

# CHELFORD PARISH COUNCIL

## Minutes of the Parish Council meeting held Thursday 10<sup>th</sup> April, 2025 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

Present Councillors B. Brindley (Chairman), C. Howlett, T. McCrum, C. Montaldo,  
D. Wilson, S. Wilson.  
Co-option candidate: Mr. M. Shepherd.  
Members of the public (1).  
Cheshire East Ward Member Cllr. A. Harrison.

### 1. Apologies for absence

Councillor J. Fielding – Personal reason.  
Co-option candidate: Mr. S. Mort.

**116/25 RESOLVED (a) To receive and note the apologies for absence. (All in favour)**

### 2. Declarations of interest:

Item 13 - Councillors B. Brindley, D. Wilson, S. Wilson know Mr. S. Mort through community speed watch activities.

**117/25 RESOLVED (a) To receive and note declarations of interest. (All in favour)**

### 3. Public forum for questions

(a) **Questions from residents:** A representative of Chelford Parish Hall advised that plans are being developed to improve the toilet facilities at the venue. Sources of funding, including s.106 funds, are being sought to support the project. It was reported that work to a tree at the Parish Hall site is being planned. It was suggested that, if appropriate, this work could be co-ordinated with any work required to Parish Council trees.

**118/25 RESOLVED (a) To receive and note the information from Chelford Parish Hall. (All in favour)**

7:47p.m. – One resident excused themselves from the meeting and left.

(b) **Issues raised via social media:** There was nothing to report.

**119/25 RESOLVED (a) To note no issues had been raised via social media. (All in favour)**

### 4. Cheshire East Ward Member Cllr. A. Harrison: report on matters of interest:

Borough Councillor A. Harrison reported that there were many planning issues, including planning enforcement matters, currently ongoing within the Ward and surrounding areas. Concerns had been raised regarding the impact on infrastructure of development across the Chelford Ward area and beyond.

A query was raised regarding the current status of safeguarded land and how the safeguarded land in Chelford fits within any development prioritisation rankings at Cheshire East Council. Borough Councillor A. Harrison agreed to look into this issue.

**120/25 RESOLVED (a) To receive and note the report of Borough Councillor A. Harrison. (All in favour)**

### 5. Minutes

(a) The Minutes of the Parish Council Meeting held 13<sup>th</sup> March, 2025 had been previously circulated to all Members.

**121/25 RESOLVED (a) That the Minutes of the Parish Council Meeting held 13<sup>th</sup> March, 2025 be approved as a correct record and signed by the Chairman. (All in favour)**

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## 6. Finance

- (a) **Financial Statement 2025/26 as at 10<sup>th</sup> April, 2025:** Members considered the financial statement 2025/26 which was unanimously accepted. (Appendix A)
- (b) **Receipts:** The Chairman noted the receipts since the last meeting at Appendix B.
- (c) **Payments:** The Chairman outlined the basis of payments listed at Appendix C.

**122/25 RESOLVED** (a) **That the financial statement as at 10<sup>th</sup> April, 2025 be received and observations duly noted. (Appendix A)**  
(b) **To note the receipts at Appendix B.**  
(c) **That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)**

- (d) **Liquidity Manager account:** It was reported that the 95 day notice liquidity manager account at NatWest Bank had now been opened.

**123/25 RESOLVED** (a) **To receive and note the update. (All in favour)**

- (e) **Funds transfer:** It was reported that £1,000 had been transferred from the business reserve account to the current account.

**124/25 RESOLVED** (a) **To approve the actions of the Clerk & Responsible Financial Officer in transferring £1,000 from the business reserve account to the current account. (All in favour)**

- (f) **Standing Order:** It was reported that it was necessary to update the standing order to the Cheshire Pension Fund.

**125/25 RESOLVED** (a) **That approval be given for the standing order to Cheshire Pension Fund to be updated to £384.56 for payments from May 2025 onwards. (All in favour)**

- (g) **s.106 funds:** It was reported that information had not yet been received from Cheshire East Council regarding the release of the s.106 'community facilities' funds.

**126/25 RESOLVED** (a) **To receive and note the update. (All in favour)**

## 7. Planning Matters

- (a) **Recent planning decisions:** Members noted new planning decisions that had been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix D)

**127/25 RESOLVED** (a) **To note the new planning decisions. (All in favour)**

- (b) **Planning application for consideration:**

- i. 25/0792/DSC: Cheshire East Leisure Amenity Land North of the Cattle Market, Dixon Drive, Chelford. SK11 9AX.  
Discharge of condition 16 on approved application 18/0171M – Demolition of all existing structures and buildings, remediation of the site and the erection of a residential led mixed use development comprising 89 no. residential dwellings (use class C3) and 140sqm (1,500 sq ft) of business floorspace (use class B1) together with landscaping, access points from Dixon Drive, car parking, an acoustic fence and associated infrastructure.

**128/25 RESOLVED** (a) **That no comments be submitted to Cheshire East Council in respect of application 25/0792/DSC. (All in favour)**

- ii. **Any planning applications received since the last meeting:**

- 25/0926/HOUS: The Police House, Oak Road, Chelford. SK11 9AY  
Demolition of existing garage and erection of new garage.

**129/25 RESOLVED** (a) **That no comments be submitted to Cheshire East Council**

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in respect of application 25/0926/HOUS. (All in favour)

- (c) **Licensing application:** Tatton Perk, Westminster House, Knutsford Road, Chelford. SK11 9AS – Sale by retail of alcohol. Monday to Sunday 09:00 – 23:00.

**130/25 RESOLVED** (a) **To note that comments submitted raising concern about potential nuisance and impact of car parking associated with the proposed business had been rejected by Cheshire East Council.** (All in favour)

## 8. Chelford Activity Park

- (a) **Issues identified during routine inspections:** Councillor B. Brindley reported that there continues to be moles at the site. A small amount of litter had also been collected. The Clerk reported that the maintenance contractors had advised that one of the litter bins had been subject to fly tipping of concrete. The contractors will monitor the situation.

**131/25 RESOLVED** (a) **To receive and note the reports.** (All in favour)

- (b) **Booking request:** Members considered a request to use the picnic area of the site for a children's birthday party in June.

**132/25 RESOLVED** (a) **That approval be given for the proposed use of the site.** (All in favour)

## 9. Highway Matters

- (a) **New highway defects:** It was reported that a crack had appeared on the east bound carriageway of Knutsford Road over the railway bridge. Concerns had also been raised regarding the condition of the two bridges on Holmes Chapel Road either side of the church. Concerns continue to be raised regarding the impact of parked cars near to the junction of Oak Road with Knutsford Road.

**133/25 RESOLVED** (a) **That the above defects be reported to Cheshire East Council for attention.** (All in favour)

- (b) **Ongoing highway matters:** Members considered the updates at Appendix E.

**134/25 RESOLVED** (a) **To receive and note the updates.**  
(b) **That Borough Councillor A. Harrison follow up on concerns relating to vegetation obscuring the zebra crossing beacons and parked cars at Oak Road.** (All in favour)

## 10. 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. Manchester Airport: Barrierless forecourts information.

**135/25 RESOLVED** (a) **To receive and note the information.** (All in favour)

ii. Manchester Airport: Invitation to Parish Council forum (07/05/25).

**136/25 RESOLVED** (a) **That Councillors C. Montaldo and D. Wilson be nominated to attend the meeting.** (All in favour)

iii. Cheshire East Council: Notice of increases to car parking charges, introduction of Sunday charges and introduction of evening charges.

**137/25 RESOLVED** (a) **To receive and note the information.** (All in favour)

iv. Cheshire East Council: Changes to supported bus services.

**138/25 RESOLVED** (a) **To receive and note the information.** (All in favour)

v. Network Rail: Notice of expected travel disruption over the Easter bank

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holiday weekend.

**139/25 RESOLVED (a) To receive and note the information. (All in favour)**

vi. Break Free from CEC Campaign: Campaign to reform Macclesfield Borough Council.

**140/25 RESOLVED (a) To receive and note the information. (All in favour)**

## 11. Reports from external meetings

(a) **Cheshire East Council: Town and Parish Council Network meeting (18/03/25):**

The Clerk reported that four presentations provided information on the following items: Cheshire and Warrington Devolution; Local service delivery framework; Family Hubs and the Cheshire East Council Local Transport Plan consultation.

**141/25 RESOLVED (a) To receive and note the report. (All in favour)**

## 12. Community Matters

(a) **Chelford Ward Policing Team:** It was reported that the latest police update had not identified any incidents taking place in Chelford.

**142/25 RESOLVED (a) To receive and note the update. (All in favour)**

(b) **Community Speed Watch:** It was reported that activities were continuing and drivers were still being caught travelling in excess of the speed limit.

**143/25 RESOLVED (a) To receive and note the update. (All in favour)**

(c) **Newsletter:** Newsletter edition 25 had been previously circulated to all Members.

**144/25 RESOLVED (a) That the content of newsletter edition 25 be approved. (All in favour)**

(d) **David Wilson Homes:** It was noted that concerns continue to be raised by residents regarding the impact of the proposed development.

**145/25 RESOLVED (a) To receive and note the information. (All in favour)**

(e) **Land west of Cricketers Green:** There was nothing to report.

**146/25 RESOLVED (a) To note the update. (All in favour)**

(f) **Parish Broadband:** It was reported that a recent campaign to encourage residents to sign up to the proposed scheme to deliver improved broadband to Chelford had been successful. Efforts are continuing to ensure that the Chelford scheme receives priority for delivery.

**147/25 RESOLVED (a) To receive and note the update. (All in favour)**

(g) **National celebrations for the 200<sup>th</sup> anniversary of the railways:**

i. **Chelford Primary School art and poetry project:** There was nothing to report.

ii. **Other events/activities:** There was nothing to report.

**148/25 RESOLVED (a) To receive and note the updates. (All in favour)**

**13. Co-option of Parish Councillors:** It was reported that two expressions of interest had been received. There were currently three vacancies.

**149/25 RESOLVED (a) That Mr. S. Mort and Mr. M. Shepherd be co-opted to Chelford Parish Council. (All in favour)**

## 14. Matters for inclusion on next/future meeting agenda

(a) Several carried forward from previous meetings.

(b) Updates relating to the delivery of the refurbishment work and associated phase one remedial work at Chelford Activity Park.

(c) Updates relating to possible improvements to the bike track.

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- (d) Outcome of RoSPA inspection at Chelford Activity Park.
- (e) Outcome of tree inspection at Chelford Activity Park.
- (f) Updates relating to ongoing Parish Council projects (including improvement work to bus passenger shelter at Knutsford Road)
- (g) Updates relating to ongoing highway priority issues.
- (h) Review nationally recommended updates to Standing Orders and Financial Regulations.
- (i) Review impact (if any) of new legislation. (The Separation of Waste (England) Regulations 2025 and The Terrorism (Protection of Premises) Act 2025.)

**15. Date of next meetings** – Thursday 8<sup>th</sup> May, 2025 at 7:30p.m. at Chelford Primary School. (Annual Parish Meeting immediately followed by Annual Parish Council Meeting.)

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.

**150/25 RESOLVED** (a) That a resolution to exclude the public and press from the following item of business on the grounds that it could involve the likely disclosure of exempt information is not required as there are no items to discuss. (All in favour)

**16. Matters for consideration including those transferred from above items** – None.

The meeting was declared closed by the Chairman at 8:52p.m.

Signed:.....

Approval date: 8<sup>th</sup> May, 2025

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## APPENDIX A

Financial Statement – 2025/26 as at 10 <sup>th</sup> April 2025					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Apr. 25 £	Agenda Apr. 25 £	Budget Balance £
	<b>Receipts</b>				
50,949.00	Precept	53,587.00	0.00	26,793.50	26,793.50
0.00	Balances	5,000.00	0.00		0.00
3,951.23	Investment interest	0.00	0.00		0.00
0.00	Sale of assets	0.00	0.00		0.00
5,196.92	Grants, donations & refunds	0.00	0.00		0.00
1,768.75	Newsletter advertising	1,625.00	0.00		0.00
1,250.00	Unpresented cheque (2023/24)	0.00	0.00		0.00
2,009.79	VAT refund	0.00	0.00		49.20
<b>65,125.69</b>	<b>Total receipts</b>	<b>60,212.00</b>	<b>0.00</b>	<b>26,793.50</b>	<b>26,842.70</b>
	<b>Payments</b>				
15,263.88	Salary (Clerk)	16,931.00	0.00	1,424.28	15,506.72
891.45	National Insurance (Employer)	1,655.00	0.00	155.72	1,499.28
3,373.29	Pension contributions (Employer)	3,462.00	0.00	306.22	3,155.78
785.41	Allowances (Clerk)	1,000.00	0.00	76.63	923.37
227.34	Administration	350.00	0.00		350.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
579.00	Audit fees (internal & external)	590.00	0.00		590.00
731.92	Insurance	1,000.00	0.00		1,000.00
70.00	Donations (inc. s.137)	370.00	0.00		370.00
710.00	Grants	3,000.00	0.00		3,000.00
1,602.65	Newsletter	1,678.00	0.00		1,678.00
103.29	Street lighting	380.00	0.00		380.00
98.00	Website	146.00	0.00	8.50	137.50
293.00	Professional services	2,155.00	0.00		2,155.00
0.00	Advertising	100.00	0.00		100.00
636.72	Subscriptions/affiliation fees	670.00	0.00	564.66	105.34
355.00	Room hire	420.00	0.00		420.00
195.00	Training	550.00	0.00		550.00
7,685.96	Chelford Activity Park maintenance	9,420.00	0.00	449.99	8,970.01
2,697.50	Chelford Village maintenance	6,035.00	0.00		6,035.00
10,932.92	Assets – purchase	5,000.00	0.00		5,000.00
440.34	Assets – maintenance	3,800.00	0.00		3,800.00
0.00	Community Events	500.00	0.00		500.00
0.00	Contingency	1,000.00	0.00		1,000.00
4,265.44	VAT		0.00	49.20	
<b>51,938.11</b>	<b>Total payments</b>	<b>60,212.00</b>	<b>0.00</b>	<b>3,035.20</b>	<b>57,226.00</b>

Cash/Bank reconciliation	01/04/25	01/04/25	10/04/25	31/03/26
Balance B/Fwd	132,592.53	132,592.53	132,592.53	156,350.83
Add total receipts	60,212.00	0.00	26,793.50	26,842.70
Less total payments	60,212.00	0.00	3,035.20	57,226.00
Balance C/Fwd	132,592.53	132,592.53	156,350.83	125,967.53
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/25</b>	<b>01/04/25</b>	<b>10/04/25</b>	<b>31/03/26</b>
General funds	61,949.57	61,949.57	85,707.87	55,324.57
Earmarked reserves	70,642.96	70,642.96	70,642.96	70,642.96
	132,592.53	132,592.53	156,350.83	125,967.53

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## Cash/Bank Reconciliation as at 10<sup>th</sup> April, 2025

### Cash

Balance brought forward 01/04/25	
Current Account	-419.29
Business Reserve Account	20,174.23
Liquidity Manager Account	31,237.36
Skipton Building Society	81,600.23
	132,592.53
Plus receipts	26,793.50
Less payments	3,035.20
Balance carried forward 10/04/25	156,350.83

### Bank (NatWest)

<b>Business Reserve Account</b>	20,174.23	31/03/25
Add receipts/transfer since above statement		
-1,000.00	-1,000.00	
Less unrepresented cheques		
0.00	0.00	
	19,174.23	10/04/25
<b>Current Account</b>	14,247.73	31/03/25
Add receipts/transfer since above statement		
1,000.00	1,000.00	
26,793.50	27,793.50	
Less unrepresented cheques		
Approved (2024/25) -14,667.02	-14,667.02	
For approval -3,035.20	-3,035.20	
	-17,702.22	
	24,339.01	10/04/25
<b>Liquidity Manager Account</b>	31,237.36	31/03/25
Add receipts/transfer since above statement		
0.00	0.00	
Less unrepresented cheques		
0.00	0.00	
	31,237.36	10/04/25
<b>Skipton Building Society</b>		
<b>Community Saver Account</b>	81,600.23	31/03/25
Add receipts/transfer since above statement		
0.00	0.00	
Less unrepresented cheques		
0.00	0.00	
	81,600.23	10/04/25
<b>Total bank balances 10/04/25</b>	<b>156,350.83</b>	

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## APPENDIX B

### Receipts - 2024/25

NatWest Bank plc	£27.80	Gross interest – January, 2025 (BR)
Skipton Building Society	£215.54	Gross interest – January, 2025
NatWest Bank plc	£20.79	Gross interest – February, 2025 (BR)
Skipton Building Society	£194.67	Gross interest – February, 2025
NatWest Bank plc	£72.00	Gross interest – March, 2025 (LM)
NatWest Bank plc	£21.37	Gross interest – March, 2025 (BR)

### Receipts - 2025/26

Cheshire East Borough Council	£26,793.50	Precept 2025/26 (50%) [A]
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## APPENDIX C

### Payments for approval - 2024/25

Cheque No 001659	Zurich Municipal	£731.92	Insurance premium 2025/26
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### Payments for approval - 2025/26

Direct Debit	1&1 IONOS	£6.00	Web hosting: Mar.-Apr. 2025 [B]
Cheque No 001660	E. M. Maddock	£1,316.80	Salary & allowances: Apr. 25 [C]
Cheque No 001661	H.M. Revenue & Customs	£261.49	PAYE payments [D]
Cheque No 001662	Northwich Town Council	£285.00	Ground maintenance: Mar. 25 [E]
Cheque No 001663	Home Assist	£212.49	Bike track work [E]
Cheque No 001664	Cheshire Association of Local Councils	£504.66	Affiliation fee 2025/26 [F]
Cheque No 001665	CPRE	£60.00	Membership fee 2025/26 [F]
Standing Order	Cheshire Pension Fund	£384.56	Pension contributions: Apr. 25 [G]
Direct Debit	1&1 IONOS	£4.20	Email accounts: Apr. 2025 [B]

[A] Local Government Finance Act 1992 s.41(1)

[B] Local Government Act 1972 s.142

[C] Local Government Act 1972 s.112

[D] The Income Tax (Pay As You Earn) Regulations 2003 s.67G

[E] Public Health Act 1875 s.164; Local Government Act 1972 Sch. 14 para.27

[F] Local Government Act 1972 s.143(1)(a)

[G] Pension Act 2008 s.3

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## APPENDIX D

### (a) Recent planning decisions

23/1921M

New Croft, Peover Lane, Chelford. SK11 9AJ  
Construction of two new dwellings and the gifting of the land outlined in blue to the community to enable the re-establishment of the former cricket facilities.

DECISION STATUS – Appeal dismissed

### (b) Outstanding planning applications - None

## APPENDIX E

### Updates relating to reported highway matters

1. Overgrown hedge at Knutsford Road  
UPDATE: Awaiting response from resident regarding trimming works.
2. Overgrown footway along Alderley Road  
UPDATE: Cheshire East Council advises that this location is included in the routine maintenance programme.
3. Request for low level lighting at Dixon Drive  
UPDATE: No update.
4. Signs obscured by foliage  
UPDATE: Hedge cutting has been undertaken and improved visibility of several signs. Review to be undertaken to identify any signs which remain obscured.
5. Damaged bollard at Peover Lane (near junction with roundabout)  
UPDATE: A job has been raised and scheduled to be carried out by Cheshire East Highways.
6. Damaged sign at Peover Lane (near junction with Knutsford Road)  
UPDATE: Cheshire East Highways has assessed the report and aims to carry out a repair in the next 20 working days.
7. Banner at junction of Oak Road with Knutsford Road.  
UPDATE: No update.
8. Request for loading bay outside Chelford Surgery, Elmstead Road.  
UPDATE: No update.
9. Request for 20mph speed limit outside Chelford Primary School, Oak Road.  
UPDATE: No update.