

Sproston Parish Council
Meeting Tuesday 11th November 2025
Venue – The Barn, Parkside Farm, Brereton Lane, Sproston

Meeting opened at 19:31

Present: Councillor Peter Cunane (PC), Councillor Stephen Percival (SP), Councillor John Lightfoot (JL), Councillor James Townley (JT)

6 members of the public were present.

1. Apologies

Apologies given from Councillor Peter Gleave who unfortunately has had a heart attack and Councillor Mike Anderson who is unable to attend due to illness. Apologies were also received from Mark Stocks (CWAC councillor) and Phil Hambleton (PCSO).

2. Declarations of Interest

No Declarations of Interest were stated.

3. Previous Minutes

Peter Cunane signed and seconded by John Lightfoot.

4. Planning Applications – Updates

Kinderton Park Appeal – details of this were put on the community Whatsapp group if anyone wished to respond. The Inspectorate did uphold the previous undertaking to not increase the number of homes on the park.

Barn off Broad Lane – An agricultural barn has been erected. No appeal but was decided by the Inspectorate. The appellant was seeking costs but these were thrown out by the Inspectorate.

Fox & Hounds Appeal – a hearing was held on 23rd October. The Inspectorate carried out a site visit to the F&H to view the marquee and a full day was held at Wyvern House.

Inspectorate has sent out rewording of the planning restrictions to both parties. We are awaiting the decision from the Inspectorate. CWAC and the F&H need to agree on the restrictions and the conditions. Hopefully we will know the outcome prior to Christmas.

Dairy House Farm – an Inquiry will be held at Wyvern House on 18th November and should take four days. There are 104 new documents on the planning portal, including the Environment Agency consultation, documents from CWAC and from the appellant. There are now more than 140 documents on the portal. We have spoken to a couple of parties with a view to them representing us at the hearing, as advised by planning at CWAC, but unfortunately there is not enough time prior to the Inquiry due to the amount of documentation. Harvey Hughes are representing CWAC as they have the knowledge and expertise. Jill Stephens (CWAC Planning) is available for discussions running up to the inquiry. If you intend to attend the Inquiry as a member of the public, you can do so and you may be required to fill in a register but this information is for CWAC and not for the appellant. JT intends to attend on day one and any other that he is able but may not be able to do the other days due to work commitments. PC asked if the inquiry could be recorded – we believe not but are not 100% sure. The Inspectorate will ask if anyone would like to speak on day one. The EA will be attending more on technical terms. All agencies and

parties will be there. SPC will be attending in support of CWAC. A site visit will occur either at the start of the Inquiry or at sometime during the hearing. We expect that if the slurry lagoon is not permitted then DHF and Charles Sherwin can still import materials. The EA have amended his permit to be a Waste Transfer Station. The new permit does allow exports of materials and they have been seen leaving site.

5. Highways

No further news on the proposed Middlewich Bypass. Andrew Cooper (MP for Middlewich) has sent correspondence to Kinderton Park residents who fall within Cheshire East to say that Cledford Lane will be closed between 10.06.26 and 16.03.28 to allow construction of the bypass to take place. At present no finances are in place to fund the bypass. There is a meeting this month to agree funding.

HGV signage at the top of Brereton Lane is faded and needs replacing. Also the Brereton Lane sign has been hit and needs replacing. Parish councillors have been out and about tidying up signs and giving them a general clean up. CWAC will no longer replace signs 'like for like' without a permit. A permit cost is approximately £538.00. When the M6 closes then artics and low loaders use Brereton Lane all the time and the weight limit (Unsuitable for HGVs) sign is very faded. We can buy a new sign online for £110.00 but then we have to pay the council to fit it which would add approximately £500 to the cost. This junction is an ongoing issue with visibility and a mirror has been suggested. JL says that this is probably not a good idea and ideally the hedgeline should be moved back from the junction to improve visibility on the A54.

The pavements along the A54 (Holmes Chapel Road) are still scheduled to be scraped in spring 2026 along with surface treatments.

6. Policing Report

Unfortunately Phil Hambleton was not available for the meeting but sent across the monthly crime reports. Two speeding enforcements were made in September. No further criminal activity in the parish was reported. These will be available on the website.

JT & MA went along to meet the Police & Crimes Commissioner, Dan Price, in Winsford. It was an interesting evening and lots of references to Community Payback which doesn't affect us. However, they did learn that the PCC has a budget for contributing to any local projects. We just need to find out how to apply for it.

7. Finance

Some small expenses this month. The insurance renewal with Zurich for £279.17 and some cable ties from Screwfix for the poppies at £7.99. We received interest on the bank for £178.10.

The balances are now:

Business Premium - £53,837

Current - £4,751

8. Public Speaking

Gary Norbury is still having drainage issues on Broad Lane. Steve Willis can quote for the job but SPC think it is really the responsibility of CWAC. GN has received an email from Red Tractor raising concerns regarding the yard flooding. JT will push CWAC to do a site visit and see if we can get this resolved before the winter.

9. Any Other Business

Unfortunately we don't have an update on Wren Avenue and transferring the ownership and maintenance to SPC.

Santa and his Sleigh will be visiting the Fox & Hounds on Thursday 18th December at approximately 7.00pm courtesy of Middlewich Round Table.

10. Next Meeting Date:

Tuesday 13th January 2026 at The Barn, Parkside Farm, Brereton Lane, Sproston at 7.30pm.

Meeting Closed 20:25

Minutes Agreed by.....

Seconded By.....

Date

DRAFT