

Chelford Parish Council

Notice of Parish Council Meeting

Date: Thursday 8th January, 2026

Time: 7:30p.m.

Venue: The Hub, Elmstead Road, Chelford.



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer.

Dated 3rd January, 2026

In order to keep councillors and other members of the public safe, please do not attend the meeting if you are feeling unwell for any reason or if you have been in contact with anyone who has Covid, flu or Covid/flu symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

Agenda

To Members of Chelford Parish Council,

You are hereby summoned to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

- 1. Apologies for absence**
- 2. Declarations of Interest**
 - (a) To receive Declarations of Interest in any items on the agenda.
- 3. Public Forum for Questions**
 - (a) To receive questions from members of the public.
 - (b) To receive a summary of issues raised via the Parish Council social media account.
- 4. Cheshire East Ward Member: Cllr. A. Harrison**
 - (a) To receive a report on items of interest to the Parish Council.
- 5. Minutes**
 - (a) To approve the Minutes of the Parish Council meeting held 11th December, 2025 as a correct record and approve signing by the Chairman.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2025/26 as at 8th January, 2026 (Appendix A).
 - (b) To note receipts listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
- 7. Planning Matters**
 - (a) To receive and consider recent planning decisions issued by Cheshire East Council in respect of development within the Parish and any updates relating to outstanding applications. (Appendix D)
 - (b) To consider the following planning applications:
 - i. 25/4503/CLEUD: Holly Tree House, Pepper Street, Chelford. SK11 9BE Certificate of existing lawful use for the confirmation of the existing garden as residential garden land. [Application site in Marthall, but may be of interest.]

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- ii. Any planning applications received following the issue of the agenda may be included for discussion if required.

- (c) National Planning Policy Framework: [proposed reforms and other changes to the planning system consultation](#). (Closes 10/03/26)

8. Chelford Activity Park

- (a) To receive a summary of issues identified during routine inspections of the site.

9. Highway matters

- (a) To receive updates on previously reported highway defects.
- (b) To receive new highway defects for attention from Members.
- (c) To receive an update relating to proposed village gateways.

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. Cheshire Police and Crime Commissioner: Policing precept survey. (Closes: 26/01/26)
 - ii. Assistant Chief Constable, Cheshire Constabulary: Confirmation that the proposal to reduce the number of PCSO posts from 87 to 27 will be progressed.
 - iii. Cheshire East Council: Invitation to Town and Parish Council Network meeting (20/01/26, 6pm, online). Topic: Cheshire East Council's new Transformation and Improvement Delivery Plan 2025-27.

11. Community Matters

- (a) To receive a report from the Chelford Ward Policing Team on matters of interest or concern within the Parish.
- (b) To receive an update on community speed watch activities and speed monitoring.
- (c) To receive and consider updates relating to broadband upgrades within Parish.

12. Matters for inclusion on next/future meeting agenda

- (a) Updates relating to the delivery of the refurbishment work and associated phase one remedial work.

13. Date of next meeting: Thursday 12th February, 2026 at 7:30p.m. at The Hub.

14. Exclusion of public and press

- (a) 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.
- (b) Matters for consideration including those transferred from above items (as required).
 - i. Matters relating to asset management.
 - ii. Matters relating to the allocation of s.106 community facilities funds.

E.M.Maddock

Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer. Dated 3rd January, 2026

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Appendix A: Financial statement

Financial Statement – 2025/26 as at 8 th January 2026					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Dec. 25 £	Agenda Jan. 26 £	Budget Balance £
	Receipts				
50,949.00	Precept	53,587.00	53,587.00		0.00
0.00	Balances	5,000.00	0.00		0.00
3,951.23	Investment interest	0.00	1,895.62	186.32	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	100.00	0.00
1,250.00	Unpresented cheque (2023/24)	0.00	0.00		0.00
2,009.79	VAT refund	0.00	4,265.44		3,916.83
65,125.69	Total receipts	60,212.00	59,748.06	286.32	3,916.83
	Payments				
15,263.88	Salary (Clerk)	16,931.00	13,232.70	1,470.30	2,228.00
891.45	National Insurance (Employer)	1,655.00	1,463.59	162.62	28.79
3,373.29	Pension contributions (Employer)	3,462.00	2,845.01	316.11	300.88
785.41	Allowances (Clerk)	1,000.00	770.18	69.97	159.85
227.34	Administration	350.00	24.70		325.30
0.00	Chairman/Member allowances	0.00	0.00		0.00
579.00	Audit fees (internal & external)	590.00	593.00		-3.00
731.92	Insurance	1,000.00	0.00		1,000.00
70.00	Donations (inc. s.137)	370.00	1,158.22		-788.22
710.00	Grants	3,000.00	0.00		3,000.00
1,602.65	Newsletter	1,678.00	122.45		1,555.55
103.29	Street lighting	380.00	98.47		281.53
98.00	Website	146.00	78.00	8.50	59.50
293.00	Professional services	2,155.00	355.00		1,800.00
0.00	Advertising	100.00	0.00		100.00
636.72	Subscriptions/affiliation fees	670.00	614.66		55.34
355.00	Room hire	420.00	335.00		85.00
195.00	Training	550.00	70.00		480.00
7,685.96	Chelford Activity Park maintenance	9,420.00	9,738.01		-318.01
2,697.50	Chelford Village maintenance	6,035.00	3,165.70		2,869.30
10,932.92	Assets – purchase	5,000.00	5,970.00		-970.00
440.34	Assets – maintenance	3,800.00	124.17		3,675.83
0.00	Community Events	500.00	0.00		500.00
0.00	Contingency	1,000.00	0.00	100.00	900.00
4,265.44	VAT		3,915.13	1.70	
51,938.11	Total payments	60,212.00	44,673.99	2,129.20	17,325.64

Cash/Bank reconciliation	01/04/25	11/11/25	08/01/26	31/03/26
Balance B/Fwd	132,592.53	132,592.53	147,666.60	145,823.72
Add total receipts	60,212.00	59,748.06	286.32	3,916.83
Less total payments	60,212.00	44,673.99	2,129.20	17,325.64
Balance C/Fwd	132,592.53	147,666.60	145,823.72	132,414.91
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	11/11/25	08/01/26	31/03/26
General funds	61,949.57	82,220.56	46,978.20	33,569.39
Earmarked reserves	70,642.96	65,446.04	98,845.52	98,845.52
	132,592.53	147,666.60	145,823.72	132,414.91

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Cash/Bank Reconciliation as at 8th January, 2026

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	59,934.38
Less payments	46,803.19
Balance carried forward 08/01/26	<u>145,723.72</u>

Bank (NatWest)

Current Account	8,942.21	05/12/25
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
Approved	-5,083.05	
For approval	-2,129.20	
Less payments already issued	<u>0.00</u>	
	<u>-7,212.25</u>	

1,729.96 08/01/26

Business Reserve Account 15,562.21 03/10/25

Add receipts/transfer since above statement	
	<u>0.00</u>
	0.00
Less unrepresented cheques	
	<u>0.00</u>
	<u>0.00</u>

15,562.21 08/01/26

Liquidity Manager Account (35 day) 31,722.91 05/12/25

Add receipts/transfer since above statement	
	<u>0.00</u>
	0.00
Less unrepresented cheques	
	<u>0.00</u>
	<u>0.00</u>

31,722.91 08/01/26

Liquidity Manager Account (95 day) 15,108.41 15/11/25

Add receipts/transfer since above statement	
	<u>0.00</u>
	0.00
Less unrepresented cheques	
	<u>0.00</u>
	<u>0.00</u>

15,108.41 08/01/26

Skipton Building Society

Community Saver Account	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 08/01/26

Total bank balances 08/01/26 145,723.72

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Appendix B: Receipts

NatWest Bank plc	£37.00	Gross interest: Nov. 2025 (LM95)
NatWest Bank plc	£49.32	Gross interest: Nov. 2025 (LM35)
Maxine Caroline	£100.00	Newsletter advertising fee

Appendix C: Payments for approval

Cheque No 001709	Maxine Caroline	£100.00	Refund: newsletter advertising fee [A]
Cheque No 001710	E. M. Maddock	£1,298.95	Salary and allowances: Jan. 26 [B]
Direct Debit	H.M. Revenue & Customs	£323.07	PAYE payments [C]
Standing Order	Cheshire Pension Fund	£396.98	Pension contributions: Jan. 26 [D]
Direct Debit	1&1 IONOS	£4.20	Email accounts: Dec. 2025 [E]
Direct Debit	1&1 IONOS	£6.00	Web hosting: Dec. 25 – Jan. 26 [E]

[A] Theft Act 1968 s.24A

[B] Local Government Act 1972 s.112; Local Government Act 1972 s.111

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

[D] Pension Act 2008 s.3

[E] Local Government Act 1972 s.142

Appendix D: Planning updates

Recent planning decisions

25/0792/DSC	<p>Cheshire East Leisure Amenity Land North of the Cattle Market, Dixon Drive, Chelford. SK11 9AX</p> <p>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.</p> <p>DECISION: Approved with conditions (15/12/25)</p>
25/3525/TPO	<p>12 Mere Court, Chelford. SK11 9EB</p> <p>Lime (T1) - Reduction of height by circa 1-1.5metres reducing only the upper crown and the branches within the upper crown growing towards the property. To provide sufficient clearance from the property and improve light in the garden. 20% thin of lower, denser canopy, removal of epicormic growth and deadwood. To bring improved light through the canopy into the garden. This lower section of canopy does not require reducing. Black Pine (T2) - Works only to the sections of the canopy growing towards the Lime, the property & garden and the neighbours garden to he right. Lateral canopy that is mainly growing towards the conservatory to be reduced by circa 1-1.5metres. Then 3 or 4 over-extended limbs, more prone to fracturing that have outgrown the canopy line to be reduced back harder to suitable growth points circa 3 - 5metres to match the remainder of the canopy. One is growing parallel with the boundary wall/Rose Trellis. One is growing out into the Lime and two growing out towards the conservatory.</p>

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The client would like to carry out the works to prevent any more of the lateral canopy fracturing.

DECISION: Consent for works in TPO with conditions (17/12/25)

Outstanding planning applications

25/1234/FUL	Land off Knutsford Road, Knutsford Road, Chelford. Construction of 20 dwellings and associated works. [Additional documents submitted 23/12/25]
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 of Knutsford Road, public open space including play space, and a non-vehicular link to Dixon Drive.
25/3036/PIP	Land south of Chelford Road, Chelford. SK10 4TA Permission in principle for three to four dwellings. [Additional document submitted 22/12/25]
25/3260/TPO	24 Hitchlowes, Chelford. SK11 9SR Group of trees marked as G1 in blue on the sketch plan including 4 juvenile Beech trees and 1 established larch: pruning back of the row of trees behind number 24 Hitch Lowes by up to 2m where necessary, at some points it will be less than 1'. trees were planted when the properties were built, then ownership/management was transferred to a subsidiary company which has since closed, therefore the trees are unmanaged. the customer would like them pruned back to the boundary to reduce leaf cover of the property and increase aesthetics.
25/3895/PIP	Swiss Cottage, Stubby Lane, Nether Alderley. SK10 4SZ Construction of one dwelling.
25/4233/FUL	Westminster House, Knutsford Road, Chelford. SK11 9AS Erection of a glazed extension to the rear of the existing building.
25/4282/PIP	Roadside House, Knutsford Road, Chelford. SK11 9AS Permission in principle for the construction of up to 5 dwellings.
25/4317/HOUS	5 Robin Lane, Chelford. SK11 9AZ Side and rear single storey extension, loft conversion with dormer and hipped to gable roof extension, demolition of existing garage and single storey extension and construction of home office / storage shed.