

# CHELFORD PARISH COUNCIL

## Minutes of the Parish Council meeting held

Thursday 12<sup>th</sup> June, 2025 at 7:30p.m.

at The Hub, Elmstead Road, Chelford.

Present Councillors D. Wilson (Vice Chairman), B. Brindley, S. Mort, M. Shepherd.  
Members of the public (4).  
Cheshire East Council Ward Member: Cllr. A. Harrison.  
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

### 1. Apologies for absence

Councillor J. Fielding – Personal reason.  
Councillor C. Howlett – Personal reason.  
Councillor C. Montaldo – Work reason.  
Councillor S. Wilson – Personal reason.

**229/25 RESOLVED (a) To receive and approve the apologies for absence. (All in favour)**

### 2. Declarations of interest: None.

**230/25 RESOLVED (a) To note that no declarations of interest had been made. (All in favour)**

### 3. Public forum for questions

(a) **Questions from residents:** No questions were presented by members of the public.

**231/25 RESOLVED (a) To note that no questions were raised. (All in favour)**

(b) **Issues raised via social media:** It was reported that no issues had been raised via social media.

**232/25 RESOLVED (a) To receive and note the update. (All in favour)**

**4. Cheshire East Ward Member Cllr. A. Harrison: report on matters of interest:** [Item moved to after item 6 as Councillor Harrison had not yet arrived.] Borough Councillor A. Harrison reported he had been working on matters relating to the two proposed residential developments within the Parish. He was aware that there had been disruptions to refuse collections within the area. A date for the proposed white lining work was still awaited. Preparations are being made for activities associated with Armed Forces Week. Concerns had been raised that government funding to Cheshire East Council was not been spent in rural areas.

**233/25 RESOLVED (a) To receive and note the report. (All in favour)**

### 5. Minutes

(a) The minutes of the Annual Parish Council Meeting held 8<sup>th</sup> May, 2025 had been previously circulated to all Members.

**234/25 RESOLVED (a) That the minutes of the Annual Parish Council Meeting held 8<sup>th</sup> May, 2025 be approved as a correct record and signed by the Chairman. (All in favour)**

(b) The minutes of the Annual Parish Meeting held 8<sup>th</sup> May, 2025 had been previously circulated to all Members.

**235/25 RESOLVED (a) That the minutes of the Annual Parish Meeting held 8<sup>th</sup> May, 2025 be confirmed as a correct record. (All in favour)**

### 6. Finance

(a) **Financial Statement 2025/26 as at 12<sup>th</sup> June, 2025:** Members considered the financial statement 2025/26 which was unanimously accepted. (Appendix A)

# CHELFORD PARISH COUNCIL

(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.

**236/25 RESOLVED (a) That the financial statement as at 12<sup>th</sup> June, 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) **s.106 funds:** It was reported that Cheshire East Council had now responded regarding the community facilities funds. It appeared that discussions were taking place with one community organisation. An explanation has been requested as to why the agreed procedure for allocation of these funds was not being followed, however, a response to this had not yet been received.

**237/25 RESOLVED (a) To receive and note the update. (All in favour)**

7:37p.m. – Borough Councillor A. Harrison joined the meeting.

## 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)

It was noted that additional plans had been submitted in respect application 25/1432/FUL.

**238/25 RESOLVED (a) To note the new planning decisions.**

**(b) That the following additional comments be submitted in respect of application 25/1432/FUL:**

**Chelford Parish Council objects to the above application on the following grounds:**

1. The proposed removal of a significant length of established hedgerow is contrary to the Chelford Neighbourhood Policies HP3 and NE3. Peover Lane is predominantly bound by hedges on both sides, therefore, removal of this hedge would detrimentally affect the character of the area.

2. The proposed visibility splays, as marked on Drawing SCP/240999/SK01, do not appear to be deliverable given that approximately 15m of the eastern section comprises tall brick walls at the edge of the carriageway.

3. Chelford Parish Council re-iterates the objection to the proposed new access onto Peover Lane on safety grounds, particularly with reference to pedestrians (including those with children and dogs), cyclists and horse riders. (All in favour)

7:50p.m. – Two residents joined the meeting.

(b) **Planning applications for consideration:**

- i. 25/1234/FUL: Land off Knutsford Road, Knutsford Road, Chelford  
Construction of 20 dwellings and associated works.

**239/25 RESOLVED (a) That the comments at Appendix E be submitted to Cheshire East Council in respect of application 25/1234/FUL. (All in favour)**

- ii. 25/1354/HOUS: The Police House, Oak Road, Chelford. SK11 9AY  
Erection of two storey extension to side and rear elevations, erection of single storey extension to front elevation, replacement of existing flat roofs and render to single storey element on front elevation.

# CHELFORD PARISH COUNCIL

- 240/25 RESOLVED** (a) That the following comments be submitted to Cheshire East Council in respect of application 25/1354/HOUS:  
Chelford Parish Council notes that this application represents a further proposed extension to the property following approval of application 18/5347M. The proposed development will, therefore, result in a dwelling that is substantially larger, in footprint and massing, than the original building. It is requested that the Planning Officer considers the cumulative impact of the proposed development.  
It is requested that all policies of the Chelford Neighbourhood Plan are taken into consideration during the determination of this application. (All in favour)
- iii. 25/1575/FUL: Woodhouse Stables, Carter Lane, Chelford. SK11 9BD  
Part demolition of existing building and replacement with a new build dwelling and attached garage.
- 241/25 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 25/1575/FUL. (All in favour)
- iv. 25/1584/FUL: Land East of Chelford Station, Chelford.  
Full planning application for the erection of 104 dwellings with landscaping and sustainable drainage, vehicular access off Knutsford Road, public open space including play space, and a non-vehicular link to Dixon Drive.  
Members briefly discussed the application, however, considered that a more detailed discussion would be required prior to making representations.
- 242/25 RESOLVED** (a) That consideration of this application be deferred to a future meeting.  
(b) That an additional meeting be arranged to consider application 25/1584/FUL. (All in favour)
- v. 25/1648/TPO: The Grange, 5 Grangewood Drive, Chelford. SK11 9BY  
T1 (Leylandii) Fell – Very large Leylandii, top heavy in nature located in the rear garden and overhanging Knutsford Road. Tree has a very low splitting codominant stem that appears to be pulling away. Tree is in danger of failing across the road.
- 243/25 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 25/1648/TPO. (All in favour)
- vi. 25/1827/HOUS: Mere Hills House, Pepper Street, Chelford. SK11 9BE  
Erection of carport and associated hardstanding and landscaping.
- 244/25 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 25/1827/HOUS. (All in favour)
- vii. 25/2042/PRIOR-3MA: Sirius House, Alderley Road, Chelford. SK11 9AP  
Prior approval for change of use of the former offices (Use Class E) to 4no 1-Bed self-contained flats (Use Class C3).
- 245/25 RESOLVED** (a) That the following comments be submitted to Cheshire East Council in respect of application 25/2042/PRIOR-3MA:  
Whilst the Parish Council acknowledges that this application is for Prior Approval for the proposed change of use, it is noted that the proposed residential units appear to have limitations in design. It is queried whether the proposed units are of sufficient size and layout to meet acceptable minimum space requirements and sanitary conveniences requirements.

# CHELFORD PARISH COUNCIL

It is requested that all policies of the Chelford Neighbourhood Plan are taken into consideration during the determination of this application.

viii. Any planning applications received since the last meeting: None.

**246/25 RESOLVED (a) To note that no further applications had been received. (All in favour)**

## **8. Chelford Activity Park**

- (a) **Issues identified during routine inspections:** Councillor B. Brindley reported that the site had remained tidy over the past month. The table tennis equipment box had, however, been damaged again. There were also marks on the swing seat which appeared consistent with a dog biting the seat.

**247/25 RESOLVED (a) To receive and note the reports. (All in favour)**

- (b) **Safety inspection arrangements:** It was reported that quotations had been sought from a number of suppliers of annual and operational inspections at Chelford Activity Park. Members considered six quotations for inspection services.

**248/25 RESOLVED (a) That the quotation from The Play Inspection Company, in the sum of £750 per year, be accepted. (All in favour)**

- (c) **Refurbishment of Chelford Activity Park:** It was noted that a representative from Cheshire East Council would be attending the next meeting to discuss the current position.

**249/25 RESOLVED (a) To defer discussion of the refurbishment project to the next meeting. (All in favour)**

## **9. Assets and Parish Council projects**

- (a) **Asset transfer:** It was reported that the Parish Council currently owns 10 high-viz vests (printed with community newsletter.). It was suggested that ownership of these vests should be transferred to Chelford Social Committee alongside the funds relating to the newsletter.

**250/25 RESOLVED (a) To approve the transfer of ownership of the 10 high-viz vest to Chelford Social Committee. (All in favour)**

- (b) **Parish Council projects:** It was reported that work is ongoing in respect of identified Parish Council projects. (Appendix F)  
Councillor M. Shepherd noted that the pointing around the commemorative plaque at the bus shelter at Knutsford Road was deteriorating.  
Councillor M. Shepherd also suggested a proposed use of the telephone kiosk as an honesty hub and suggested that a local business could be approached to support the scheme.

**251/25 RESOLVED (a) To receive and note the updates.**

**(b) That the proposal relating to the telephone kiosk be considered at the next meeting. (All in favour)**

- (c) **Future planter maintenance:** Item deferred.

**252/25 RESOLVED (a) To note that the item be deferred to a future meeting. (All in favour)**

## **10. Highway Matters**

- (a) **New highway defects:** Borough Councillor Harrison reported that Cheshire East Council will be undertaking a review of lining at Knutsford Road in relating to the impact, arising from local businesses, on traffic flow and pedestrian safety.

**253/25 RESOLVED (a) To receive and note the update. (All in favour)**

# CHELFORD PARISH COUNCIL

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

**254/25 RESOLVED (a) To receive and note the updates. (All in favour)**

(c) **Ongoing highway priorities:** Members considered the updates at Appendix H.

**255/25 RESOLVED (a) To receive and note the updates. (All in favour)**

## 11. 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. The Local Government Boundary Commission for England:  
Recommendations for new Wards in Cheshire East.

It was noted that the Chelford Ward will change in 2027 with Ollerton with Marthall Parish being moved to the Mobberley Ward and one Over Alderley Parish Ward joining the Chelford Ward.

**256/25 RESOLVED (a) To receive and note the outcome of the review. (All in favour)**

- ii. Manchester Airport: Night noise (NAP23) consultation 2025.

**257/25 RESOLVED (a) That no response be submitted to the consultation. (All in favour)**

- iii. Cheshire East Council: Review of Gambling Statement of Licensing Principles.

**258/25 RESOLVED (a) To receive and note the information. (All in favour)**

## 12. Policy Updates

(a) **IT and Email Policy:** A draft IT and Email Policy had been previously circulated to all Members.

**259/25 RESOLVED (a) That the draft IT and Email Policy be approved and adopted as presented. (Appendix I)**

(b) **Biodiversity Policy:** A draft Biodiversity Policy had been previously circulated to all Members.

**260/25 RESOLVED (a) That the draft Biodiversity Policy be approved and adopted as presented. (Appendix J)**

## 13. Reports from external meetings

(a) **Cheshire East Council: Town and Parish Council Network meeting (13/05/25):**

It was reported that Cheshire East Council plans to launch a new highway defect reporting system in the summer. It aims to improve efficiency in the administration of reported defects. The reporting system has been built specifically for Cheshire East Council and there are plans to expand the scope of the reporting tool at a future date.

**261/25 RESOLVED (a) To receive and note the report. (All in favour)**

## 14. Community Matters

(a) **Chelford Ward Policing Team:** It was reported that the latest police update had identified three incidents: one report of inconsiderate parking, officers attended but all the roads were clear, and two reports of fallen trees on the road.

**262/25 RESOLVED (a) To receive and note the update. (All in favour)**

(b) **Community Speed Watch:** It was reported that the Police had carried out a series of speed checks and recorded many vehicles travelling in excess of the speed limit. The Police checks appear to have been effective in targetting speeding as a recent community speed check event had yielded a lower frequency of speeding.

# CHELFORD PARISH COUNCIL

**263/25 RESOLVED (a) To receive and note the update. (All in favour)**

(c) **Parish Broadband:** It was reported that efforts were continuing to secure a contract for the delivery of the scheme.

**264/25 RESOLVED (a) To receive and note the update. (All in favour)**

(d) **National celebrations for the 200<sup>th</sup> anniversary of the railways:** It was reported that Chelford Primary School was preparing an art project for display at the railway station.

**265/25 RESOLVED (a) To receive and note the update. (All in favour)**

**15. Co-option of Parish Councillor:** It was reported that no expressions of interest had been received.

**266/25 RESOLVED (a) To receive and note the update. (All in favour)**

**16. Matters for inclusion on next/future meeting agenda**

(a) Review of council reserves.

**17. Date of next meeting:** Thursday 10<sup>th</sup> July, 2025 at 7:30p.m. 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.

**267/25 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)**

**18. Matters for consideration including those transferred from above items:** None.

The meeting was declared closed by the Chairman at 9:23p.m.

Signed:.....

Approval date: 10<sup>th</sup> July, 2025

# CHELFORD PARISH COUNCIL

## APPENDIX A

Financial Statement – 2025/26 as at 12 <sup>th</sup> June 2025					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to May 25 £	Agenda Jun. 25 £	Budget Balance £
	<b>Receipts</b>				
50,949.00	Precept	53,587.00	26,793.50		26,793.50
0.00	Balances	5,000.00	0.00		0.00
3,951.23	Investment interest	0.00	202.13	279.89	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	4,265.44	405.47
<b>65,125.69</b>	<b>Total receipts</b>	<b>60,212.00</b>	<b>26,995.63</b>	<b>4,545.33</b>	<b>27,198.97</b>
	<b>Payments</b>				
15,263.88	Salary (Clerk)	16,931.00	2,848.56	1,424.28	12,658.16
891.45	National Insurance (Employer)	1,655.00	311.44	155.72	1,187.84
3,373.29	Pension contributions (Employer)	3,462.00	612.44	306.22	2,543.34
785.41	Allowances (Clerk)	1,000.00	153.26	69.97	776.77
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	278.00		312.00
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	1,210.67	467.33
103.29	Street lighting	380.00	0.00		380.00
98.00	Website	146.00	18.50	12.00	115.50
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	564.66		105.34
355.00	Room hire	420.00	0.00	295.00	125.00
195.00	Training	550.00	0.00		550.00
7,685.96	Chelford Activity Park maintenance	9,420.00	989.99	850.00	7,580.01
2,697.50	Chelford Village maintenance	6,035.00	0.00	91.35	5,943.65
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		214.80	190.67	
<b>51,938.11</b>	<b>Total payments</b>	<b>60,212.00</b>	<b>5,991.65</b>	<b>4,605.88</b>	<b>50,019.94</b>

Cash/Bank reconciliation	01/04/25	08/05/25	12/06/25	31/03/26
Balance B/Fwd	132,592.53	132,592.53	153,596.51	153,535.96
Add total receipts	60,212.00	26,995.63	4,545.33	27,198.97
Less total payments	60,212.00	5,991.65	4,605.88	50,019.94
Balance C/Fwd	132,592.53	153,596.51	153,535.96	130,714.99
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/25</b>	<b>08/05/25</b>	<b>12/06/25</b>	<b>31/03/26</b>
General funds	61,949.57	82,953.55	82,893.00	60,072.03
Earmarked reserves	70,642.96	70,642.96	70,642.96	70,642.96
	132,592.53	153,596.51	153,535.96	130,714.99

# CHELFORD PARISH COUNCIL

## Cash/Bank Reconciliation as at 12<sup>th</sup> June, 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
	<u>132,592.53</u>
Plus receipts	31,540.96
Less payments	<u>10,597.53</u>
Balance carried forward 08/05/25	<u><u>153,535.96</u></u>

### Bank (NatWest)

<b>Current Account</b>	29,895.12		02/05/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
Approved (2024/25)	-122.45		
Approved (2025/26)	-4,124.67		
For approval	<u>-4,605.88</u>		
		<u>-8,853.00</u>	
			21,042.12      12/06/25
<b>Business Reserve Account</b>	19,587.70		02/05/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
	<u>0.00</u>		
		<u>0.00</u>	
			19,587.70      12/06/25
<b>Liquidity Manager Account (35 day)</b>	31,305.91		02/05/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
	<u>0.00</u>		
		<u>0.00</u>	
			31,305.91      12/06/25
<b>Skipton Building Society</b>			
<b>Community Saver Account</b>	81,600.23		31/03/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
	<u>0.00</u>		
		<u>0.00</u>	
			81,600.23      12/06/25
Total bank balances 12/06/25		<u><u>153,535.96</u></u>	

# CHELFORD PARISH COUNCIL

## APPENDIX B

### Receipts

HM Revenue and Customs	£4,265.44	VAT reclaim 2024/25
NatWest Bank plc	£68.55	Gross interest – April, 2025 (LM)
NatWest Bank plc	£19.52	Gross interest – April, 2025 (BR)
Skipton Building Society	£191.82	Gross interest – April, 2025

## APPENDIX C

### Payments for approval

Direct Debit	1&1 IONOS	£4.20	Email accounts: May 2025 [A]
Direct Debit	1&1 IONOS	£6.00	Web hosting: May-June 2025 [A]
Cheque No 001671	Cheshire East Council	£122.45	Newsletter printing [A]
Cheque No 001672	Northwich Town Council	£510.00	Grounds maintenance: Apr. 25 [B]
Cheque No 001673	Cheshire East Council	£25.00	Room hire [C]
Cheque No 001674	E. M. Maddock	£1,310.14	Salary and allowances: June 25 [D]
Cheque No 001675	H.M. Revenue & Customs	£261.49	PAYE payments [E]
Cheque No 001676	Northwich Town Council	£510.00	Grounds maintenance: May 25 [B]
Cheque No 001677	Chelford Social Committee	£270.00	Room hire 2025/26 [F]
Cheque No 001678	JRB Enterprises Ltd	£109.62	Dog poo bags [G]
Cheque No 001679	Chelford Social Committee	£1,088.22	Newsletter advertising funds [H]
Direct Debit	1&1 IONOS	£4.20	Email accounts: June 2025 [A]
Standing Order	Cheshire Pension Fund	£384.56	Pension contributions: June 25 [I]

[A] Local Government Act 1972 s.142

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

[C] Local Government Act 1972 s.111 (Local Government Act 1972 Sch.12 para. 14)

[D] Local Government Act 1972 s.112

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

[F] Local Government Act 1972 s.111 (Local Government Act 1972 Sch.12 para. 8)

[G] Local Government and Rating Act 1997 s.31

[H] Local Government Act 1972 s.137

[I] Pension Act 2008 s.3

# CHELFORD PARISH COUNCIL

## APPENDIX D

### (a) Recent planning decisions

- 25/0926/HOUS      The Police House, Oak Road, Chelford. SK11 9AY  
Demolition of existing garage and erection of new garage.  
DECISION: Approved with conditions (22/05/25)
- 25/1301/NMA      106 Dixon Drive, Chelford. SK11 9BX  
Non-material amendment to approval 24/4924/HOUS.  
DECISION: Approved with conditions (22/05/25)

### (b) Outstanding planning applications

- 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 140 sq m  
(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.
- 25/1269/TPO      1 Mere Court, Chelford. SK11 9EB  
Removal of TPO Yew tree (T3) to increase light levels and improve  
health of surrounding trees and plant life.
- 25/1400/FUL      25 Astle Court, Dixon Drive, Chelford. SK11 9BU  
New disabled ramp access to new enlarged door entrance and side  
pane and adjustment to existing canopy.
- 25/1432/FUL      Willow Glade, Peover Lane, Chelford. SK11 9AJ  
Single dwelling to replace existing outbuilding.

### (c) Outstanding planning appeals

- 24/4781/HOUS      1 Yewtree Cottage, Alderley Road, Chelford. SK11 9AP  
Proposed two-storey side and single storey rear extension.  
Alterations to existing access to widen driveway.

# CHELFORD PARISH COUNCIL

## APPENDIX E

25/1234/FUL: Land off Knutsford Road, Knutsford Road, Chelford.  
Construction of 20 dwellings and associated works.

### OBJECTION:

Chelford Parish Council objects to the above application on the following grounds:

1. The proposed development site is designated as safeguarded land. The SADPD states at paragraph 2.16, "Safeguarded land remains in the open countryside and is not allocated for development at the present time". It is, therefore, considered that development of this site is premature given that safeguarded land is referred to as possibly being required to meet longer-term development needs.
2. Chelford Parish Council vigorously objected to the designation of this site as safeguarded land, particularly given the justification set out in report ED53 (Local Service Centres Safeguarded Land Distribution Report) to, "take the unmet requirement from Mobberley and redistribute it to Chelford". Consequently, the removal of good agricultural land from the green belt was unrelated to any housing need in Chelford and was merely a cobbled together strategy to meet a highly questionable target for local service centres. This was despite all of the land parcels in Chelford considered during the Green Belt Assessment Update as making a major or significant contribution to the Green Belt.
3. SADPD Policy PG 11 stipulates a requirement to provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt land to offset the impact of the removal of the land from the Green Belt.

Chelford Parish Council requests clarification of what 'compensatory improvements' are being provided along with evidence that these measures are of sufficient quantity and quality to offset the loss of this land.

4. Chelford Parish Council is disappointed that the applicant has chosen to deliver a portion of the Biodiversity Net Gain obligations, "via purchase of biodiversity units". Given the rural setting of Chelford, it is considered this approach represents a missed opportunity to not only improve biodiversity within the Parish but to support the community in enhancing the surrounding rural landscape.
5. Whilst the Parish Council welcome the proposal to upgrade the existing zebra crossing at Knutsford Road to a puffin crossing, there is concern that this may not be realistically deliverable. It is unclear what factors have changed since the A537 Knutsford Road, Chelford - Proposed Puffin Crossing Stage 1 Road Safety Audit was undertaken and which denied such an installation. What has now changed which would enable such a crossing to be provided?
6. It is not considered appropriate or acceptable to approve this application with an associated undeliverable community benefit.
7. The population of Chelford School has grown significantly since the recent housing developments. There is now a growing demand for places in Reception illustrated by the fact that for entry in September 2025, 17 first choice applications were received

## CHELFORD PARISH COUNCIL

for 13 places. This has resulted in 3 children who live within the Chelford School catchment not being offered a place. Further housing developments will result in more children being unable to access their local school. Already the School is facing challenges in terms of accommodation, both in terms of physical infrastructure and classroom organisation, which will allow effective delivery of the curriculum. The current school site has limitations in terms of how it could expand and further housing developments will exacerbate the problem. The school currently does not have the physical capacity to accommodate more children living within the Parish as well as providing the required curriculum. Spaces to deliver an effective curriculum and to meet the complex needs of some pupils are inadequate as is staff accommodation. More housing will increase the challenges already being faced by the School.

8. The proposed development of 20 dwellings would put significant strain on Chelford surgery. In the last 10 years, the number of registered patients has more than doubled to nearly 5000 and this is already providing major challenges. The current Surgery site does not have the capacity for further expansion, both in terms of physical space and also because of the existing building structure. Car parking is limited and often spills over into the adjacent road, causing safety concerns for residents. Further increases in patient numbers, arising from this proposed development and any others, will lead to a detrimental impact on patient care and the future success and sustainability of the surgery. At the most basic level of impact, expansion of patients will result in even longer waiting times for doctor consultations. More importantly, an even greater burden will be placed on already stretched surgery staff and patient care resources. Doctors have already expressed their growing concerns about the negative consequences of even more houses in Chelford.
9. There are concerns that increased traffic, arising from the proposed development, using the single existing access junction with Knutsford Road will create a hazard to all road users including pedestrians. The junction is located in close proximity to other road junctions and a number of business access points, therefore, increased traffic will exacerbate existing traffic flow challenges.
10. Concerns are raised regarding the ability of existing utilities to service the proposed additional dwellings. Existing issues relating to the sewer network, water supply and electricity supply are likely to be made worse by increased demand from the proposed dwellings.
11. There are concerns that the design of the proposed development will lead to car parking issues. The design of the development leaves little available space for visitors or multiple car owning families to park off the highway. It is also considered that the spatial design of the car parking arrangements will lead to cars being a prominent feature of the street-scene which is considered to detract from rural setting of Chelford. This is clearly evident in recent Chelford housing developments.
12. The Chelford Neighbourhood Plan sets out at paragraph 4.3.7 that, "small-scale growth may be acceptable if it meets the specific needs of the Chelford community, namely the older age groups and those younger families who require lower cost housing".

## CHELFORD PARISH COUNCIL

13. It is noted that the affordable housing comprises 4 no. 1-bed apartments and 2 no. 2-bed semi-detached properties. These do not appear wholly consistent with the Neighbourhood Plan given that:
- a. 1-bed apartments are not suitable for young families
  - b. the upper floor 1-bed apartments can only be accessed by stairs, making them unsuitable for some older age groups who may have reduced mobility
  - c. the 2-bed semi detached properties may be unsuitable for younger families with more than one child.

It would appear, therefore, that the proposed affordable homes may have limited value in meeting the needs of Chelford residents.

14. It is requested that all policies of the Chelford Neighbourhood Plan are taken into consideration during the determination of this application.

# CHELFORD PARISH COUNCIL

## APPENDIX F

### Updates relating to projects identified by Parish Council

#### Pre-2023/24 (brought forward):

1. Ensure walking provision is considered when strategic plans for Green Spaces are developed.  
UPDATE: New pathway at Chelford Activity Park under review with respect to position and design.
2. Consider inclusion of fitness trail when preparing plans for the refurbishment of Chelford Activity Park.  
UPDATE: Position of proposed fitness trail and outdoor gym equipment at Chelford Activity Park under review. Awaiting further details from Cheshire East Council.
3. Consider provision of additional benches within Green Spaces.  
UPDATE: Picnic benches to be installed at Mere Court Park (date unknown). Bench provision at Chelford Activity Park to be reviewed following finalisation of pathway route. (One bench may need to be relocated to accommodate the pathway.) Awaiting revised proposal details from Cheshire East Council.
4. Repair and refurbish brick bus passenger shelter at Knutsford Road  
UPDATE: Initial maintenance work completed. Detailed survey planned to identify any repairs required to the shelter and consider options to improve the appearance and amenity of the shelter (e.g. installation of information boards, review of internal furniture, etc.).
5. Renovate and re-purpose red telephone kiosk at Chelford Roundabout.  
UPDATE: Quotations being sought for renovation work. Consideration to be given to possible future uses of the kiosk.
6. Replace and re-purpose red telephone kiosk at Knutsford Road.  
UPDATE: Replacement kiosk being sourced together with quotations and permissions for installation. Consideration to be given to possible future uses of the kiosk particularly given the location and limited access to the potential asset.

#### 2023/24:

1. Review of floral displays (content)  
UPDATE: Routine weeding added to the 2025/26 floral display contract.
2. Review of floral displays (provision of additional displays)  
UPDATE: Consideration to be given to viability and sustainability of possible additional floral display locations.
3. Identification and review of problematic areas for dog poo  
UPDATE: Dog poo bag dispensers installed at four locations and filled with bags. A period of monitoring, to identify usage and impact, is being undertaken. Public feedback following the installation of the dispensers has been very positive.
4. Support The Hub in carrying out work to make the venue more useable for whole community  
UPDATE: [Note: The Hub is not within the management of the Parish Council.] Funding opportunities for energy efficiency projects and digital connectivity projects brought to the attention of The Hub. Grant of £710 provided for replacement shed. The Parish Council will continue to forward relevant funding opportunities to The Hub and to respond to requests for support as required.
5. Support Friends of Chelford Station Group to recruit more volunteers to help maintain the green space around the station  
UPDATE: Friends of Chelford Station Group invited to submit articles to the newsletter

# CHELFORD PARISH COUNCIL

to encourage residents to join the group. Parish Council has supported work by providing floral displays for the southbound platform and annual hedge cutting services.

6. Consider holding an event to address vegetation overhanging footways and encourage a sense of collective community responsibility  
UPDATE: Articles periodically included within the newsletter reminding residents to ensure their boundary hedges and other vegetation are not obstructing the footways. Consider the viability of the suggested event, if still required, in the autumn.
7. Consider supporting the 20s Plenty campaign  
UPDATE: 20s Plenty campaign continue to lobby nationally for reduced speed limits. Parish Councils are invited to consider whether there is local support for a scheme in their local area. Parish Council may wish to consider inviting a representative of the campaign to speak to the Parish Council and/or a public meeting.
8. Consider options for reviewing accessibility of public rights of way within Parish  
UPDATE: [Note: Public Rights of Way are the shared responsibility of landowners and Cheshire East Council (as the Highway Authority).] Chelford FP1 included within the annual strimming schedule (770m). Chelford FP5 included within the annual strimming schedule (370m). Report public rights of way issues to Cheshire East Council when received. Public rights of way information to be added to the Parish Council website.
9. Consider holding litter picking events throughout the year  
UPDATE: Previously planned event abandoned due to leader of initiative resigning. Small, informal litter picking activities carried out by volunteers. Undertake periodic reviews to establish whether there are significant litter issues requiring attention.
10. Raise awareness of Neighbourhood Watch schemes  
UPDATE: Information relating to Neighbourhood Watch included within newsletter. Four localised Neighbourhood Watch groups listed within the scheme (Dixon Drive, Knutsford Road, Broomfield Close, Burnt Acre). Consider including reminder information in future newsletter.
11. Explore ways to engage with residents  
UPDATE: Parish Council newsletter article endeavours, where appropriate, to include details of consultations on issues which may affect or be of interest to residents. Consultations, invitations to meetings and other information published on the Parish Council website and Facebook page. Residents are invited to attend Parish Council meetings. A new notice board at Dixon Drive provides a further information point within the community. List of Parish Councillors is displayed on notice boards. Residents invited to the Annual Parish Meeting to share local issues.
12. Consider entering Britain in Bloom competition  
UPDATE: Information relating to competition discussed by Parish Council. Consideration given to the non-competitive scheme 'It's Your Neighbourhood'. Article in the newsletter invited residents to express interest in participating in the scheme – only one expression of interest received.
13. Consider creating a welcome pack for new residents with lists of local trades, latest newsletter and perhaps vouchers from local businesses to encourage people to support local shops  
UPDATE: Discussed by Parish Council, however, it was considered that the regular newsletter may supersede the 'welcome pack'. Challenges identified regarding effective administration of such a scheme given the increasing number of properties within the Parish and the lack of a comprehensive method to minimise 'missing' new

# CHELFORD PARISH COUNCIL

residents. Discussion concluded to take no further action at this time.

14. Management of unmown areas at Mere Court Park  
UPDATE: Cheshire East Council advise that the area acts as a buffer between the open space and neighbouring properties. The area is cut back every few years to prevent it encroaching into the open space. There will be no nettle or bramble control other than strimming back to keep them from the edge of the footpath.  
Parish Council will continue to monitor and report issues as they arise.
15. New notice board at Dixon Drive (near to Galloway Grange)  
UPDATE: Notice board has been installed.
16. Renovation of notice board at Station Road.  
UPDATE: Maintenance work completed.

## APPENDIX G

### Updates relating to reported highway matters

1. Overgrown hedge at Knutsford Road  
UPDATE: Awaiting response from resident regarding trimming works. Borough Councillor A. Harrison following up.
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 Pepper Street (near junction with Knutsford Road)  
UPDATE: Cheshire East Council update: Work complete (16/04/25).
7. Banner at junction of Oak Road with Knutsford Road.  
UPDATE: No update.
8. Request for loading bay outside Chelford Surgery, Elmstead Road.  
UPDATE: Cheshire East Council response, "The Council will visit Elmstead Road to determine whether parking measures/ loading bay are appropriate and necessary. Your comments will be considered during this assessment. If the assessment concludes that parking measures/loading bay are required, your request will be added to our list of locations for consideration and be prioritised against other locations to form a future works programme. However, please be aware that our current programme for this financial year has already been finalised. We are unable to provide a specific timeframe for when your location will be addressed in a future programme of works due to current budget pressures."
9. Request for 20mph speed limit outside Chelford Primary School, Oak Road.  
UPDATE: Cheshire East Council response: "The Council will visit Oak Road to determine whether parking restrictions are appropriate and necessary. Your comments will be considered during this assessment. Our response would be: If the assessment concludes that parking restrictions are appropriate required, your request will be added

# CHELFORD PARISH COUNCIL

to our list of locations for consideration and be prioritised against other locations to form a future works programme. However, please be aware that our current programme for this financial year has already been finalised. We are unable to provide a specific timeframe for when your location will be addressed in a future programme of works due to current budget pressures.

The Council will consider your request against the Speed Management Strategy that was approved by the Highways and Transport Committee in 2022, the next steps are:

- Your request will be logged and checked against other requests.
- Cheshire East Highway's Road Safety Team will consider and review the site, the first step in the review process is a desk top evaluation of the location to develop a priority score. Where possible, for high scoring sites, a high-level indicative cost for the suspected solution will be developed to help prioritisation. Resources permitting, this is expected to be undertaken within 1 month of receipt of the enquiry.
- In reviewing your request, the team will work with partner organisations to assess any issues in the locality.
- If the location/s would benefit from educational or enforcement measure/s, one of the team will contact you.
- You will be notified of the outcome of the assessment including if it is being considered for future funding.
- Requests for speed management measures are prioritised for funding across the Borough annually for development.
- Upon prioritisation, further investigations will be undertaken to understand the measures to be introduced and revise the likely costs.
- The measures that may be introduced could range from signing and lining to amendments to the road layout. This wide range of solutions will dictate the feasibility and affordability of any proposals within the available budgets.
- If sites are then identified as feasible and selected for funding, they will be included in the following year's annual works programme and key stakeholders will be kept informed throughout the process, this may include any statutory consultation that is required to implement.

10. Crack on Knutsford Road (eastbound carriageway) at railway bridge

UPDATE: No update

11. Deteriorating condition of bridges (2) at Holmes Chapel Road

UPDATE: Cheshire East Council response, "We had a full principal inspection on both of these structures in May 2024. (A Principal Inspection is a full inspection, to within touching distance of all the bridge elements). There is no cause for concern with regards to the structural integrity and stability of these structures. North requires some routine maintenance including the removal of vegetation and silt from the invert and they both would benefit from some repointing works throughout. However, these are minor maintenance actions and wouldn't be anything to indicate anything more sinister. The maintenance actions will be programmed for this financial year, when we have resources."

12. Pothole on Dixon Drive (between Woodland Close and Millbank Close)

UPDATE: No update

13. Damage to pavement from tree (pathway near to Surgery)

UPDATE: No update

# CHELFORD PARISH COUNCIL

## APPENDIX H

### Highway Priorities 2023/24

#### Immediate priorities:

1. Review of zebra crossing at Knutsford Road  
UPDATE: Continue to log incidents at the crossing and lobby for crossing improvements. Continue to lobby for improved lighting at the crossing to increase the visibility of pedestrians.
2. Review of yellow lines at junction of Oak Road and Knutsford Road  
UPDATE: Response from Cheshire East Council: Cheshire Constabulary data shows that over the last five years there has been one reported injury collision at this location. The data does not include damage-only collisions or near misses. The request has been added to the list of locations for consideration during prioritisation assessments which inform future work programmes.  
The Parish Council will continue to lobby for action in order to reduce the number of 'near-miss' incidents at the junction and reduce the impact on traffic flow along Knutsford Road and Oak Road.  
See Appendix H, Item 9

#### High priority issues:

3. Review of options to tackle speeding issues within the Parish  
UPDATE: Provision of two new SIDs along Knutsford Road being progressed.  
Awaiting arrangements for traffic management to enable the re-planting of the post at Knutsford Road.  
Community speed watch now resumed. Potential for average speed cameras to be assessed when initial pilot scheme at Plumley has been completed.
4. Footway surface condition along Knutsford Road from junction with Station Road to railway platform access  
UPDATE: Issue logged with Cheshire East Council for attention. Issue referred to Cheshire East Council Walking Champion for attention. Access to footway much improved following removal of debris and overgrown vegetation.
5. Siding out of footways along Knutsford Road  
UPDATE: Issue logged with Cheshire East Council for attention. Siding out work completed along Knutsford Road from junction with Station Road to Chelford Parish Hall by Chelford Edging Group.
6. Review of gullies and drainage issues  
UPDATE: Gully emptying data being analysed and correlated to any current flooding issues. Drainage issue at Peover Lane addressed (early October, 2024).  
The Parish Council continues to monitor flooding issues and report as necessary.
7. Signage (or other measures) to deter parking on footways (e.g. Elmstead Road, Knutsford Road (near shops))  
UPDATE: Knutsford Road: Road Safety Team reviewing impact of commercial businesses on parking issues.  
Elmstead Road: The request has been added to the list of locations for consideration during prioritisation assessments which inform future work programmes. Where parked vehicles are causing an obstruction or preventing egress from properties they can be reported to the police. Where parking restrictions exist, enforcement is undertaken by the Cheshire East Council parking services team.

# CHELFORD PARISH COUNCIL

Other highway priorities to be pursued:

8. Re-instatement of worn yellow lines on Dixon Drive  
UPDATE: Cheshire East Council has assessed the issue and added it to the improvement programme for repair over the longer term. This means that it is unlikely that any improvement work will take place during the current financial year. The Parish Council continues to press for re-instatement work to be carried out. The issue has also been raised with David Wilson Homes.
9. Review of street lighting provision within the Parish (particularly along Knutsford Road)  
UPDATE: Existing defective columns reported to Cheshire East Council for attention. Street lights out at Chelford Roundabout, between Alderley Road and Chelford Road exits are awaiting repair (Repairs have been delayed due to safety concerns and the loss of electricity supply to the columns.).
10. Installation of village gateways  
UPDATE: Cheshire East Council plans to refresh the slow markings through the village, install some dragon's teeth lining at the start of the speed limit change into the village and also install a 30mph roundel at the speed limit change, however, the proposed gateway signs do not fall within the scope of items for which Ward Member budgets can be spent. These, therefore, are not being completed as part of the above work. Village gateway proposals being developed following discussion at January 2025 Parish Council meeting.
11. Removal of redundant signage  
UPDATE: David Wilson Homes has apologised for the oversight in leaving the signage in place and has removed the signage. National Garden Scheme apologised for signs not being removed and is making relevant individuals aware of need to remove signage following events. Awaiting response from Pear Tree Barns developer.
12. Install more robust bollards at Dixon Drive (no through road point near Galloway Grange)  
UPDATE: The Parish Council continues to press for improvements to the bollards and for signage to alert motorists for need for access for emergency vehicles.
13. Enforcement of hedge/shrub/tree cutting adjacent to footways  
UPDATE: Individual issues reported to Cheshire East Council as required.
14. Installation of rumble strips  
UPDATE: Parish Council to consider possible locations and desirability of rumble strips.

# CHELFORD PARISH COUNCIL

## APPENDIX I

### IT and Email Policy

#### **1 Introduction**

- 1.1 Chelford Parish Council recognises the importance of effective and secure information technology (IT) and email usage in supporting its business, operations and communications.
- 1.2 This policy outlines the guidelines and responsibilities for the appropriate use of IT resources and email by council members, employees, volunteers and contractors.

#### **2 Scope**

- 2.1 This policy applies to all individuals who use Chelford Parish Council's IT resources, including computers, networks, software, devices, data and email accounts.

#### **3 Acceptable use of IT resources and email**

- 3.1 Chelford Parish Council IT resources and email accounts are to be used for official council-related activities and tasks. Limited personal use is permitted, provided it does not interfere with work responsibilities or violate any part of this policy. All users must adhere to ethical standards, respect copyright and intellectual property rights, and avoid accessing inappropriate or offensive content.

#### **4 Device and software usage**

- 4.1 Where possible, authorised devices, software and applications will be provided by Chelford Parish Council to employees for the purposes of undertaking work-related tasks.
- 4.2 Chelford Parish Council does not provide computer equipment to councillors but will consider requests by councillors for assistance in training to acquire the necessary skills to execute tasks requiring technology.

#### **5 Data management and security**

- 5.1 All sensitive and confidential Chelford Parish Council data should be stored and transmitted securely using approved methods. Regular data backups should be performed to prevent data loss, and secure data destruction methods should be used when necessary.
- 5.2 Employees and councillors should be mindful of the provisions contained within the Council's policies relating to privacy; subject access; freedom of information; information and data retention and disposal and social media.

#### **6 Email communication**

- 6.1 All employees and councillors are provided with a council email address and must use this for all council business.
- 6.2 Councillors are reminded that any email sent or received in their capacity as a Parish Councillors is Council data and any emails may have to be disclosed following requests under the Data Protection Act or Freedom of Information Act.
- 6.3 Councillors must ensure that any personal devices used to access council systems (including email and data) are password protected and access is restricted solely to the member.
- 6.4 Emails should be professional and respectful in tone. Confidential or sensitive information must not be sent via email unless it is encrypted.

# **CHELFORD PARISH COUNCIL**

## **7 Password and account security**

- 7.1 Chelford Parish Council email account users are responsible for maintaining the security of their accounts and passwords. Passwords should be strong and not shared with others. Regular password changes are encouraged to enhance security.
- 7.2 Be cautious with attachments and links to avoid phishing and malware. Verify the source before opening any attachments or clicking on links.

## **8 Portable devices**

- 8.1 All portable devices which have access to Chelford Parish Council email accounts and data must be protected to prevent unauthorised access. This can be by use of passwords, passcodes or other biometric measures as applicable.
- 8.2 Particular care must be taken when using removable media to transmit data as such media are easily lost or intercepted. Any sensitive information (including personal data, confidential documents or data which could impact on the rights or reputation of any person or organisation including the Council) placed on removable media must be suitably password protected or encrypted.

## **9 Email monitoring**

- 9.1 Chelford Parish Council reserves the right to monitor email communications to ensure compliance with this policy and relevant laws. Monitoring will be conducted in accordance with the Data Protection Act and GDPR.

## **10 Retention and archiving**

- 10.1 Emails should be retained and archived in accordance with legal and regulatory requirements. Regularly review and delete unnecessary emails to maintain and organised inbox.
- 10.2 Employees and councillors should refer to the Information and data retention and disposal policy when undertaking reviews of stored data.

## **11 Reporting security incidents**

- 11.1 All councillors, employees or volunteers must report any incidents which could pose a risk to the council's systems or data security to the Clerk without delay. This includes but is not limited to:
  - lost devices
  - potential risk arising from phishing emails/websites
  - passwords having been shared
  - unauthorised access to systems.

## **12 Compliance and consequences**

- 12.1 Breach of this IT and Email Policy may result in the suspension of IT privileges and further consequences as deemed appropriate.
- 12.2 Unauthorised access, use, destruction, modification and/or distribution of council information, systems or data is prohibited.

## **13 Policy review**

- 13.1 This policy will be reviewed annually to ensure its relevant and effectiveness. Updates may be made to address emerging technology trends and security measures.

# CHELFORD PARISH COUNCIL

## 14 Contacts

14.1 For IT related enquiries or assistance users can contact the Clerk.

14.2 All staff and councillors are responsible for the safety and security of Chelford Parish Council's IT and email systems. By adhering to this IT and Email Policy, Chelford Parish Council aims to create a secure and efficient IT environment that supports its mission and goals.

## APPENDIX J

### Biodiversity Policy

#### 1 Introduction

1.1 Under the Environment Act 2021, public authorities (including Parish Councils) operating in England must consider what they can do to conserve and enhance biodiversity.

1.2 Government guidance clarifies that Parish Councils must:

- consider what they can do to conserve and enhance biodiversity
- agree policies and specific objectives based on their consideration
- act to deliver their policies and achieve their objectives

1.3 A review of this policy and objectives must be undertaken at least every five years.

#### 2 Definition

2.1 According to Defra (Biodiversity 2020), biodiversity is the variety of all life on Earth. It includes all species of animals and plants – everything that is alive on our planet.

2.2 Biodiversity is important for its own sake and has its own intrinsic value. A number of studies have shown this value also goes further. Biodiversity is the building block of our ecosystems that in turn provide us with a wide range of goods and services that support our economic and social wellbeing. These include essentials such as food, fresh water and clean air, but also less obvious services such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives.

#### 3 Aims and objectives

3.1 The object of this policy is to work towards conserving and enhancing the biodiversity of the Council's area.

3.2 Chelford Parish Council will consider sustainability, environmental impact and biodiversity when making decisions and will develop and implement policies and strategies as required.

3.3 In particular the Council will aim to improve the biodiversity of the area in the following ways:

- consider the potential impact on biodiversity represented by planning applications
- where possible, manage its land and property using environmentally friendly practices that will promote biodiversity

# CHELFORD PARISH COUNCIL

- support the adoption of low impact / nature positive practices when determining Council activities
- encourage and support other organisations within the parish to manage their areas of responsibility with biodiversity in mind
- support residents and local organisation activities to enhance and promote biodiversity.

## 4 Actions

### 4.1 Planning applications

- The Council will:
  - when commenting on planning applications, support site and building design that benefits biodiversity through the conservation and integration of existing habitats or provision of new habitats
  - support protection of sensitive habitats from development and will consider whether the development would mean the loss of important habitats for wildlife in respect of all applications
  - consider what each proposed development might make in terms of biodiversity net gain
  - include policies in support of biodiversity within the neighbourhood plan.

### 4.2 Land and property management

- The Council will:
  - consider the conservation and promotion of local biodiversity with regard to the management of its open spaces. This will include, where possible, adopting beneficial practices with regard to cutting and removal of vegetation, application of chemicals and timing of maintenance work.
  - take special care in the specification of grounds maintenance contracts to ensure that the work, whilst reaching acceptable standards, does not harm the natural environment
  - source sustainable materials when procuring supplies for the Council's use

### 4.3 Local community

- The Council will:
  - where appropriate, raise local awareness of biodiversity issues
  - where appropriate, engage with local businesses and residents regarding biodiversity in the community and how members of the community can assist and make a difference.

## 5 Monitoring

5.1 This policy was adopted on 12<sup>th</sup> June, 2025 and will be reviewed each year at the Annual Meeting of the Council.

5.2 The action plan associated with this policy will also be reviewed on an annual basis.

# CHELFORD PARISH COUNCIL

## Action Plan

Site / Objective	Action	Outcome	Target	Reporting/publicity
Whole council area	Raise local awareness of biodiversity	Gain local support for action	Ongoing	Newsletter, social media, website
Chelford Activity Park	Sympathetically maintain hedging	Food sources and cover	Ongoing	Review at maintenance contract renewal
Chelford Activity Park	Only use environmentally friendly pesticides where absolutely necessary and only in ideal weather conditions	Sustain and enhance natural habitats	Ongoing	Review and maintenance contract renewal and as incidents occur
Public spaces	Encourage residents to remove litter and pick up after their dogs	Protecting habitats	Ongoing	Regular reporting to Council of usage of dog poo bag dispensers  Newsletter, social media, website
The built landscape	Ensure that planning consultations are considered against the requirements of the Neighbourhood Plan	Protecting and enhancing habitats	Ongoing	Website and Cheshire East Council planning portal

Other example actions for consideration at a future date (this list is not exhaustive):

- Encourage suitable planting to support biodiversity to connect and diversify habitats to meet the needs of a variety of wildlife species
- Consider additional planting in open spaces to increase diversity of habitats and food sources
- Provide/maintain bird boxes as appropriate
- Identify opportunities to leave leaf litter and dead vegetation as a habitat for invertebrates
- Identify opportunities to leave areas unmown to encourage insects
- Consider opportunities to encourage minimising verge management (other than in areas which may need cutting for highway safety) to protect/enhance habitats
- Encourage hedgehog/small animal highways with permeable boundaries
- Survey residents to identify biodiversity conservation priorities within the parish
- Discourage the use of floodlights to protect nocturnal animals
- Consider opportunities for seed bombs / bulbs etc to extend habitats
- Raise awareness of the importance of gardens as habitats for wildlife
- Consider raising local awareness of volunteering opportunities which support biodiversity.