DODCOTT-CUM-WILKESLEY PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 9th NOVEMBER 2026 AT 7.00PM AT LIGHTWOOD GREEN CHAPEL

Present: Cllr C. Booth (Vice chair) Cllr J. Childs, Cllr B. Hughes, Cllr K. Willard, Cllr C. Small, Cllr A. Vernon (Left meeting for planning application 26/3131/FUL only) & Cllr R. Weaver

In attendance: Mr N Powell – Clerk & RFO

Also present: None

PUBLIC FORUM
No public were present.

26.35 APOLOGIES – County Cllr R. Bailey & Cllr S Callander Beckett (Chair)

26.36 DECLARATION OF INTERESTS
Cllr Vernon declared a personal interest in planning application 26/3131/FUL. Cllrs Booth & Childs declared a personal interest in planning application 26/3399/PIP.

26.37 CONFIRMATION OF MINUTES
Resolved: that the minutes of the Parish Council Meeting held on 7th September 2026 be approved and signed by the Vice - Chairperson as a correct record.

26.38 PARISH MATTERS
38.1 Safer Roads Campaign & Speedwatch – The ongoing highways matters were discussed with the following updates: -

I. Clerk stated that he had still not had a response from Cheshire East Highways in relation to his challenge on the previous agreed funding of the safety review and speed limit to the A525 through the Parish.

II. Following the intervention of Cllr Booth, the Clerk did receive a response from Cheshire East Highways to the Gateway sign application. As a result, the Clerk has now submitted payment for the assessment fee of £685 and awaits further contact from Highways to progress to the next stage.
Action – Cllr Booth & Clerk to co-ordinate submission once application has progressed to the next stage by Cheshire East Highways.

III. The faded white lining at the junctions of Rookery Lane & Royals Green Lane has now been completed although further road patching is still required.

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IV. Following the last meeting, Cllr Small had pulled together a list of the Parish Council's concerns with the impact of both the current weight restrictions to Baddington Bridge and the pending temporary closure next year. The Clerk confirmed that this feedback had been emailed to County Cllr Bailey during which he had also requested an update on the proposed meeting with Cheshire East Council & representatives from local Parish Councils.
Action – Clerk to contact County Cllr Bailey for an update on the meeting with Cheshire East Council, County Cllr Bailey & representatives from local Parish Councils.

38.2 Drainage matters – Cllr Booth stated that there had been a regular gulley cleaning regime but that highways were aware of some of the problematic drains along the A525. Given the shortage of rainfall over the summer months, it may take a sustained period of rainfall to see how successful recent gulley cleaning has been.

38.3 The Friends of Burleydam Church Project – Cllr Willard had attended the recent meeting of the Friends of Burleydam Church. However, the main focus of the meeting had been about the organization of the forthcoming fundraising event with opera singer, Nicola Mills on 14th November. There was some discussion about what methodology they could use to charge an annual fee to support the upkeep of the church & its grounds. They are still working towards the 2 main objectives which appear to be: -

a. Energizing the community of Burleydam to look after one another.
b. To fund minor repairs to the church.

Resolved: Cllr Willard to attend the next meeting on 26th January 2027.

38.4 Updating Parish Newsletter distribution list – The Clerk & Cllr Vernon have reviewed the postal address list and have confirmed that the missing postal addresses are, in fact, within the Parish of Newhall so the mailing list is correct. The Clerk has since relayed this information to the Parish Chair. No further action required.

38.5 Winter Newsletter – Initial items for the Winter newsletter are Christmas church & chapel services, new Parish Council website, feedback from Living Well bus, Combermere Arms pub events, Bleed kit, potentially the pending Baddington Bridge closure and Men in Sheds.
Resolved: All newsletter articles to be with Parish Clerk by Mon 23rd November, draft newsletter to be emailed to Councillors for comment by Frid 27th November with comments closing by Sun 29th November. Newsletter to then be printed and ready for distribution by Frid 4th December 2026.

38.6 Crime update – The clerk had distributed the crime data for September & October during the meeting. In total there were 9 reported incidents for the 2-month period as follows:

September 2026

- 04/09/26. Drugs: Burleydam.
- 11/09/26. Domestic Incident: Burleydam
- 16/09/26. Drugs: Burleydam relates to male smoking cannabis
- 22/09/26. Road Traffic Collision: Wilkesley Lane, tractor and 2 vehicles, 2 with neck injuries

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October 2026

- 11/10/26. Suspicious Activity: Combermere Abbey, relates to holiday cottages
- 14/10/26. Theft: Heywood Lane Audlem, theft of wheelie bin
- 18/10/26. Assistance to Other Agencies: Burleydam, officers requested to gain entry to a property
- 18/10/26. Complaint Against Police: Burleydam
- 29/10/26. Road Traffic Collision: Goldsmith Lane Burleydam, no injuries.

38.7 Parish Council Website & E-mail Addresses – The Clerk had sent the link to the draft website on 30th October for comment. Feedback at the meeting had been very positive and the Clerk confirmed that whilst the website was 'work in practice' the website would be going live in the next few days. There will be a dedicated email address for the Parish Clerk which all future email correspondence will need to be addressed to. The dedicated Parish Council email addresses will eventually be rolled out to all Parish Councillors.

38.8 Living Well bus – The Parish Clerk confirmed that the Living Well bus did visit the Parish on Tues 27th October and was located at Parkview Business Centre. However, in the Chairs absence, we do not have any feedback on the outcome of the day in terms of customers, vaccinations & other health services provided.
Resolved: - Chair to provide feedback at the next meeting in January.

38.9 Bleed kit – The Clerk confirmed that a bleed kit and cabinet had been purchased at a cost of £425 + VAT = £510. This had since been delivered and fixed in place by Cllr Hughes next to the defibrillator by Combermere Arms. Cllr Hughes has since registered the bleed kit facility online with the NHS emergency services. Access codes will then be released by a 999 operator during emergencies.

26.39 FINANCIAL MATTERS

39.1 Parish Precept 2027-2028
Parish Council considered the draft budget and, in particular, allowances for donations and existing & new projects within the new financial year.
Resolved: Parish Precept for 2027-2028 to be set at £7,800 per annum

39.2 Retrospective payment requested (Initially approved by chairperson on 12.10.26)

- Staffordshire Printing – Autumn newsletter £68.00

39.3 New payments requested

- Lightwood Green Chapel – Room hire on 9th November 2026 £35.00
- HR Powell – Autumn newsletter design fees £70.00
- N. Powell – Mileage 1.7.26 – 30.10.26 (£45.10)
  Expenses 1.4.26 – 30.10.26 (35.50) Total = £80.60

Resolved: that the above payments be approved.

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26.40 PLANNING AND DEVELOPMENT

- Planning application 25/0990/FUL – Hayfields Farm, Heywood Lane, Audlem
  Retrospective application for the change of use of agricultural land and buildings into 16 business units – The Clerk reported that he had escalated the lack of response to the Head of Planning on 1st September prior to the last meeting. As he had not received a response, he sent a further email to the Head of Planning on 13th October 2026 but has still not received a response.
  Resolved: Clerk to contact County Cllr Bailey for assistance on obtaining a planning update.

- Planning application 26/3131/FUL – Rookery Farm, Whitchurch Road, Burleydam, SY13 4A Erection of an agricultural building and associated infrastructure for the management and micro-scale anaerobic digestion of cattle slurry, with renewable energy generation for use within the existing farming enterprise. The Clerk summarized the planning application.
  Resolved: No objections raised to planning application

- Planning application 26/3399/PIP Permission in Principle – Penhallow, Whitchurch Road, Lightwood Green, CW3 0EL - Permission in principle for 1 new dwelling. The Clerk summarized the planning application.
  Resolved: No objections raised to planning application

26.41 CHAIRPERSON'S & COUNCILLORS REPORTS

Cllr Childs summarized his recent attendance at the Audlem Burial Committee on 30th September.

26.42 CORRESPONDENCE RECEIVED

- Neighbourhood alert re Cheshire Fire & Rescue Service
- Tatton motorway services – Meet the buyer event

26.43 MATTERS FOR CONSIDERATION AT THE NEXT MEETING

Safer roads campaign (Inc Baddington Bridge) & gateway signage project, drainage matters, Friends of Burleydam Church, crime update, Parish Council website, Spring newsletter, Living Well bus, updated financial regulations, review of Burleydam PCC annual donation & Heyfields Farm planning update.

26.44 DATE OF NEXT MEETING

- Mon 11th January 2027 at 7:00pm at Burleydam Church

The meeting closed at 8:42pm

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