

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Thursday 12th January, 2023 at 7:45p.m.

at Chelford Parish Hall, Knutsford Road, Chelford.

Present - Councillors B. Brindley (Chairman), S. Chappell, J. Fielding, C. Howlett, D. Wilson,
C. Wright.

Members of the public (3).

Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor C. Montaldo - Personal reason.

001/23 RESOLVED (a) To receive the apologies for absence. (All in favour)

2. New Parish Councillor [Item deferred to after item 3] Councillor S. Chappell made the declaration of acceptance of office to the meeting.

002/23 RESOLVED (a) To receive the declaration of acceptance of office from Councillor S. Chappell. (All in favour)

3. Declarations of interest - None.

003/23 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

7:48p.m. - Councillors J. Fielding and S. Chappell joined the meeting.

4. Public forum for questions -

(a) **Questions from members of public** - A resident had attended the meeting to listen to the Parish Council discussions relating to planning matters to support his current academic studies.

004/23 RESOLVED (a) To receive the information from the resident. (All in favour)

Item 8 was brought forward to this point in the meeting.

8:00p.m. - Two members of the public excused themselves from the meeting and left.

(b) **Summary of issues raised on social media accounts** - It was reported that comments had been made relating to potholes. The deteriorating condition of the highway surface on Dixon Drive had also been raised along with the impact of roots on footways. Queries had been raised about the temporary traffic lights at Alderley Road.

005/23 RESOLVED (a) That Members forward details of the potholes causing concern to the Clerk for reporting to Cheshire East Council. (b) To note that the temporary traffic lights at Alderley Road are currently scheduled to be repaired in March, 2023. (All in favour)

5. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. M. Asquith - report of matters of interest** - Borough Councillor M. Asquith was not present at the meeting to report. A representative of the Tatton Conservative Association had attended the meeting to listen to the concerns of the Parish Council.

006/23 RESOLVED (a) To thank the representative of the Tatton Conservative Association for attending the Parish Council meeting. (All in favour)

(b) **Chelford Ward Policing Team - Matters of concern / interest within the Parish** - It was reported that, during December, 2022, there had been a report of a set of keys being lost. Local information also indicated that there had been a break-in

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over the Christmas period.

It was reported that speed watch data, collected by the team, had been analysed to assess the average number of vehicles which exceed the speed limit when travelling through the Parish. The Police have continued to respond positively to the efforts of the Chelford Community Speed Watch Team.

It was reported that concerns had been raised by residents relating to the zebra crossing and the lack of suitable lighting to highlight crossing pedestrians to drivers.

- 007/23 RESOLVED**
- (a) To receive and note the report from the Chelford Ward Policing Team.**
 - (b) To receive the update relating to community speed watch.**
 - (c) That the Clerk submit a request to Cheshire East Council for spotlights to be installed at the zebra crossing to highlight crossing pedestrians to drivers. (All in favour)**

6. Minutes

- (a) The Minutes of the Parish Council Meeting held 8th December, 2022 had been previously circulated to all Members.

- 008/23 RESOLVED**
- (a) That the Minutes of the Parish Council Meeting held 8th December, 2022 be confirmed as a correct record. (All in favour)**

7. Finance

- (a) **Financial Statement 2022/23 as at 12th January, 2023** - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)
Verbal responses were provided by the Clerk to queries relating to the newsletter and current account balances.
- (b) **Receipts** - The Chairman noted the receipts which had been received since the last meeting. (Appendix B)
- (c) **Payments** - The Chairman outlined the basis of the payments listed at Appendix C.

- 009/23 RESOLVED**
- (a) That the Statement of Account as at 12th January, 2023 be received and observations be duly noted. (Appendix A)**
 - (b) That receipts listed at Appendix B be received and duly noted.**
 - (c) That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)**

8. Planning Matters

- (a) **Recent planning decisions** - Members noted the planning decisions which had been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix D)
Disappointment was raised regarding the approval of the application to install advertising signage on the roundabout.

- 010/23 RESOLVED**
- (a) That the recent planning decisions be received and duly noted.**
 - (b) That the Clerk submit representations to Cheshire East Council regarding the approval of the application to install advertising signage at the roundabout. (All in favour)**

(b) Planning applications for consideration

- i. **22/5007M** - Fir Tree Cottage, Carter Lane, Chelford. SK11 9BD
Amendment to application 21/4626M: Kitchen roof changed to gable from

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hip, single storey rear extension changed to Cheshire brick from timber cladding, roof over balcony extended. Simplify construction and aesthetic changes.

011/22 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of the application 22/5007M. (All in favour)

- ii. **22/5050M** - Fir Tree Cottage, Carter Lane, Chelford. SK11 9BD
Demolition of existing house and garage and construction of new replacement dwelling.

012/23 RESOLVED (a) That the following comment be submitted to Cheshire East Council in respect of application 22/5050M:

Chelford Parish Council has no objections to the principle of the proposed development subject to the overall footprint of the proposed development being no larger than the already approved extended property. It is considered that any further extension to the property would detrimentally affect the openness of the Green Belt and consequently be considered inappropriate.

Finally, it is requested that all relevant Neighbourhood Planning policies are observed during the consideration of the application.

- iii. Planning applications received following the issue of the agenda for discussion -

Notice had been provided of application 23/0086M - 19 Chillingham Close, Chelford. SK11 9FZ - Detached outbuilding.

013/23 RESOLVED (a) That consideration of application 23/0086M be deferred to the next meeting. (All in favour)

9. Assets

- (a) **Asset damage / defects** - It was reported that the benches at Mere Court were to be scrubbed in the near future due to the build up of surface debris. No other issues were reported.

014/23 RESOLVED (a) To note that no issues were raised relating to asset damage.
(b) To receive and note the report relating to the benches at Mere Court. (All in favour)

10. Chelford Activity Park

- (a) **Issues identified during routine inspections** - It was reported that no new issues had been identified at the site. Existing issues relating to moles, litter and tree debris continue to be monitored.

It was noted that a parish litter pick was being organised by Chelford Primary School.

015/23 RESOLVED (a) That the update relating to Chelford Activity Park be received.
(b) To receive and note the report regarding the parish litter pick and to approve the lending of Parish Council litter picking equipment to the school for this purpose. (All in favour)

- (b) **Refurbishment work at Chelford Activity Park** - It was reported that work had been programmed to start at the site in the near future. The Parish Council had

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been asked to consider whether a financial contribution could be made to provide eco-mulch surfacing under the whole new play area. Alternatively, grass matting could be provided as a cheaper alternative.

- 016/23 RESOLVED** (a) To receive and note the update report.
(b) That approval be given to make a financial contribution, in the sum of £11,891.72, to provide eco-mulch surfacing for the new play area. (All in favour)

11. Highway Matters

- (a) **Highway defects requiring attention** - Highway defects requiring attention had been raised at item 4(b).

- 017/23 RESOLVED** (a) To note the defects raised at item 4(b). (All in favour)

- (b) **Meeting with Cheshire East Highways (11/01/23)** - It was reported that the meeting had been disappointing. It was acknowledged that there are ongoing issues relating to highways, however, work is limited by available resources. Rural areas and matters considered to be low priority are not currently progressing. It was also acknowledged that the online defect reporting system is generating many complaints due to the way in which updates are provided.

- 018/23 RESOLVED** (a) To receive and note the report. (All in favour)

12. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto -

- i. Cheshire East Council - Notice of approval of taxbase 2023/24.

- 019/23 RESOLVED** (a) To receive and note the information. (All in favour)

- ii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.

- 020/23 RESOLVED** (a) To receive and note the information. (All in favour)

- iii. Manchester Airport - Civil Aviation Authority (CAA) response to the documentation submitted by Manchester Airport relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.

It was reported that the CAA was not satisfied that the change sponsor had met the requirements of the Process up to this point. The CAA does not approve progress to the next step.

- 021/23 RESOLVED** (a) To receive and note the information. (All in favour)

- iv. Cheshire East Council - Invitation to briefing regarding 2023-27 Medium Term Financial Strategy consultation.

- 022/23 RESOLVED** (a) That the Clerk book places for four Members to attend the briefing session. (All in favour)

- v. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.

- 023/23 RESOLVED** (a) That the following response be submitted to the Medium Term Financial Strategy consultation:
Chelford Parish Council has concerns regarding the suggestion within budget item 105 to, "reduce the number and timing of street lighting in the borough from September 2023. Options will be reviewed to consider priorities and safety aspects associated with turning off alternate lights or turning

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lights off in the early hours of the morning in some areas.”

Whilst it is appreciated that the detail of this proposal had not yet been published, there is concern that the proposed reduction in number and/or operation of street lights within the parish of Chelford could have a significant detrimental impact upon residents. The provision of street lighting within the parish is considered vital to ensure that all residents, including elderly, disabled and young people, are able to safely navigate the parish, outside of daylight hours, to reach services, facilities and family/friends.

Many areas within Chelford have poor quality footways which, during the darker winter months, can present an additional hazard to many pedestrians if there were limited or no street lighting. This increased risk for vulnerable residents is likely to limit the time period within which they would be able to access services, facilities and family/friends, thereby, diminishing the quality of life and independence of Chelford residents.

It is requested that a careful review of this proposal is undertaken to ensure that the potential detrimental impact of such a scheme does not disadvantage vulnerable residents who rely on street lighting to access services, facilities and family/friends. (All in favour)

- vi. Crewe to Manchester CRP Steering Group - Invitation to meeting. (19/01/23)
024/23 RESOLVED (a) That no Members were available to attend the meeting. (All in favour)
- vii. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24.
025/23 RESOLVED (a) That no response be submitted to the above consultation. (All in favour)
- viii. Cheshire East Council - Holocaust Memorial Day event.
026/23 RESOLVED (a) To receive and note the information. (All in favour)
- 13. Matters for inclusion on next/future meeting agenda**
(a) Several carried forward from previous meetings.
- 14. Date of next meeting - Thursday 9th February, 2023 at The Hub.**

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

- 027/23 RESOLVED (a) That the public and press be excluded from the following item of business on the grounds that it could involve the likely disclosure of exempt information. (All in favour)**

9:04p.m. - One member of the public excused themselves from the meeting and left.

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15. Matters for consideration including those transferred from above items

(a) Chelford Parish Hall

028/23 RESOLVED

(a) That approval be given to appoint a legal professional to provide advice to the Parish Council. (All in favour)

The meeting was declared closed by the Chairman at 9:21p.m.

Signed:.....

Approval date: 9th February, 2023

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APPENDIX A

Financial Statement for 2022/23 as at 12th January 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Dec. 22 £.	Agenda Jan. 23 £.	Budget Balance £.
Receipts					
41,913.00	Precept	44,980.00	44,980.00		0.00
0.00	Balances	0.00	0.00		0.00
4.58	Investment Interest	0.00	19.25		0.00
0.00	Sale of Assets	0.00	0.00		0.00
2,745.00	Grants, Donations & Refunds	0.00	0.00		0.00
0.00	Newsletter advertising	0.00	360.00	470.00	0.00
0.00	Contra Income	0.00	0.00		0.00
1,513.15	V.A.T. Refund	0.00	1,451.63		2,542.37
46,175.73	Total Receipts	44,980.00	46,810.88	470.00	2,542.37
Payments					
10,571.12	Salary (Clerk)	11,125.00	8,352.95	1,164.79	1,607.26
278.67	National Insurance (Employer)	310.00	255.91	59.49	-5.40
4,691.20	Pension Contributions (Employer)	2,395.00	1,887.80	263.24	243.96
763.41	Allowances (Clerk)	930.00	564.94	63.47	301.59
0.00	Chairman/Member Allowances	0.00	0.00		0.00
130.10	Administration	295.00	50.32		244.68
381.86	Audit Fees (Internal & External)	495.00	402.50		92.50
567.32	Insurance	750.00	0.00		750.00
60.00	Sect. 137 Donations	360.00	70.00		290.00
40.00	Grants	3,000.00	0.00		3,000.00
0.00	Parish Council Newsletter	150.00	248.15	127.55	-225.70
62.08	Street Lighting (Electric & Repairs)	280.00	79.78	16.61	183.61
43.98	Website	50.00	18.00	2.00	30.00
263.00	Professional Services	2,070.00	270.00		1,800.00
0.00	Advertising	100.00	0.00		100.00
497.20	Subscriptions/Affiliation Fees	620.00	527.00	35.00	58.00
80.00	Training	400.00	0.00		400.00
105.00	Room Hire	350.00	75.00		275.00
2,391.55	Chelford Activity Park - Maintenance	5,900.00	2,056.50	202.55	3,640.95
1,388.00	Chelford Village - Maintenance	4,500.00	2,033.00		2,467.00
40.00	Asset Maintenance	3,900.00	450.00		3,450.00
2,944.03	Asset Purchase	3,000.00	7,925.17		-4,925.17
0.00	Neighbourhood Plan	500.00	0.00		500.00
0.00	Community Day / Platinum Jubilee	2,500.00	1,677.00		823.00
143.88	Contingency	1,000.00	47.96		952.04
1,451.63	V.A.T.		2,500.63	41.74	
26,894.03	Total Payments	44,980.00	29,492.61	1,976.44	16,053.32

Cash/Bank Reconciliation	01/04/22	08/12/22	12/01/23	31/03/23
Balance B/Fwd.	100,922.28	100,922.28	118,240.55	116,734.11
Add Total Receipts	44,980.00	46,810.88	470.00	2,542.37
Less Total Payments	-44,980.00	-29,492.61	-1,976.44	-16,053.32
Balance C/Fwd.	100,922.28	118,240.55	116,734.11	103,223.16
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	08/12/22	12/01/23	31/03/23
General Funds	37,882.74	61,668.57	60,162.13	46,651.18
Earmarked Reserves	63,039.54	56,571.98	56,571.98	56,571.98
	100,922.28	118,240.55	116,734.11	103,223.16

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CASH/BANK RECONCILIATION AS AT - 12th January, 2023

CASH

Balance Brought Forward 01/04/22	
Current Account	55,093.12
Business Reserve Account	45,829.16
Plus Receipts	47,280.88
	148,203.16
Less Payments	31,469.05
Balance Carried Forward 12/01/23	116,734.11

BANK (Natwest)

Business Reserve Account -	15,848.41		05/10/22
Add income/transfer received since above statement			
<u>0.00</u>	0.00		
Less unrepresented cheques			
<u>0.00</u>	<u>0.00</u>	15,848.41	12/01/23
Current Account -	24,833.17		05/12/22
Add income received since above Statement			
<u>20.00</u>	20.00		
Less unrepresented cheques/ Transfer			
Approved -1,991.03			
For approval <u>-1,976.44</u>	<u>-3,967.47</u>	20,885.70	12/01/23
Skipton Building Society - Saver Account -	80,000.00		30/08/22
(Transfer from NatWest Current Account)			
Add income received since above Statement			
<u>0.00</u>	0.00		
Less unrepresented cheques/ Transfer			
<u>0.00</u>	<u>0.00</u>	80,000.00	12/01/23
Total Bank Balances 12/01/23		116,734.11	

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APPENDIX B

Receipts

a. Patron E	£70.00	Newsletter advertising fee
b. Patron F	£70.00	Newsletter advertising fee
c. Patron G	£70.00	Newsletter advertising fee
d. Trader E	£20.00	Newsletter advertising fee
e. Trader F	£20.00	Newsletter advertising fee
f. Trader G	£20.00	Newsletter advertising fee
g. Trader H	£20.00	Newsletter advertising fee
h. Trader I	£20.00	Newsletter advertising fee
i. Trader J	£20.00	Newsletter advertising fee
j. Trader K	£20.00	Newsletter advertising fee
k. Trader L	£20.00	Newsletter advertising fee
l. Trader M	£20.00	Newsletter advertising fee
m. Trader N	£20.00	Newsletter advertising fee
n. Trader O	£20.00	Newsletter advertising fee
o. Trader P	£20.00	Newsletter advertising fee
p. Trader Q	£20.00	Newsletter advertising fee

APPENDIX C

Payments for approval

a. Cheque No 001499	Cheshire East Council	£127.55	Newsletter printing: Dec. 22
b. Cheque No 001500	E. M. Maddock	£1,067.07	Salary, allowances & backpay (pt): Jan. 23
c. Cheque No 001501	H.M. Revenue & Customs	£156.62	Income Tax & National Insurance contributions
d. Cheque No 001502	Greenfingers Landscape Ltd.	£243.06	Grounds maintenance: Dec. 22
e. Direct Debit	1&1 IONOS Ltd.	£2.40	Email accounts fee: Jan. 23
f. Direct Debit	npower	£17.44	Electricity charges: Oct.-Dec.22
g. Direct Debit	Information Commissioner's Office	£35.00	Data protection fee 2023/24
h. Standing Order	Cheshire Pension Fund	£327.30	Pension contributions: Jan. 23

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APPENDIX D

Outstanding planning applications & recent planning decisions

- 19/2936W - Dingle Bank Quarry, Holmes Chapel Road, Lower Withington. SK11 9DR
Variation of Condition 4 on application 16/3064W - Variation of Conditions 2, 4 and 5 of permission 10/3080W.
DECISION STATUS - Undecided
- 19/4049M - Land at former Chelford Agricultural Centre, Dixon Drive, Chelford.
Non-material amendment to approved application 18/0171M.
DECISION STATUS - Undecided
- 19/5674M - The Coach House, Peover Lane, Chelford. SK11 9AN
Planning permission for replacement of the existing Gardener's Cottage, together with ancillary garaging/store and garden building and associated works.
DECISION STATUS - Undecided
- 20/3607M - Eddie Stobart Ltd, Knutsford Road, Chelford. SK11 9AS
Amendment to s106 (release the local connection criteria for the Shared Ownership units) on application 16/0504M - Reserved matters application for access, appearance, landscaping, layout and scale following approval 13/4640M.
DECISION STATUS - Undecided
- 21/6410M - Land between Newcroft and Willow Glade, Peover Lane, Chelford.
Outline planning application for the erection of two houses with all matters apart from access reserved.
DECISION STATUS - Undecided
- 22/2152M - Shamba Cottage, Alderley Road, Chelford. SK11 9AP
Demolition of single storey garage and rear workshop to existing house. Internal layout reconfigurations, and erection of two storey rear extension and single storey side extension. External over-cladding with timber boarding at first floor, new timber framed porch, and enlargement of permeable driveway and erection of single storey garage with office.
DECISION STATUS - Undecided
- 22/2976M - Willow Glade, Peover Lane, Chelford. SK11 9AJ
Erection of new 4 bay garage.
DECISION STATUS - Undecided
- 22/3044M - Chelford Roundabout, Chelford Road, Chelford.
Advertisement consent for five signs at entrance on to the roundabout.
DECISION STATUS - Approved with conditions (20/12/22)
- 22/3311D - Grangelands, 2 Grangewood Drive, Chelford. SK11 9BY
Discharge of conditions 5 and 6 of 21/4993M: Condition 5 - No Development shall take place until details of an engineer designed, no dig pile and beam foundation, and installation methodology for the area indicated on the Tree Protection Plan in light green block hatching has been submitted to the Local Planning Authority. Reason: To ensure the continued wellbeing of trees in the interests of the amenity of the area and to accord with Section 7.4 of BS 5837:2012 Trees in Relation to design, demolition and construction. Condition 6 - Prior to the commencement of development or other operations being undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed service and foul and surface water drainage layout shall be submitted to and approved in writing by the

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Local Planning Authority (notwithstanding any additional approvals which may be required under any other Legislation). Such layout shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout. Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the area.
DECISION STATUS - Undecided

- 22/3348M - Willow Glade, Peover Lane, Chelford. SK11 9AJ
Conversion of existing building to form new dwelling.
DECISION STATUS - Undecided
- 22/3825M - 1 Burnt Acre, Chelford, Macclesfield. SK11 9SS
Variation of condition: Demolition of existing car port and conservatory and the erection of a single storey side and rear extension to original dwelling with associated internal alterations and loft conversion including front dormer.
DECISION STATUS - Undecided
- 22/4333M - 100 Dixon Drive, Chelford. SK11 9BX
Removal of conservatory on the rear elevation to install new patio doors, bay window on the front elevation to be removed and replaced with flush windows and internal layout amendments.
DECISION STATUS - Approved with conditions (22/12/22)
- 22/4626M - Foxfields, Peover Lane, Chelford. SK11 9AL
Demolition of an existing extension and the construction of a single-storey rear swimming pool extension, including amendments to the existing terrace.
DECISION STATUS - Undecided