

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 11th December 2025 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

Present Councillors C. Montaldo (Chairman), B. Brindley, J. Fielding, C. Howlett, S. Mort, M. Shepherd, D. Wilson, S. Wilson.
Members of the public (2).
Cheshire East Ward Member: Cllr. A. Harrison.
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor E. Michell – Personal reason.
Councillor. T. McCrum – Personal reason.

454/25 RESOLVED (a) To receive and approve the apologies for absence. (All in favour)

2. Declarations of interest

Councillor C. Montaldo: Item 7(b)(ii) – Neighbour to application site.

455/25 RESOLVED (a) To receive the above declaration of interest. (All in favour)

3. Public forum for questions

- (a) **Questions from residents:** It was reported that a query had been raised by a resident regarding the future provision of a Christmas Tree at the roundabout. Residents present at the meeting advised that they had attended the meeting in respect of agenda item 7(b)(i).

456/25 RESOLVED (a) That consideration be given to providing a Christmas Tree at the roundabout at a future meeting. (All in favour)

- (b) **Issues raised via social media:** It was reported that no issues had been raised via social media, however, queries about a Christmas tree had also been raised on local social media networks.

457/25 RESOLVED (a) To receive and note the update. (All in favour)

Item 7 was brought forward to this point in the meeting during which, at 7:51p.m., two residents excused themselves from the meeting and left.

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

Borough Councillor A. Harrison reported that the recent meeting of Cheshire East Council had been dominated by discussion about the proposed new town at Adlington. Concerns had been raised regarding the proposed scale of development and the lack of supporting infrastructure. Cheshire East Council will be reverting to the cabinet system from May 2026. The devolved mayor elections will take place in May 2027. Connecting Chelford volunteers were congratulated on their recent Kings Award for Voluntary Service. Work is continuing to deliver improvements for Chelford Primary School. The new planning portal and highway reporting tools appeared to be making public access to relevant information more difficult. Cheshire East Council is still experiencing senior management challenges. The Chief Executive is currently absent and further senior post holders have resigned. It had also been reported that the Police and Crime Commissioner role was to end in 2028 and there will also be a reduction in the number of PSCOs within the county.

It was reported that a request had been made for resurfacing work on Dixon Drive, however, the white lining works on Knutsford Road have been temporarily paused to enable skid review work to be completed.

458/25 RESOLVED (a) To receive and note the report of Borough Councillor A.

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Harrison. (All in favour)

5. Minutes

- (a) The minutes of the Parish Council Meeting held 13th November, 2025 had been previously circulated to all Members.

459/25 RESOLVED (a) That the minutes of the Parish Council Meeting held 13th November, 2025 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

- (a) **Financial Statement 2025/26 as at 11th December, 2025:** Members considered the financial statement 2025/26 which was unanimously accepted. (Appendix A)

- (b) **Receipts:** Members noted the receipts as listed at Appendix B.

- (c) **Payments:** The Chairman outlined the basis of payments listed at Appendix C.

**460/25 RESOLVED (a) That the financial statement as at 11th December, 2025 be received and observations duly noted. (Appendix A)
(b) To note the report on receipts listed at Appendix B.
(c) That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)**

- (d) **Budget 2025/26/27**

- i. **Budget setting:** Members considered the draft revised budget 2025/26 and draft budget 2026/27. (Appendix D)

461/25 RESOLVED (a) That the draft revised budget 2025/26 and draft budget 2026/27 be approved as presented at Appendix D. (All in favour)

- ii. **Precept 2026/27:** Members considered the precept requirements for 2026/27.

462/25 RESOLVED (a) That a precept demand in the sum of £54,415 be submitted to Cheshire East Council. (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 E)

463/25 RESOLVED (a) To note the new planning decisions. (All in favour)

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

- i. **25/4282/PIP:** Roadside House, Knutsford Road, Chelford. SK11 9AS
Permission in principle for the construction of up to 5 dwellings.

**464/25 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 25/4282/PIP:
Chelford Parish Council objects to the proposed development on the following grounds:**

- 1. The proposed development is considered to be inappropriate development Green Belt which will detrimentally affect the openness and permanence of the Green Belt at this location.**
- 2. The proposed development site is located, predominantly, outside of the existing settlement boundary, therefore is considered to be an unjustified encroachment into the surrounding rural, Green Belt, landscape.**
- 3. The proposed development site provides an important transitional buffer between natural habitat at Chelford Heath, an**

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established tree belt, and the defined Chelford Settlement Boundary. Removal of this transitional buffer would detrimentally impact wildlife living, hunting and travelling through this area.

4. That the proposal is considered to be inappropriate development in the Green Belt since it would not constitute infilling as it would not be located between existing built form in an otherwise built up frontage. It could also not be considered to be 'redevelopment' as the existing site is domestic garden.

5. That the site cannot be deemed 'grey belt' as it is not considered that the proposed development can provide a safe, suitable or sustainable access for all users. The proposed access point to the development would create an off-set crossroads at a junction which has already been reported to Cheshire East Council on numerous occasions as causing a hazard to highway users. The creation of a further access in this area, which is already very busy due to nearby businesses and a zebra crossing, would create a further hazard to all highways users, including pedestrians. Furthermore, there is long-term evidence demonstrating that Knutsford Road is subject to high levels of speeding traffic which would further increase the danger to existing and proposed highway users.

6. The proposed access is not considered appropriate as it would be difficult to establish appropriate sight lines due to adjacent business buildings abutting the footway and the curvature of the road at this location.

7. The proposed access is not considered appropriate as it would be immediately adjacent to the existing access to Roadside House, creating conflicts on an A-road (A537) as vehicles access/egress the two adjacent access points.

8. The proposed access, from Knutsford Road, would likely lead to the loss of an existing employment site (currently a beauty and aesthetics business) which is located immediately adjacent to the Local Centre boundary, as defined by the Chelford Settlement Report (Local Plan supporting Report ED26). Loss of local employment and availability of associated business services is considered detrimental to the future sustainability of Chelford.

9. The proposed development would lead to increased surface water run-off and flooding which would detrimentally impact nearby natural habitats. This increased run-off would exacerbate existing flooding concerns.

10. The existing site contains a number of trees, therefore, development of the site is likely to lead to the loss of trees which will detrimentally impact wildlife in this Green Belt location by reducing available nesting or roosting sites.

11. The proposed development will detrimentally impact the sustainability of nearby infrastructure, including school and GP provision, which are already experiencing significant pressures.

12. The proposed development would detrimentally impact the residential amenity and privacy of nearby properties.

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13. The proposed development will lead to a significant reduction in the plot size of the existing character dwelling. The plot would be reduced to a size significantly smaller than similar neighbouring properties. It is also considered that the use of land to the side of the existing property to create an access to the proposed development site will reduce the residential amenity of the existing dwelling and create residual plot which is less sustainable.

14. That the proposed development would set an unwelcome precedent which will erode the character of the heritage assets within the parish. Roadside House is one of several older, character properties within the parish which consist of a large dwelling within a generous plot. Loss of such properties will detrimentally impact the character of the parish.

15. That the proposed development may detrimentally impact surrounding heritage assets by introducing new build dwellings into an otherwise loose cluster of older buildings. This would detrimentally affect the character of this area of the parish.

16. It is requested that all policies of the Chelford Neighbourhood Plan are considered during the determination of the application.

17. In conclusion, it is considered that the proposed development constitutes inappropriate development in the Green Belt which will detrimentally impact the sustainability of the natural environment and the character of the parish. (All in favour)

- ii. **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.

465/25 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 25/4317/HOUS:
Chelford Parish Council consider that the proposed front elevations of the development are out of character with other dwellings along Robin Lane. It is requested that amendments be made to the scheme to ensure that the character of this residential area is retained.

The Parish Council requests that all relevant policies of the Chelford Neighbourhood Plan are also taken into consideration during the determination of the application, including those relating to materials. (All in favour)

- iii. **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.

466/25 RESOLVED (a) That the determination of the response to this application be deferred to the next meeting. (All in favour)

- iv. Planning applications received since the issue of the agenda: None.

467/25 RESOLVED (a) To note that no further applications had been received. (All in favour)

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(c) Cheshire East Local Plan

- i. **Cheshire East Town and Parish Council Network Meeting (09/12/25):** It was reported that Cheshire East Council will be starting the process to develop a new Local Plan in the new year, however, at present, there is limited guidance on the new system available from the Government. Unfortunately, the current situation is leading to speculative applications being submitted due to the lack of the five year housing supply following national changes to housing targets. The call for sites process is expected to commence in early 2026 with other aspects following as relevant guidance becomes available.

468/25 RESOLVED (a) To receive and note the report. (All in favour)

8. Chelford Activity Park

- (a) **Issues identified during routine inspections:** Councillor B. Brindley reported that there had not been any significant issues over the last month. It was noted that there had been some litter at the site.

469/25 RESOLVED (a) To receive and note the report. (All in favour)

- (b) **Refurbishment of Chelford Activity Park:** It was reported that a site meeting to discuss progress had not yet taken place.

470/25 RESOLVED (a) To receive and note the update. (All in favour)

9. Highway Matters

- (a) **New highway defects:** Members noted that gully emptying had taken place within the parish recently. Repairs to the footway along Dixon Drive had been carried out to a very poor standard. Furthermore, where footway surfacing had been undertaken this was not to the full extent of the footway causing gaps within the surface. It was also reported that tarmac around a manhole near Dixon Court was also deteriorating. There were a number of potholes along Dixon Drive.

471/25 RESOLVED (a) To receive and note the updates.

(b) To note that Borough Councillor A. Harrison had reported the potholes along Dixon Drive to Cheshire East Council. (All in favour)

- (b) **Junction of Oak Road with Knutsford Road:** Members considered the following update from Cheshire East Council:

"Thank you for your enquiry regarding Oak Road.

"The Council has limited powers to deal with vehicles causing an obstruction and can only intervene where vehicles are obstructing a dropped kerb/footway or are parked where restrictions are present such as keep clear markings and double yellow lines. These issues should be reported directly to the Council's Parking Services team online.

"Vehicles causing an obstruction or parking inconsiderately on the highway where there are no restrictions in place must be reported to the Police. Obstructive parking can be reported via the non-emergency number, 101. It can also be reported online.

"The Council are not able to advise motorists where to park. Motorists will choose locations to park based on a variety of reasons and the Council has no power to influence their choices, as the reasons in so doing and the perceived benefits are different for each motorist."

472/25 RESOLVED (a) To receive and note the update. (All in favour)

10. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date

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of the last ordinary meeting and determine such actions as Members consider appropriate thereto:

- i. Police and Crime Commissioner: Update on government announcement regarding Police and Crime Commissioner role.

473/25 RESOLVED (a) To receive and note the information. (All in favour)

- ii. Police and Crime Commissioner: Update regarding proposal to reduce number of PCSOs in Cheshire.

474/25 RESOLVED (a) To receive and note the information. (All in favour)

11. Community Matters

- (a) **Chelford Ward Policing Team:** It was reported that the latest police update had not identified any incidents within the Parish. Members noted that there had been reduced responses from the PCSO team recently.

475/25 RESOLVED (a) To receive and note the update. (All in favour)

- (b) **Community Speed Watch:** It was reported that activities are continuing and numerous vehicles are recorded travelling in excess of the speed limit. Data from the speed indicator devices has showed that over the past couple of months there has been a slight reduction in the number of vehicles speeding and also the maximum speeds being recorded.
It was noted that speeding and traffic failing to stop at the zebra crossing continue to be causes for concern. It is still considered that the zebra crossing is not illuminated sufficiently to alert drivers to the crossing and crossing pedestrians. It was also noted that nearby festive displays were also causing a distraction further exacerbating the visibility issues and safety concerns relating to the crossing.

476/25 RESOLVED (a) To receive and note the update.

(b) That an update relating to speed data be included within the next newsletter. (All in favour)

- (c) **Parish Broadband:** No update was available.

477/25 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Kings Award for Voluntary Service:** The Parish Council expressed congratulations to the volunteers of Connecting Chelford on their Kings Award for Voluntary Service.

478/25 RESOLVED (a) To record congratulations to Connecting Chelford for their recent success in being awarded the Kings Award for Voluntary Service. (All in favour)

12. Matters for inclusion on next/future meeting agenda

- (a) Christmas tree at roundabout.

13. Date of next meeting: Thursday 8th January, 2026 at 7:30p.m. at The Hub.

14. Exclusion of public and press

479/25 RESOLVED (a) That a resolution to exclude the public and press from the following item of business be made on the grounds that it could involve the likely disclosure of exempt information. (All in favour)

- (a) Matters for consideration including those transferred from above items

9:00p.m. – Borough Councillor A. Harrison left the room.

- i. Matters relating to asset management.

480/25 RESOLVED (a) To receive and note the verbal report from the Clerk.

(b) That approval be given for payment of initial legal fees. (All in favour)

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- ii. Matters relating to the process for allocation of s.106 community facilities funds.

481/25 RESOLVED (a) To receive and note the verbal report from the Clerk. (All in favour)

The meeting was declared closed by the Chairman at 9:17p.m.

Signed:.....

Approval date: 8th January, 2026

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Appendix A: Financial statement

Financial Statement – 2025/26 as at 11 th December 2025					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Nov. 25 £	Agenda Dec. 25 £	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	1,857.39	38.23	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	4,265.44		3,915.13
65,125.69	Total receipts	60,212.00	59,709.83	38.23	3,915.13
	Payments				
15,263.88	Salary (Clerk)	16,931.00	11,762.40	1,470.30	3,698.30
891.45	National Insurance (Employer)	1,655.00	1,300.97	162.62	191.41
3,373.29	Pension contributions (Employer)	3,462.00	2,528.90	316.11	616.99
785.41	Allowances (Clerk)	1,000.00	700.21	69.97	229.82
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	73.00	5.00	68.00
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	8,538.01	1,200.00	-318.01
2,697.50	Chelford Village maintenance	6,035.00	2,545.70	620.00	2,869.30
10,932.92	Assets – purchase	5,000.00	5,500.00		-500.00
440.34	Assets – maintenance	3,800.00	124.17	470.00	3,205.83
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		3,456.13	459.00	
51,938.11	Total payments	60,212.00	39,900.99	4,773.00	19,453.14

Cash/Bank reconciliation	01/04/25	13/11/25	11/12/25	31/03/26
Balance B/Fwd	132,592.53	132,592.53	152,401.37	147,666.60
Add total receipts	60,212.00	59,709.83	38.23	3,915.13
Less total payments	60,212.00	39,900.99	4,773.00	19,453.14
Balance C/Fwd	132,592.53	152,401.37	147,666.60	132,128.59
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	13/11/25	11/12/25	31/03/26
General funds	61,949.57	86,955.33	82,220.56	66,682.55
Earmarked reserves	70,642.96	65,446.04	65,446.04	65,446.04
	132,592.53	152,401.37	147,666.60	132,128.59

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Cash/Bank Reconciliation as at 11th December, 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	59,748.06
Less payments	44,673.99
Balance carried forward 11/12/25	<u>147,666.60</u>

Bank (NatWest)

Current Account	12,791.74	05/11/25
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
Approved	-4,259.58	
For approval	-4,773.00	
Less payments already issued	<u>0.00</u>	
	<u>-9,032.58</u>	

3,759.16 11/12/25

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	11/12/25

Liquidity Manager Account (35 day) 31,673.59 05/11/25

Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	31,673.59	11/12/25

Liquidity Manager Account (95 day) 15,071.41 14/11/25

Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	15,071.41	11/12/25

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	11/12/25

Total bank balances 11/12/25 147,666.60

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Appendix B: Receipts

NatWest Bank plc	£38.23	Gross interest: Oct. 2025 (LM95)
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Appendix C: Payments for approval

Cheque No 001704	Northwich Town Council	£114.00	Bus shelter works [A]
Cheque No 001705	E. M. Maddock	£1,341.35	Salary and allowances: Dec. 25 [B]
Cheque No 001706	Northwich Town Council	£1,254.00	Grounds maintenance, floral displays and sign repair [C]
Cheque No 001707	The Play Inspection Company	£210.00	Operational inspection [D]
Cheque No 001708	Proludic	£1,170.00	Cableway inspection [D]
Direct Debit	H.M. Revenue & Customs	£280.67	PAYE payments [E]
Standing Order	Cheshire Pension Fund	£396.98	Pension contributions: Dec. 25 [F]
Direct Debit	1&1 IONOS	£6.00	Web hosting: Nov.-Dec. 2025 [G]

[A] Local Government (Miscellaneous Provisions) Act 1953 s.4

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

[C] Public Health Act 1875 s.164; Local Government Act 1972 Sch. 14 para.27; Local Government Act 1972 s.144

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

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

[F] Pension Act 2008 s.3

[G] Local Government Act 1972 s.142

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Appendix D: Revised budget 2025/26 and draft budget 2026/27

		Projected 25/26 & Budget 2026/27	Variances 25/26	Balance as at 11/12/25
Clerk's Salary				
2025/26	Salary (Jan 26 - Mar 26)	4,411	-713	
		4,411	-713	3,698
2026/27				
	Basic salary	18,084		
	Contingency for NJC Salary Award	858		
		18,942		
National Insurance (Employer)				
2025/26	3 months (Jan 26 - Mar 26)	488	-297	
		488	-297	191
2026/27				
	Provision	2,018		
		2,018		
Pension Provision (Employer)				
2025/26	Provision	948	-331	
		948	-331	617
2026/27				
	Provision	3,888		
		3,888		
Allowances (Clerk)				
2025/26	Use of home as Office	98	-6	
	Use of computer equipment	13	0	
	Travelling	65	0	
	Broadband & Telephone Service	60	0	
		236	-6	230
2026/27				
	Use of home as Office	390		
	Use of computer equipment	52		
	Travelling	324		
	Broadband & Telephone Service	240		
		1,006		
Chairman/Member Allowances				
2025/26	Chairman's Allowance	0	0	
	Other Member Allowances - Jan 26 - Mar 26	0	0	
		0	0	0
2026/27				
	Chairman's Allowance	0		
	Other Member Allowances	0		
		0		
Administration				
2025/26	Stationery & General Office Supplies	95	0	
	Postages	70	0	
	Computer Consumables	75	0	
	Contingency	85	0	
		325	0	325
2026/27				
	Stationery & General Office Supplies	130		
	Postages	70		
	Computer Consumables	125		
		325		

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		Projected 25/26 & Budget 2026/27	Variances 25/26	Balance as at 11/12/25
Audit Fees				
2025/26	External Audit Fees 2024/25	0	0	
	Internal Audit Fees 2024/25	0	-3	
		0	-3	-3
2026/27				
	External Audit Fees 2025/26	420		
	Internal Audit Fees 2025/26	290		
		710		
Insurance				
2025/26	Premium 2026/27	1,000	0	1,000
2026/27				
	Premium 2027/28	1,000		
Section 137 Donations				
2025/26	RBL Poppy Appeal	0	0	
	Contingency	0	-788	
		0	-788	-788
2026/27				
	RBL Poppy Appeal	70		
	Contingency	300		
		370		
Grants				
2025/26	Grant provision	3,000	0	
		3,000	0	3,000
2026/27				
	Grant provision	3,000		
		3,000		
Newsletter				
2025/26	Printing costs	0	1,556	
		0	1,556	1,556
2026/27				
	Budget removed	0		
		0		
Street Lighting				
2025/26	Electricity charges	75	-23	
	Provision for increase in electricity charges	30	0	
	Repairs	200	0	
		305	-23	282
2026/27				
	Budget reallocated	0		
		0		
Website				
2025/26	Chelford Parish Council domain	20	0	
	Chelford Parish Council website hosting	15	-5	
	Councillor/Clerk email accounts	14	0	
	Contingency	24	0	
		73	-5	68
2026/27				
	Chelford Parish Council domain	20		
	Chelford Parish Council website hosting	60		
	Councillor/Clerk email accounts	42		
	Contingency	24		
		146		

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Professional Services

2025/26 Provision of professional advice/services
Society of Local Council Clerks - Membership

2026/27 Provision of professional advice/services
Society of Local Council Clerks - Membership

Advertising

2025/26 None

2026/27 Provision

Subscriptions/Affiliation Fees

2025/26 Data Protection Registration
ChALC
Cheshire Community Action
CPRE

2026/27 Data Protection Registration
ChALC
Cheshire Community Action
CPRE

Training

2025/26 Training Provision – Members
Clerk

2026/27 Training Provision - Members
Clerk

Room Hire

2025/26 Ordinary Parish Council Meetings
Annual Parish Meeting
Extra Ordinary Parish Council Meetings

2026/27 Ordinary Parish Council Meetings
Annual Parish Meeting
Extra Ordinary Parish Council Meetings

Projected 25/26 & Budget 2026/27	Variances 25/26	Balance as at 11/12/25
1,800	0	
0	0	
1,800	0	1,800
1,800		
371		
2,171		
0	100	100
100		
47	8	
0	0	
0	0	
0	0	
47	8	55
55		
540		
50		
84		
729		
350	0	
130	0	
480	0	480
350		
200		
550		
0	60	
0	5	
40	-20	
40	45	85
330		
30		
80		
440		

CHELFORD PARISH COUNCIL

Chelford Activity Park - Maintenance

2025/26	Grass cutting, site maintenance, litter bin emptying, hedge cutting
	RoSPA Inspection
	Cableway Inspection
	Tree Safety Inspection
	Maintenance - Trees
	Maintenance – Gates/fences/bins/etc
	Maintenance - Sports/Recreation facilities
	Contingency

2026/27	Grass cutting, site maintenance, litter bin emptying, hedge cutting
	Safety Inspections
	Cableway Inspection
	Tree Safety Inspection
	Maintenance - Trees
	Maintenance - Sports/Recreation facilities

Chelford Village - Maintenance

2025/26	Floral displays
	Planter Watering
	Defibrillators
	Dog Poo Bag Dispenser Bags
	Parish Improvement Maintenance

2026/27	Budget reallocated
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Asset Maintenance

2025/26	Notice Boards
	Bus Shelter
	Telephone Kiosks
	Benches
	Planters
	Height Barrier
	Speed Indicator Devices
	Speed Watch Equipment
	Contingency

2026/27	Budget reallocated
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Asset Purchase

2025/26	Asset purchase
	Speed indicator devices (inc. installation)
	Village gateway (feasibility study and design)
	Bin at Dixon Drive

2026/27	Budget removed
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Projected 25/26 & Budget 2026/27	Variances 25/26	Balance as at 11/12/25
775	0	
175	-495	
0	125	
0	700	
0	-3,190	
1,000	-1,000	
1,287	0	
305	0	
3,542	-3,860	-318
4,400		
750		
1,050		
500		
1,500		
1,500		
9,700		
0	120	
0	422	
600	0	
85	-208	
1,850	0	
2,535	334	2,869
0		
0		
0	150	
710	0	
1,000	0	
340	-40	
0	100	
0	600	
0	400	
0	50	
500	-604	
2,550	656	3,206
0		
0		
0	0	
445	-945	
1,500	-1,500	
402	-402	
2,347	-2,847	-500
0		
0		

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Parish and Asset maintenance

2025/26 N/A

2026/27

Floral displays
Planter Watering
Defibrillator consumables
Dog Poo Bag Dispenser Bags
Notice Boards
Bus Shelter
Telephone Kiosks
Benches
Planters
Height Barrier
Boundary signs
Speed Indicator Devices
Speed Watch Equipment
Street lighting: electric
Street lighting: repairs
Contingency

Community Events

2025/26 Provision

2026/27

Budget removed

Other

2025/26 Contingency provision

2026/27

Contingency provision

2025/26 Sub Totals

2025/26 funds held
Insurance claim

2025/26 Expenditure Projection and Savings Totals

2026/27 Draft Budget Expenditure Total

Less savings 2025/26

Less funds from balances

Gross Council Tax Requirement 2026/27

Projected 25/26 & Budget 2026/27	Variances 25/26	Balance as at 11/12/25
0	0	
0	0	0
1,360		
2,015		
600		
365		
150		
200		
1,000		
400		
100		
500		
200		
500		
100		
180		
200		
450		
8,320		
0	500	
0	500	500
0		
0		
523	477	
523	477	1,000
1,000		
24,650	-5,197	19,453
	5,197	
24,650	0	
54,415		
0		
0		
54,415		

CHELFORD PARISH COUNCIL

Analysis of funds

01/04/2025	Balance brought forward	132,592.53	
	Plus receipts (actual)	59,748.06	
	Less payments (actual)	-44,673.99	
	Plus receipts (projected)	3,915.13	
	Less payments (projected)	-24,650.00	
		<u>126,931.73</u>	
	Less Earmarked Reserves:		
	Democratic Services Fund	-2,500.00	
	Mere Court Improvements (G)	-345.52	
	MUGA Maintenance (PPT) (G)	-1,000.00	
	Highway safety projects	-25,000.00	
	Parish appearance projects	-25,000.00	
	Local engagement projects	-10,000.00	
	Community facilities improvement	-35,000.00	
		<u>-98,845.52</u>	
31/03/2026	General funds carried forward	<u>28,086.21</u>	

Tax Base 2026/27 (Band D) and Precept impact on Property Bands

2025/26				2026/27			
Band	Ratio	Tax Base	£	Band	Ratio	Tax Base	£
A	6/9		43.13	A	6/9		43.61
B	7/9		50.32	B	7/9		50.88
C	8/9		57.51	C	8/9		58.14
D	9/9	828.26	64.70	D	9/9	831.88	65.41
E	11/9		79.08	E	11/9		79.95
F	13/9		93.45	F	13/9		94.48
G	15/9		107.83	G	15/9		109.02
H	18/9		129.40	H	18/9		130.82
	Precept	£53,587			Precept	£54,415	

CHELFORD PARISH COUNCIL

Appendix E: Planning updates

Recent planning decisions

None

Outstanding planning applications

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>
25/1234/FUL	<p>Land off Knutsford Road, Knutsford Road, Chelford.</p> <p>Construction of 20 dwellings and associated works.</p> <p>[Additional documents submitted 28/11/25]</p>
25/1584/FUL	<p>Land East of Chelford Station, Chelford.</p> <p>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.</p>
25/3036/PIP	<p>Land south of Chelford Road, Chelford. SK10 4TA</p> <p>Permission in principle for three to four dwellings.</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 the 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. The client would like to carry out the works to prevent any more of the lateral canopy fracturing.</p>
25/3260/TPO	<p>24 Hitchlowes, Chelford. SK11 9SR</p> <p>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.</p>
25/3895/PIP	<p>Swiss Cottage, Stubby Lane, Nether Alderley. SK10 4SZ</p> <p>Construction of one dwelling.</p>
25/4233/FUL	<p>Westminster House, Knutsford Road, Chelford. SK11 9AS</p> <p>Erection of a glazed extension to the rear of the existing building.</p>