Document: House Extensions and Domestic Outbuildings — — — 25/02266/FUL: Derlwyn, TheHurst: Single and double storey rear extension NO OBJECTION: subject to it meeting the provisions of the Supplementary Planning Document: House Extensions and Domestic Outbuildings — — — Planning Application 25/01004/PIP Members received an update regarding this application and the approval which had been granted by CWaC. The PO agreed to circulate the Decision Notice. Members agreed to pursue clarification with CWaC regarding its rationale, and make further representations to better understand what this means for other planning applications that may come forward, especially on Green Belt land which should be afforded the greatest protection.
Minute 2526.039	Village Projects Cllr Moores gave an update regarding the Co Op ramp and advised he was in touch with CWaC who are currently in the process of tracking down the land registry information. Cllr Moores advised he had been in touch with Cascade Bathrooms, who had agreed to fund a donation of £200-£250 to cover the costs of the Christmas Tree and support the install. PO to order tree from DD Forestry and liaise with Cascade. Cllr Vernon provided an update regarding Middle Lane Playing Field and advised it was now being used by a junior team from Cuddington. Cllr Owen proposed the next village clear up days take place on 25/26 October, and 22/23 November. Date to be confirmed nearer the time. All agreed.
Minute 2526.040	Highways Members noted speed monitoring equipment for the Community Speed Watch Scheme had been purchased and that there needs to be a list of roads submitted to Cheshire Police prior to the Scheme starting. The PCSO has undertaken training with all volunteers, and it is understood there is another approx five volunteers wishing to be trained. It was noted due to their topography and layout, some roads were unable to be suitable for the Scheme. However, priority areas such as Middle Lane would be given significant focus.

Minute 2526.041	Finance The Council deferred the approval of its Q1 accounts to the next meeting. The Council considered a draft Investment Strategy Policy and agreed it. The PO will model possible options for consideration at the next meeting. A member of the public enquired as to whether an Investment Strategy would result in an increase in the precept. It was confirmed that such as strategy was about making current funds work better, and delivering a return which, should in theory, reduce the burden placed on the precept in future years. The Council considered options for project management software and agreed to keep this under consideration in the future if a model was identified that was cost effective and secure.
Minute 2526.042	Working Groups It was noted there would be Working Groups formed to support ongoing projects. Members noted there were areas such as the Cemetery, Village Enhancements and Projects, and Recreation Area (Playing Field / PROWS / Middle Lane) that members may be interested in putting their name forward for prior to the next meeting. Full terms of reference would then be adopted at the next meeting once members had had time to consider what they wish the remit of their Working Group to be.
Minute 2526.043	Chairperson's Report It was noted there would be a meeting of the Sandstone Ward in Autumn.
Minute 2526.044	Ward Councillor's Report Cllr Hugo Deynem sent apologies for the meeting and advised he would be happy to pick up any case work following the meeting. An email sent prior to the meeting advised he had been trying to remedy the pot holes on Guest Slack. An update was also provided regarding Planning Application 25/01004/PIP. Cllr Vernon requested a response to a recent email be followed up.
Minute 2526.045	Next Meetings Members noted the date of the next meeting: 28 October 2025