

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 13th October, 2022 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

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

Members of the public (1).

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

1. Apologies for absence - None.

088/22 RESOLVED (a) To note that no apologies for absence had been received. (All in favour)

2. Declarations of interest -

Councillor D. Wilson - Item 3 - Member of Friends of Chelford Station.

Dr. E. M. Maddock - Item 17(a) - Clerk & Responsible Financial Officer.

089/22 RESOLVED (a) To note the above declarations of interest. (All in favour)

3. Friends of Chelford Station - A representative of Friends of Chelford Station provided information outlining the development of the group, the activities which have been carried out and aspirations for the future. A request was made for assistance to promote the group locally in order to attract new volunteers together with help for the heavier, demanding work at the station.

090/22 RESOLVED (a) That Friends of Chelford Station be invited to contribute to the Chelford Community Newsletter to raise awareness of their work and volunteering opportunities. (b) That the Parish Council extend the hedge cutting requirements to include the roadside section between the railway bridge and the pathway to the southbound platform. (c) That the Parish Council give consideration at a future meeting to supporting some, more demanding, tasks at Chelford Station. (All in favour)

4. Public forum for questions -

(a) Questions from members of public -

- i. **Improved broadband services with Parish** - It was reported that an update had been requested from ViSPA regarding the rollout of broadband within the Parish. Previous information had indicated that a drop-in event was to be held within the Parish, however, this does not appear to have taken place yet.

091/22 RESOLVED (a) That the Clerk follow up on the update request. (b) That the Clerk approach the contact for an update on progress to improve broadband speeds in Lower Peover. (All in favour)

- ii. **Road condition within Galloway Grange development** - It was reported that queries had been submitted to David Wilson Homes regarding existing defects within the development. Information had been received advising that the adoption of the roads by the Local Highway Authority would not take place until all of the development had been completed and existing issues relating to block paving areas and drainage had been resolved.

092/22 RESOLVED (a) To receive and note the information. (All in favour)
(b) Summary of issues raised on social media accounts - It was reported that complaints had been made regarding blocked gullies on Dixon Drive.

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093/22 RESOLVED (a) That the Clerk report the blocked gullies to Cheshire East Council for attention. (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.

094/22 RESOLVED (a) To note that Borough Councillor M. Asquith was not present at the meeting. (All in favour)

(b) **Chelford Ward Policing Team - Matters of concern / interest within the Parish** - It was reported that, during August, 2022, there had been a tree blocking a road and a road traffic collision. During September, 2022 there had been an attempted break-in at a property. Previously reported parking issues at Dixon Drive and Elmstead Road had been monitored by the Police. Further posters, reminding drivers to park considerately, will be displayed at the Surgery.

095/22 RESOLVED (a) To receive and note the report from the Chelford Ward Policing Team. (All in favour)

(c) **Crewe to Manchester CRP Steering Group** - It was reported that a meeting had been held on 22nd September, 2022. Funding is available to the Friends of Chelford Station, through the group, to support activities at the station. The meeting was reminded that station groups are eligible to apply for other sources of grant funding to support their work. The Community Rail Partnership is encouraging station groups to incorporate wider themes into their projects which support local communities e.g. promotion of the station as a gateway to the community; projects looking to address mobility issues; activities to encourage intergenerational engagement and schemes to support physical and/or mental rehabilitation of individuals. Work had been carried out at the station building to support the commercial letting of the building.

096/22 RESOLVED (a) To receive and note the report from the Crewe to Manchester CRP Steering Group meeting. (All in favour)

6. Minutes

(a) The Minutes of the Parish Council Meeting held 11th August, 2022 had been previously circulated to all Members.

097/22 RESOLVED (a) That the Minutes of the Parish Council Meeting held 11th August, 2022 be confirmed as a correct record. (All in favour)

(b) To record that the meeting scheduled for 8th September, 2022 had been cancelled as a mark of respect following the death of Her Majesty Queen Elizabeth II.

098/22 RESOLVED (a) That it be recorded that the meeting scheduled for 8th September, 2022 had been cancelled as a mark of respect following the death of Her Majesty Queen Elizabeth II. (All in favour)

(c) Tribute to mark the death of Her Majesty Queen Elizabeth II on 8th September, 2022 - Members considered a tribute to Her Majesty Queen Elizabeth II.

099/22 RESOLVED (a) That the proposed new benches be dedicated as follows:
(i) **Bench 1: To mark the Platinum Jubilee of Queen Elizabeth II.**
(ii) **Bench 2: To mark the death of Queen Elizabeth II.**
(iii) **Bench 3: To mark the accession of King Charles III.** (All in favour)

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7. Finance

- (a) **Financial Statement 2022/23 as at 13th October, 2022** - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)
- (b) **Receipts** - The Chairman noted the receipts received since the last meeting as listed at Appendix B.
- (c) **Payments** - The Chairman outlined the basis of the payments listed at Appendix C.

- 100/22 RESOLVED**
- (a) **That the Statement of Account as at 13th October, 2022 be received and observations be duly noted. (Appendix A)**
 - (b) **That the report on receipts be received and duly noted. (Appendix B)**
 - (c) **That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)**
- (d) **Notice of option to opt-out of the SAAA central external auditor appointment arrangements.**

- 101/22 RESOLVED**
- (a) **That Chelford Parish Council will not opt-out of the SAAA central external auditor appointment arrangements for the period 2022/23 - 2026/27. (All in favour)**
- (e) **External audit report 2021/22** - Members considered the External Audit Report 2021/22 which stated that, "in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met". The Clerk reported that the required information had also been published on the Parish Council notice boards and website.

- 102/22 RESOLVED**
- (a) **That the External Audit Report 2021/22 be received and duly noted.**
 - (b) **That the Clerk & Responsible Financial Officer be thanked for her work to complete the audit process. (All in favour)**
- (f) **Authorised signatories to bank accounts** - It was reported that it was necessary to update the authorised signatories for bank accounts held by the Parish Council.

- 103/22 RESOLVED**
- (a) **That Councillor G. Willis be removed as an authorised signatory from the NatWest Bank account.**
 - (b) **That Councillor C. Montaldo and Councillor J. Fielding be added as authorised signatories to the NatWest Bank account.**
 - (c) **That Councillor G. Willis be removed as an authorised signatory from the Skipton Building Society account.**
 - (d) **That Councillor C. Montaldo be added as an authorised signatory to the Skipton Building Society account. (All in favour)**
- (g) **Donations to the Royal British Legion Poppy Appeal 2022** - Members considered donations to the Royal British Legion Poppy Appeal, both direct and via the Chelford street poppy initiative.

- 104/22 RESOLVED**
- (a) **That a donation, in the sum of £25.00, be made direct to the Royal British Legion.**
 - (b) **That a donation, in the sum of £45.00, be made to the Royal British Legion via the Chelford Street Poppy Appeal. (All in favour)**

8. Planning Matters

- (a) **Recent planning decisions** - Members noted the planning decisions which had

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been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix D)

105/22 RESOLVED (a) That the recent planning decision be receive and duly noted. (All in favour)

(b) Planning applications for consideration

- i. **22/3101T** - 1 Highland Drive, Chelford. SK11 9GB
[T1] Oak: Located roadside within metal fenced border (tree furthest from rd). Proposal: As per clients request sectional dismantle to ground level leaving stump as close to grade as possible. Reason: Dominating over garden with increasing encroachment to property. Significant litter drop. [T2] Oak: Located roadside within metal fenced border (tree closest to rd). Proposal: As per clients request sectional dismantle to ground level leaving stump as close to grade. Reason: Asymmetrical crown which is dominating over side of property. Significant litter drop.

106/22 RESOLVED (a) That the following comment be submitted to Cheshire East Council in respect of planning application 22/3101T: Chelford Parish Council wishes to draw attention to the Chelford Neighbourhood Plan Policy NE3 which seeks to preserve trees. It is considered that these oak trees should be retained to to protect the wildlife habitat, amenity, biodiversity and landscape character of the surrounding area. Furthermore, sensitive pruning may be possible to mitigate the alleged nuisance whilst retaining these protected natural heritage features. (All in favour)

- ii. **22/3194M** - 1 Robin Close, Chelford. SK11 9BA
Certificate of proposed lawful development for side extension.

107/22 RESOLVED (a) That no comment be submitted to Cheshire East Council in respect of planning application 22/3194M. (All in favour)

- iii. **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 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.

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108/22 RESOLVED (a) That no comment be submitted to Cheshire East Council in respect of planning application 22/3311D. (All in favour)

iv. **22/3348M** - Willow Glade, Peover Lane, Chelford. SK11 9AJ
Conversion of existing building to form new dwelling.

109/22 RESOLVED (a) That the following comment be submitted to Cheshire East Council in respect of planning application 22/3348M:
Chelford Parish Council makes the following observations regarding the above proposal:

1. Chelford Parish Council wishes to draw attention to the Chelford Neighbourhood Plan and request that all relevant policies are observed including those relating to the use of materials which are in keeping with existing surrounding buildings.

2. The site lies within the Green Belt, therefore, appropriate assessments should be undertaken to ensure that the openness of the green belt will not be detrimentally impacted by the proposed development and/or ancillary structures which may be constructed to support use of a second dwelling at the site.

3. It is requested that the current use class of the building is confirmed together with the use class of the proposed converted building to clearly establish whether the proposed dwelling is to be independent or ancillary to the existing dwelling.

4. It is requested that appropriate assessments are carried out to ensure that the proposed development meets the criteria of a 'conversion' of an existing building given the extensive nature of work proposed.

5. That appropriate assessments should be made to ensure that highway access to the site is safe for all highways users, including passing pedestrians.

6. It is noted that a bat survey has been completed confirming the existence of four bat species in and around the site. It is considered that any habitat supporting bats should be protected. (All in favour)

v. **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.

110/22 RESOLVED (a) That the following comment be submitted to Cheshire East Council in respect of planning application 22/3825M:
Chelford Parish Council makes the following observations regarding the above proposal:

1. That the proposed dormer window and roof light windows are considered to be unneighbourly and will detract from the enjoyment of residential amenity at adjacent properties.

2. That the proposed dormer window and roof light windows are considered to introduce an element of overlooking and are likely to harm the privacy of residents at adjacent properties.

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3. Chelford Parish Council wishes to draw attention to the Chelford Neighbourhood Plan and request that all relevant policies are observed. It is, however, requested that a condition be applied to any approval limiting building work to standard hours and with no works permitted on Sundays to protect the residential amenity of neighbouring properties.

(All in favour)

vi. Planning applications received following the issue of the agenda for discussion - None.

111/22 RESOLVED (a) To note that no new planning applications had been received since the issuing of the agenda. (All in favour)

(c) Complaint regarding noise from business premises - It was reported that a complaint had been received regarding noise from a business premises at Townfield Place. The matter had been referred to Cheshire East Council and Borough Councillor M. Asquith for attention. It was noted that the Environmental Protection Team require the keeping of noise/incident diaries in order to progress a complaint for statutory nuisance.

**112/22 RESOLVED (a) That the complaint be received and duly noted.
(b) That the response from Cheshire East Council be received and duly noted.
(c) To record that the response from Cheshire East Council had been forwarded to the complainant. (All in favour)**

9. Assets

(a) Asset damage / defects - It was suggested that the newly installed planters should be included within routine cleaning arrangements. It was reported that the notice board at the end of Station Road detracted from the appearance of the area.

**113/22 RESOLVED (a) That routine cleaning of the newly installed planters at Knutsford Road be allocated to Councillor J. Fielding.
(b) That routine cleaning of the notice board at Highland Drive be allocated to Councillor C. Howlett.
(c) That the notice board at the end of Station Road be removed. (All in favour)**

(b) Replacement bench at Dixon Drive - It was reported that Chelford Farm Supplies had not yet installed the replacement bench at Dixon Drive. It is still intended that the bench will be gifted to the Parish Council following installation.

114/22 RESOLVED (a) To receive and note the update report. (All in favour)

(c) Replacement notice board at Peover Lane - Members considered quotations for the replacement notice board at Peover Lane.

115/22 RESOLVED (a) That the quotation from Acorn Workshop, in the sum of £885.00, be accepted. (All in favour)

(d) Dog poo bag dispensers - Members considered quotations for the provision of dog poo bag dispensers for installation within the Parish. Information was also presented to Members regarding experiences of other parishes which have installed such items.

**116/22 RESOLVED (a) That the quotation from JRB Enterprises, in the sum of £79.00 per unit, be accepted.
(b) That five dispenser units be purchased for installation within the Parish together with a unit of bags. (All in favour)**

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- (e) **Height barrier at Chelford Parish Hall** - It was reported that the height barrier had recently been damaged by a vehicle.

117/22 RESOLVED (a) That the information be received and duly noted.
(b) That the Clerk continue to source information to support making a report to address the damage. (All in favour)

10. Chelford Activity Park

- (a) **Issues identified during routine inspections** - It was reported that there had been alcohol bottles left at the site. The fallen branch was still present at the site.

118/22 RESOLVED (a) That the report on issues at Chelford Activity Park be received. (All in favour)

- (b) **Tree management** - It was reported that the fallen branch and tree had been inspected by a tree surgeon following the fall. A number of recommendations had been made by the tree surgeon relating to the tree.

119/22 RESOLVED (a) That approval be given for the tree surgeon to proceed to complete the following works:
(i) To remove the fallen branch from the site.
(ii) To assess the low side branch over the road and either reduce or remove as required.
(iii) To apply a 10% reduction via thinning to the remainder of the high canopy.
(iv) To complete and submit all relevant applications relating to work to a tree subject to a tree preservation order and associated traffic management. (All in favour)

- (c) **Refurbishment of Chelford Activity Park** - It was reported that matters relating to the gas supply through the site had not yet been resolved. Further s.106 funds had been received by Cheshire East Council which may support the delivery of the whole scheme.

120/22 RESOLVED (a) To receive and note the update.
(b) That the Clerk continue to seek further updates relating to the impact of the gas supply pipe on the proposed refurbishment scheme. (All in favour)

- (d) **Hedge cutting at Chelford Activity Park** - It was reported that permission from the gas company will be required prior to proceeding with internal hedge cutting. Roadside hedges and the play area can be completed in the near future. Members considered the request from Friends of Chelford Station relating to hedge cutting.

121/22 RESOLVED (a) That approval be given for the roadside hedges and play area hedge to be cut.
(b) That approval be given for the roadside hedge between the railway bridge and the pathway to the southbound platform to be cut.
(c) That internal hedge cutting be completed once permission has been obtained from the gas company. (All in favour)

11. Highway Matters

- (a) **Updates on highway defect reports** - Members noted that no new updates had been received in respect of reported highway defects other than for item (x). It was reported that the temporary traffic light at Alderley Road is programmed for reinstatement in March, 2023.

i. Knutsford Road - junction sign (near to Oak Road) requires re-planting.

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- ii. Dixon Drive - uprooted street sign (near Egerton Arms)
- iii. Knutsford Road - damaged sign between Chelford Parish Hall and roundabout.
- iv. Knutsford Road - leaning speed limit sign at junction with Pepper Street.
- v. Holmes Chapel Road - blocked gully (near to Cricket Ground).
- vi. Peover Lane - blocked gullies near to junction with roundabout.
- vii. Knutsford Road - deteriorating condition of footway surface.
- viii. Carter Lane - potholes.
- ix. Knutsford Road - overgrown hedges between Dixon Drive and Mere Court.
- x. Alderley Road - temporary traffic light.
- xi. Dixon Drive - potholes and deteriorating highway surface.
- xii. Footway along Dixon Drive (near to green space) - overhanging vegetation.

- 122/22 RESOLVED** (a) That the update report on highway defects be received and duly noted.
(b) That the Clerk continue to seek updates in respect of the outstanding highway defects. (All in favour)
- (b) **Highway defects requiring attention** - It was noted that the pothole near to St. John's Church, which had been recently repaired, had now reappeared.

- 123/22 RESOLVED** (a) That the Clerk report the pothole near to St. John's Church to Cheshire East Council for attention. (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 - Notification of the Northern Planning Committee decision relating to the confirmation of a Tree Preservation Order relating to trees at Ashcroft Drive. Decision: To confirm the order.

- 124/22 RESOLVED** (a) To receive and note the information. (All in favour)
- ii. Cheshire East Council - Update regarding arrangements for the 2023 elections.

- 125/22 RESOLVED** (a) To receive and note the information.
(b) To note that the information had been published on the Parish Council website for resident information. (All in favour)
- iii. Manchester Airport - Update on future airspace project.

- 126/22 RESOLVED** (a) To note that the timescales for the future airspace project have been amended. (All in favour)
- iv. Cheshire East Council - Draft Developer Contributions Supplementary Planning Document consultation.

- 127/22 RESOLVED** (a) That no response be submitted to the consultation. (All in favour)
- v. Cheshire East Council - Invitation to Community Governance Review Engagement Sessions. (01/11/22 or 03/11/22)

- 128/22 RESOLVED** (a) That any Members interested in attending the session should contact the Clerk. (All in favour)
- vi. 20s Plenty for Cheshire East - Invitation to information briefing regarding campaign to increase the use of 20mph speed limits. (27/10/22 or 28/10/22)

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- 129/22 RESOLVED** (a) That Councillor C. Montaldo attend the event. (All in favour)
vii. Cheshire East Council - Communications strategy consultation.
- 130/22 RESOLVED** (a) That no response be submitted to the consultation. (All in favour)
viii. Cheshire East Council - Visitor economy strategy consultation.
- 131/22 RESOLVED** (a) That no response be submitted to the consultation. (All in favour)
ix. Cheshire East Council - Town centre vitality plans consultation.
- 132/22 RESOLVED** (a) That no response be submitted to the consultation. (All in favour)
x. Manchester Airport - Invitation to Parish Council forum meeting (21/10/22).
- 133/22 RESOLVED** (a) That Councillors D. Wilson and C. Montaldo attend the meeting. (All in favour)
xi. ChALC - Invitation to Annual Meeting (27/10/22).
- 134/22 RESOLVED** (a) That any Members interested in attending the meeting should contact the Clerk. (All in favour)
xii. ChALC - Notification that Cheshire East Ward Member Highways budgets will be increased from £4,200 to £6,500 per financial year from April, 2023 for a period of four years.
- 135/22 RESOLVED** (a) To receive and note the information. (All in favour)
- 13. Community Matters**
- (a) **Community Speed Watch** - Recent speed watch sessions appeared to have an impact to reduce the overall speed of traffic.
- 136/22 RESOLVED** (a) To receive and note the update. (All in favour)
(b) **Provision of school transport** - It was reported that no further updates had been received.
- 137/22 RESOLVED** (a) To receive and note the update. (All in favour)
(c) **Re-allocation of s.106 funds (including for community minibuss scheme)** - It was reported that no response had yet been received from Cheshire East Council.
- 138/22 RESOLVED** (a) That the Clerk continue to press for a response from Cheshire East Council. (All in favour)
(d) **Community Newsletter** - It was reported that positive progress to develop a community newsletter had been made. Volunteers had come forward to assist in the collation and delivery of the newsletter. Local businesses had responded positively to the opportunity to advertise within the newsletter. It was also suggested that a trades directory could be produced containing further details of local businesses. Members considered the draft 'aims' document and raised a number of queries and points of clarification.
- 139/22 RESOLVED** (a) To receive the update report.
(b) That approval be given for the newsletter to be printed by Chelford Primary School.
(c) That the proposed charging scheme of £70 per year for newsletter adverts and £20 per year for trade directory listing be approved.
(d) That the editorial team provide details to the Clerk to allow the issuing of invoices for advertising content.

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(e) That the Clerk prepare and submit the Parish Council contribution to the newsletter each month.

(f) That the editorial team provide details to the Clerk to allow the order for printing to be placed.

(g) That an amended 'aims' document together with details of policy statements for the newsletter be prepared by the editorial team for consideration at the next meeting.

(h) That the Clerk be authorised to purchase high-viz vests for the delivery volunteers.

(i) That the editorial team prepare risk assessments for the newsletter delivery routes and submit them to the Clerk.

(All in favour)

(e) **Maintenance and improvements at Mere Court Park** - It was reported that no response had yet been received from Cheshire East Council.

140/22 RESOLVED

(a) That the Clerk continue to press for a response from Cheshire East Council.

(All in favour)

(f) **St. John's Church, Chelford** - It was reported that no feedback had been received regarding the draft letters.

141/22 RESOLVED

(a) To receive and note the update.

(All in favour)

14. Vacancy for a Parish Councillor

(a) **Resignation from a Parish Councillor** - Members formally received the resignation from position of Parish Councillor from Councillor G. Willis.

142/22 RESOLVED

(a) To formally receive the resignation from position of Parish Councillor from Councillor G. Willis.

(b) To record an expression of thanks to Mr. G. Willis for his contribution to the Parish Council during his term of office.

(All in favour)

(b) **Formal advertising of the vacancy** - It was reported that the formal advertisement period was due to end on 18th October, 2022.

(c) **Future options relating to the vacancy** - It was reported that, subject to the outcome of the formal advertising of the vacancy, it may be possible for the vacancy to be filled by co-option.

143/22 RESOLVED

(a) To receive and note the update.

(b) That, subject to confirmation from Cheshire East Council, the process to co-opt a new Councillor commence at the earliest opportunity.

(All in favour)

15. Matters for inclusion on next/future meeting agenda

(a) Several carried forward from previous meetings.

16. Date of next meeting - Thursday 10th November, 2022 at Chelford Parish Hall

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.

144/22 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)

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17. Matters for consideration including those transferred from above items

(a) Clerk & Responsible Financial Officer

145/22 RESOLVED (a) That approval be given for the undertaking of the annual performance and salary review. (All in favour)

(b) Chelford Parish Hall

146/22 RESOLVED (a) That the Clerk contact the current trustees for a progress update regarding collating requested information.
(b) That the Clerk explore options relating to the progressing current matters. (All in favour)

The meeting was declared closed by the Chairman at 11:08p.m.

Signed:.....

Approval date: 10th November, 2022

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APPENDIX A

Financial Statement for 2022/23 as at 13th October, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Aug. 22 £.	Agenda Oct. 22 £.	Budget Balance £.
Receipts					
41,913.00	Precept	44,980.00	22,490.00	22,490.00	0.00
0.00	Balances	0.00	0.00		0.00
4.58	Investment Interest	0.00	10.98	8.27	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
	Contra Income	0.00	0.00		0.00
1,513.15	V.A.T. Refund	0.00	1,451.63		2,369.81
46,175.73	Total Receipts	44,980.00	23,952.61	22,498.27	2,369.81
Payments					
10,571.12	Salary (Clerk)	11,125.00	4,245.50	1,797.04	5,082.46
278.67	National Insurance (Employer)	310.00	124.05	49.62	136.33
4,691.20	Pension Contributions (Employer)	2,395.00	1,262.45	406.14	726.41
763.41	Allowances (Clerk)	930.00	313.08	127.30	489.62
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	202.50	200.00	92.50
567.32	Insurance	750.00	0.00		750.00
60.00	Sect. 137 Donations	360.00	0.00		360.00
40.00	Grants	3,000.00	0.00		3,000.00
0.00	Parish Council Newsletter	150.00	0.00		150.00
62.08	Street Lighting (Electric & Repairs)	280.00	9.87	69.91	200.22
43.98	Website	50.00	10.00	4.00	36.00
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		93.00
80.00	Training	400.00	0.00		400.00
105.00	Room Hire	350.00	0.00	75.00	275.00
2,391.55	Chelford Activity Park - Maintenance	5,900.00	1,135.86	425.59	4,338.55
1,388.00	Chelford Village - Maintenance	4,500.00	441.00	1,347.00	2,712.00
40.00	Asset Maintenance	3,900.00	89.95		3,810.05
2,944.03	Asset Purchase	3,000.00	6,625.17	1,300.00	-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.		1,710.99	658.82	
26,894.03	Total Payments	44,980.00	18,742.70	6,460.42	22,146.69

Cash/Bank Reconciliation	01/04/22	11/08/22	13/10/22	31/03/23
Balance B/Fwd.	100,922.28	100,922.28	106,132.19	122,170.04
Add Total Receipts	44,980.00	23,952.61	22,498.27	2,369.81
Less Total Payments	-44,980.00	-18,742.70	-6,460.42	-22,146.69
Balance C/Fwd.	100,922.28	106,132.19	122,170.04	102,393.16
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	11/08/22	13/10/22	31/03/23
General Funds	37,882.74	49,560.21	65,598.06	45,821.18
Earmarked Reserves	63,039.54	56,571.98	56,571.98	56,571.98
	100,922.28	106,132.19	122,170.04	102,393.16

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CASH/BANK RECONCILIATION AS AT - 13th October, 2022

CASH

Balance Brought Forward 01/04/22	
Current Account	55,093.12
Business Reserve Account	45,829.16
Plus Receipts	46,450.88
	147,373.16
Less Payments	25,203.12
Balance Carried Forward 13/10/22	122,170.04

BANK (Natwest)

Business Reserve Account -	15,848.41		05/10/22
Add income/transfer received since above statement			
	0.00	0.00	
Less unrepresented cheques			
	0.00	0.00	
		15,848.41	13/10/22
Current Account -	32,618.56		05/10/22
Add income received since above Statement			
	0.00	0.00	
Less unrepresented cheques/ Transfer			
Approved	-258.46		
For approval	-6,460.42		
Less payments already issued	421.95	-6,296.93	
		26,321.63	13/10/22
Skipton Building Society - Saver Account -	80,000.00		30/08/22
(Transfer from NatWest Current Account)			
Add income received since above Statement			
	0.00	0.00	
Less unrepresented cheques/ Transfer			
	0.00	0.00	
		80,000.00	13/10/22
Total Bank Balances 13/10/22		122,170.04	

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APPENDIX B

Receipts

a. NatWest Bank plc	£3.64	Gross interest - July 2022
b. NatWest Bank plc	£1.76	Gross interest - August 2022
c. Cheshire East Borough Council	£22,490.00	Precept 2022/23 (50%)
d. NatWest Bank plc	£2.87	Gross interest - September 2022

APPENDIX C

Payments for approval

a. Cheque No 001476	Northwich Town Council	£117.60	Floral display watering: Jul. 22
b. Cheque No 001478	E. M. Maddock	£937.34	Salary and allowances: Sep. 22 and expenses
c. Cheque No 001479	H.M. Revenue & Customs	£24.81	National Insurance contributions
d. Cheque No 001480	Greenfingers Landscape Ltd.	£243.06	Grounds maintenance: Aug. 22
e. Direct Debit	1&1 IONOS Ltd.	£2.40	Email accounts fee: Sep. 22
f. Standing Order	Cheshire Pension Fund	£252.49	Pension contributions: Sep. 22
g. Direct Debit	npower	£28.64	Electricity charges: Jan-Mar 22
h. Direct Debit	npower	£23.22	Electricity charges: Apr-Jun 22
i. Cheque No 001481	E. M. Maddock	£912.75	Salary and allowances: Oct. 22
j. Cheque No 001482	H.M. Revenue & Customs	£24.81	National Insurance contributions
k. Cheque No 001483	Greenfingers Landscape Ltd.	£243.06	Grounds maintenance: Sep. 22
l. Cheque No 001484	Northwich Town Council	£58.80	Floral display watering: Aug. 22
m. Cheque No 001484	Northwich Town Council	£3,000.00	Remove wooden planters, supply, install and fill new planters
n. Cheque No 001485	Chelford Social Committee	£75.00	Room Hire: The Hub (x5)
o. Cheque No 001486	PKF Littlejohn LLP	£240.00	External Audit fee 2021/22
p. Direct Debit	1&1 IONOS Ltd.	£2.40	Email accounts fee: Sept. 22
q. Standing Order	Cheshire Pension Fund	£252.49	Pension contributions: Oct. 22
r. Direct Debit	npower	£21.55	Electricity charges: Jul.-Sep. 22

[Note: Cheque 001477 - transfer of funds to Skipton Building Society]

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

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- 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
- 20/5353M - 4 Station Road, Chelford. SK11 9AX
Single storey rear and side extension.
DECISION STATUS - Withdrawn (03/10/22)
- 21/0617M - Former Tithe Barn, The Manor House, Holmes Chapel Road, Chelford.
[Also 21/0618M - Listed building consent application]
Conversion and extension of former tithe barn to form swimming pool and associated works to Wisteria Cottage.
DECISION STATUS - Refused (19/07/21)
Appeal decision (12/08/22) - Approved with conditions
- 21/1729D - Former Mere Farm Quarry, Chelford Road, Nether Alderley. SK10 4SZ
Discharge of conditions 5, 8, 9, 11, 12, 16, 21, 22, 23 and 24 on approval 19/2513M for delivery of watersports and outdoor activity centre including new vehicular access, car parking and multi-use building.
DECISION STATUS - Approved (06/10/22)
- 21/4993M - Grangelands, 2 Grangewood Drive, Chelford. SK11 9BY
Demolition of conservatory and construction of two storey rear extension and single storey front / side extension.
DECISION STATUS - Approved with conditions (15/08/22)
- 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
- 22/0501M - Chelford House, Chelford Road, Chelford. SK11 9AH
Conversion of domestic outbuilding (former stables) to form ancillary accommodation for staff.
[22/0502M - Listed Building Consent application for above proposed development]
DECISION STATUS - Approved with conditions (23/08/22)
- 22/0686M - 22 Broomfield Close, Chelford. SK11 9SL
Detached garage. Removal of existing boundary wall that has vertical structural cracks and is out of vertical alignment. New 1.83m high post and panel fence positioned 600mm out from face of existing wall.
DECISION STATUS - Approved with conditions (21/09/22)
- 22/0946M - 8 Dixon Drive, Chelford. SK11 9BU
Proposed front, rear and side extension with loft conversion.
DECISION STATUS - Approved with conditions (08/08/22)

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- 22/1336M - 4 Wheat Moss, Chelford. SK11 9SP
Detached garden room and store to front side of house.
DECISION STATUS - Approved with conditions (09/08/22)
- 22/1423M - 1 Burnt Acre, Chelford. SK11 9SS
C3 Dwelling house - Construction of dormer structure to side elevation.
DECISION STATUS - Undecided
- 22/1424M - 1 Burnt Acre, Chelford. SK11 9SS
Non material amendment on application 21/2785M - 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 a front dormer.
DECISION STATUS - Refused (15/09/22)
- 22/1626M - East Farmhouse, Astle Farm, Astle Lane, Chelford. SK10 4TA
Listed Building Consent to add second set of stairs between lounge and first floor landing, change in arrangements to achieve two bedrooms and a family bathroom.
DECISION STATUS - Withdrawn (11/08/22)
- 22/1947M - 7 Robin Close, Chelford. SK11 9BA
Demolition of existing out-buildings, construction of two storey side extension.
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
- 22/2306M - 134 Dixon Drive, Chelford. SK11 9BX
Lawful Development Certificate for a proposed new porch under existing roof over hang, infill with masonry existing conservatory side windows, replace existing defective conservatory roof with new insulated flat roof and roof lights and new detached garage.
DECISION STATUS - Positive certificate (21/09/22)
- 22/2935M - East Farmhouse, Astle Farm, Astle Lane, Chelford. SK10 4TA
Listed Building Consent to add second set of stairs between lounge and first floor landing, change in arrangements to achieve two bedrooms and a family bathroom.
DECISION STATUS - Approved with conditions (07/09/22)
- 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 - Undecided