



DUNHAM HILL & HAPSFORD PARISH COUNCIL MEETING

Tuesday 7th July 2026, at 7.00pm in the Dunham Hill Village Hall.

MINUTES

Present: Cllr G Barr
Cllr K Bradley (Chair)
Cllr K Holmes

Cllr C Jones
Cllr R Johnson
Cllr J McWhan

Clerk: Mrs T Ryall-Harvey

Members of the public: 2

The Chair welcomed everyone to the meeting.

APOLOGIES FOR ABSENCE – Apologies were received and accepted from Cllr Clarke and Cllr C Green due to other commitments.

PARISH COUNCIL VACANCIES – it was reported that there were currently four vacancies available for co-option and two applications had been received since the last meeting.

It was proposed by Cllr Bradley and seconded by Cllr C Jones and unanimously **RESOLVED 26/018** to accept the co-option of Jacob McWhan and George Barr until May 2027.

Send R Johnson contact details for adding onto the Whatsapp Group

DECLARATION OF INTERESTS – no declarations of interest were received.

EXCLUSION OF PRESS AND PUBLIC – it was agreed that there were no issues that needed to be discussed with the exclusion of Press and Public.

PUBLIC PARTICIPATION

A resident submitted a request via email for the consideration of the Parish Council. They wished to push for the installation of either a pedestrian crossing or a speed camera on Chester Road.

They stated that following the recent and welcome addition of a children's nursery on this road is a positive development for our community. However, it is also likely to result in a significant increase in traffic, particularly vehicles turning in and out of the nursery entrance during busy drop-off and pick-up times.

Residents of Talbot Road already experience considerable difficulty when attempting to join Chester Road due to the volume and speed of passing traffic.

An increase in vehicle movements is likely to worsen this issue, creating additional safety concerns for both motorists and pedestrians, including young children and their families.

In addition, children living on Talbot Road continue to face challenges crossing Chester Road safely in order to access the village park. Likewise, many elderly residents must cross this busy road to attend the village church, and the current lack of a safe crossing point can make this difficult and potentially hazardous. As traffic levels continue to increase, these risks will only become more significant.

The installation of a pedestrian crossing would provide a safe and clearly designated place for children, families, older residents, and other pedestrians to cross the road.

Alternatively, a speed camera would encourage greater compliance with the speed limit and help reduce the speed of vehicles passing. Ideally, both measures should be considered to maximize the safety of everyone using Chester Road.

I would be grateful if the Parish Council could give this matter serious consideration and, if appropriate, liaise with the relevant highways authority to carry out a road safety assessment and consider these much-needed improvements.

ACTION: Submit this request to Cllr H Deynem.

A resident who attended the meeting supported these comments. He also requested a 20mph be considered through the village.

ACTION: Contact the PCSO to see if they will undertake speed monitoring through the village and on Chester Road.

A resident renewed the offer of undertaking litter picking; they committed to undertaking another event within the next month.

CORRESPONDENCE -

CWaC Local Plan Update was circulated around the Parish Councillors for their review and noted at the meeting.

CWaC Neighbourhood Planning Update was circulated around the Parish Councillors for their review and noted at the meeting.

Police & Parish Clerks Engagement & Problem-Solving Forum – scheduled for Saturday 18th July had been shared with Parish Councillors in case there was anything they wished to clerk to raise on their behalf.

- Recent incident in Helsby of a group of people on bikes attacking a resident
- Speeding on Chester Road and Village Road.

Police and Crime Commissioner Midterm update - was shared with the Parish Councillors for their review and noted.

Revised dated for the West Cheshire Town and Parish Council Conference 2026 was confirmed to be Wednesday, 30 September 2026, at 4:00pm – 6:30pm at Room One, Hartford Golf Club, Burrows Hill, Northwich, CW8 3AP, it was agreed with Keith Bradley and Kevin Holmes would attend on the Parish Council's behalf.

Affordable Homes on Cable Drive, Helsby – information with regards to Affordable Homes on Cables Drive, Helsby had been shared with Parish Councillors and advertised on the Parish Council noticeboards.

ACCEPTANCE OF MINUTES

RESOLVED 26/019 - that the Chair of the meeting signs, as a true and correct record of the circulated minutes of the Parish Meeting held on Tuesday 5th May 2026.

PLANNING

The Planning Register dated 22/06/2026 was accepted and changes to the planning register from last meeting were noted.

It was noted that the following planning consultations had been received by the Parish Council since the last meeting:-

[REDACTED]

- 26/01591/FUL – Protos Ince Biomass Power Plant Marsh Lane Ince CH2 4NR - Erection and operation of a Carbon Capture Plant to serve the Ince Bio Power facility – the Parish Council agreed not to comment on this application due to the complex nature of the application.

It was noted that the following planning consultation had been received by the Parish Council since the agenda had been distributed:

- 26/01945/PIP – Land at Rose Cottage, Village Road, Dunham on the Hill, Frodsham – Erection of no. 1 self-build custom build dwelling house -the Parish Councillors undertook to speak to the local residents and submit a response as per the Parish Council's Planning Standing Orders.

It was noted that the following planning consultations had been determined by the local authority:-

- 25/02679/FUL – The Wheatsheaf Chester Road Dunham On The Hill Chester WA6 0LL - Change of use and conversion of a redundant amenity pub/restaurant to a children's day nursery, including the removal of various modern extensions, construction of first floor rear extension, new roof height, alterations to existing window and door openings, new front entrance. The stopping up of an existing vehicular access and provision of replacement vehicular access and associated hard and soft landscaping works – **approved**.

Enforcement Issues reported to Cheshire West and Chester since the last meeting:-

- EN831560792 – Paddock adjacent to the bungalow on Chester Road – Evidence of the paddock being converted from a field in green belt to hard standing – CWaC had confirmed that this is possibly the works related to approved permission, 23/01023/FUL, for the change of use from open pasture to stable block and associated hard-standing and fencing. It looks like there was hard standing approved in the area identified on the pictures. This was approved in 2025 and they have 3 years to carry out the development.
- EN849264647 – Paddock adjacent to bungalow by Morley Bridge – this application had been sent to Ward Councillor, Hugo Deynem about recent activity on the land opposite Morley Bridge which had now been reported to the Planning Enforcement. A response from the Planning Department was received to say:-

Thank you for your email. I note an enquiry has been logged with the Planning Enforcement Team regarding a new vehicular access and this is in the process of being validated. We will triage this case, once generated and assess its priority.

I know complaints have been raised about not seeking emergency injunctions in this case and we have been able to secure injunctions on other sites where we have sufficient evidence of a breach before hand and approach the courts. We cannot obtain injunctions on the basis of hearsay or unfounded rumours, even if those rumours at a later stage turn out to be true or for breaches of planning control which have not taken place. We also need to be seen to be proportionate in our dealings with all residents of our borough. I would stress that the only two things in planning that are illegal are the display of adverts and work to a listed building without consent. It is not illegal to start development but there are risks involved with doing so. We see breaches of planning across the borough on a regular basis but the only requests we receive to use temporary stop notices and injunctions to effectively criminalise such proceedings is cases involving Gypsy and Traveller families. There is a case to be made that this is not proportionate and does not follow our local enforcement plan.

As such, at present the level of activity on site would not warrant an injunction or temporary stop notice.

In the event, there is change in circumstances on the site, please let me know and we can act appropriately and proportionately to the breach of planning control.

Cllr Bradley reported on a recent appeal to a planning application from a neighbouring parish where the appeal had been dismissed. He thought this information was useful for our Parish Council to note, in particular the reference to the application being on Green Belt land there being no services nearby, it being located on a rural road with no streetlights to footpaths and the Local Plan did not support the application.

ACTION: It was agreed to share this information around the Parish Council .

ACCOUNTS

Cashbook – the council accepted the cashbook and updated budget v actual YTD dated 22/06/2026.

Bank Reconciliation

RESOLVED 26/020 – the council approved the bank reconciliation as circulated against the bank statements and Cllr Barr sign the originals as a true and correct record.

Purchase of Poppy Wreath – it was **RESOLVED 26/021** to purchase a wreath @ £25 from Royal British Legion for Remembrance Sunday in November.

Daffodil Bulbs – it was **RESOLVED 26/022** to the purchase of 1 x 25kg bags of daffodils for planting in the autumn.

Income & Expenditure

RESOLVED 26/023 - to accept the expenditure as reported to the meeting:-

Date	Payable to	Gross Amount	Comment
08/06/2026	Interest Paid Gross	£42.74	Barclays Bank Interest Paid

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
11/06/2026	Information Commission	£47.00	£0.00	£47.00	ICO Subscription for 2026-27
25/06/2026	Mrs T Ryall-Harvey	£358.24	£0.00	£358.24	Clerk's Salary Tax Month 3
29/06/2026	HMRC PAYE	£94.00	£0.00	£94.00	PAYE Payment Tax Month 3

Payments not yet made for approval

Payable to	Net Amount	VAT	Gross Amount	Comment
Mrs T Ryall-Harvey	£358.04	£0.00	£358.04	Clerk's Salary Tax Month 4
Mrs T Ryall-Harvey	£70.51	£2.73	£73.24	Clerk's Expenses
HMRC PAYE	£94.20	£0.00	£94.20	PAYE Payment Tax Month 4

THE COMMUNITY

Lights in Hapsford - Cllr Johnson confirm that work needed to be completed in preparation for the lights to be installed in the winter. It was agreed that the Parish Councillors would look to carry out this preparation work in September.

Willow Arch in Hapsford – Cllr Bradley confirmed he had spoken with the Twig Twister and agreed that this work needs to be done in the Autumn.

Gate to Green Space in Hapsford – the Clerk reported that CWaC had now replaced the gate to the Green Space in Hapsford.

Pink Poo Campaign- It was confirmed that the Pink Poo Campaign was currently running.

Talbot Road
Village Road
Barrow Lane

Cllr Barr confirmed that this would also be useful to run in Hapsford in the future.

Tree Planting on the green in Dunham Hill – Cllr Holmes reported that the current tree on the green is a Silver Birch, it gets pruned by Scottish Power every few years and this reduces the lifespan of the tree, the life of this tree is probably less than 60 years. Cllr Holmes suggestion that a new tree be planted on the green to allow future generations.

ACTION: Cllr Jones undertook to speak to a Tree Specialist to seek guidance on the best type of tree to plant on the green.

PARISH COUNCIL MATTERS

Assets – it was reported that the noticeboard in Hapsford still required the post to be secured. Cllr Johnson confirmed that he had purchased the postcrete and undertook to do it in September.

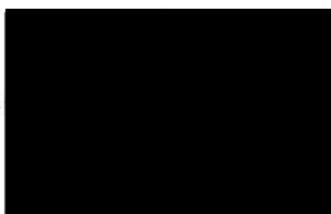
Newsletter

It was confirmed that the latest newsletter had now been printed and would be distributed around the Parish by the weekend.

DATE OF NEXT MEETING

The next Meeting of the Parish Council would be held on Tuesday 1st September 2026 at 7.00pm in Dunham Hill Village Hall.

Signed:...



The meeting closed at 19.57

Dated: 1.9.2026

Mrs T Ryall-Harvey