

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 8th January, 2026 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

Present Councillors C. Montaldo (Chairman), B. Brindley, J. Fielding, C. Howlett,
T. McCrum, E. Michell, S. Mort, M. Shepherd, D. Wilson, S. Wilson.
Members of the public (0).
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence: None.

001/26 RESOLVED (a) To note no apologies for absence had been received. (All in favour)

2. Declarations of interest

No declarations of interest were made in respect of agenda items 1 – 14(a)(i).
Declarations relating to item 14(a)(ii) were made at the commencement of the item.

002/26 RESOLVED (a) To note the position regarding declarations of interest. (All in favour)

3. Public forum for questions

(a) **Questions from residents:** No questions were presented by members of the public. Councillor B. Brindley was thanked by Members for arranging the community Christmas Tree.

003/26 RESOLVED (a) To note that no questions were presented by members of the public. (All in favour)

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

004/26 RESOLVED (a) To note that no issues had been raised via social media. (All in favour)

4. Cheshire East Ward Member Cllr. A. Harrison: report on matters of interest: Borough Councillor A. Harrison was not present at the meeting to report.

005/26 RESOLVED (a) To note that Borough Councillor A. Harrison was not present at the meeting. (All in favour)

5. Minutes

(a) The minutes of the Parish Council Meeting held 11th December, 2025 had been previously circulated to all Members.

006/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 11th December, 2025 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

(a) **Financial Statement 2025/26 as at 8th January, 2026:** 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.

007/26 RESOLVED (a) That the financial statement as at 8th January, 2026 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)

7:38p.m. – Councillor J. Fielding joined the meeting.

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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)

008/26 RESOLVED (a) To note the new planning decisions. (All in favour)

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

- 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.

**009/26 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 25/4503/CLEUD:
Chelford Parish Council fully supports the objection and points made by Peover Superior and Snelson Parish Council. (All in favour)**

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

010/26 RESOLVED (a) To note that no further applications had been received. (All in favour)

- (c) **National Planning Policy Framework: proposed reforms and other changes to the planning system consultation.**

011/26 RESOLVED (a) To receive and note the consultation.

- (b) **That no response be submitted to the consultation. (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. A query was raised regarding the necessity to grit the tennis court during periods of colder weather.

012/26 RESOLVED (a) To receive and note the report.

- (b) **That the Clerk obtain clarification regarding the position relating to gritting. (All in favour)**

9. Highway Matters

- (a) **Updates on previously reported highway defects:** It was reported that tree works had taken place along Chelford FP1, however, it was unclear as to whether the work was now complete. The fallen tree at Knutsford Road, near to the telephone exchange, had been removed. Fence repair work has been undertaken along Chelford FP4. It was noted that the footway along Knutsford Road between Chelford Parish Hall and the roundabout was still very muddy near to field access gates.

013/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **New highway defects:** It was noted that the chevron at Alderley Road near to the old school had not yet been repaired. It was also noted that Holmes Chapel Road is due to be closed for resurfacing works over the coming days.

014/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (c) **Proposed village gateways:** It was reported that designs were being finalised with quotations for works expected in early February, 2026.

015/26 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. Cheshire Police and Crime Commissioner: Policing precept survey.

016/26 RESOLVED (a) To receive and note the information. (All in favour)

- ii. Assistant Chief Constable, Cheshire Constabulary: Confirmation that the proposal to reduce the number of PCSO posts from 87 to 27 will be progressed.

017/26 RESOLVED (a) To receive and note the information.

(b) To note that the position had now been superseded following further intervention from the Cheshire Police and Crime Commissioner. (All in favour)

- iii. Cheshire East Council: Invitation to Town and Parish Council Network meeting (20/01/26).

018/26 RESOLVED (a) That the Clerk register Councillors D. Wilson and J. Fielding to attend the meeting. (All in favour)

11. Community Matters

- (a) **Chelford Ward Policing Team:** It was reported that the latest police update had not yet been received.

019/26 RESOLVED (a) To receive and note the update. (All in favour)

- (b) **Community Speed Watch:** It was reported that the Police had undertaken TruCam events over the Christmas period. A parking attendant had also recently been observed at Elmstead Road.

020/26 RESOLVED (a) To receive and note the update. (All in favour)

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

021/26 RESOLVED (a) To receive and note the update. (All in favour)

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

022/26 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
 - i. Matters relating to asset management.

023/26 RESOLVED (a) To receive and note the verbal report from the Clerk. (All in favour)

- ii. Matters relating to the allocation of s.106 community facilities funds.
The following declarations of interest were made:
Councillor C. Montaldo: Chelford Players (involved with application); Chelford Social Committee (involved with application).
Councillor D. Wilson: Chelford Primary School (Governor at school but not involved with application); Chelford Surgery (Member of Patients Representative Group but not involved with application).
Councillor S. Wilson: Chelford Primary School (Volunteer at school but not involved with application); Chelford Surgery (Husband is member of Patients Representative Group but not involved with application).

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Councillor C. Howlett: Chelford Players (Association with group but not involved with application).

Councillor B. Brindley: Chelford Players (Association with group but not involved with application).

Councillor J. Fielding: St. John's Church (Member of Parochial Church Council but not involved with application); Chelford Social Committee (involved with application).

- 024/26 RESOLVED**
- (a) To receive and note the declarations of interest.**
 - (b) To record that all applications received were carefully considered.**
 - (c) That the Clerk submit the Parish Council recommendations to Cheshire East Council for input into the decision making process.**
- (All in favour)**

The meeting was declared closed by the Chairman at 9:47p.m.

Signed:.....

Approval date: 12th February, 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	5,500.00		-500.00
440.34	Assets – maintenance	3,800.00	594.17		3,205.83
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	<u>145,723.72</u>	
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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 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.
DECISION: Approved with conditions (15/12/25)
- 25/3525/TPO 12 Mere Court, Chelford. SK11 9EB
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 -

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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.
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.