

Chelford Parish Council

Notice of Parish Council Meeting

Date: Thursday 9th April, 2026

Time: 7:30p.m.

Venue: The Hub, Elmstead Road, Chelford.

E.M.Maddock

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

Dated 30th March, 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 12th March, 2026 as a correct record and approve signing by the Chairman.
 - (b) To approve the Minutes of the Parish Council meeting held 2nd April, 2026 as a correct record and approve signing by the Chairman.
- 6. Finance**
 - (a) To approve the payments listed at Appendix A.
 - (b) To approve updating the standing order to Cheshire Pension Fund to £391.81 for payments from May 2026 onwards.
- 7. Planning and Licensing 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 B)
 - (b) To consider the following planning applications:
 - i. 26/0867/DSC: The Manor House, Holmes Chapel Road, Chelford. SK11 9AH
Discharge of conditions.

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- ii. 26/0939/TPO: 8 Drumblefield, Chelford. SK11 9BT
Oak (T1) – Crown reduction of North East through to South West sections of the canopy. Focus to be placed on reducing the lateral canopy on the property side back by circa 1.5 metres, then blending the upper canopy on the property side by 1 metre. Major deadwood to be removed throughout.
 - iii. 26/1005/TPO: 12 Mere Court, Chelford. SK11 9EB
Sycamore (T1) – Fell.
 - iv. Any planning applications received following the issue of the agenda may be included for discussion if required.
- (c) To receive and note an update advising that, subject to completion of relevant administrative tasks, development at land to the west of Cricketers Green is anticipated to commence in late summer / early autumn.

8. Chelford Activity Park

- (a) To receive a summary of issues identified during routine inspections of the site.
- (b) To receive and consider matters relating to the delivery of the refurbishment work and associated phase one remedial work.
- (c) To receive and consider gym and trim trail equipment proposals and siting preferences.

9. Parish Council projects

- (a) To receive updates relating to ongoing Parish Council projects. (Appendix C)

10. Highway matters

- (a) To receive updates on previously reported highway defects. (Appendix D)
- (b) To receive new highway defects for attention from Members.

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.
- (c) To receive and consider updates relating to broadband upgrades within Parish.

12. Annual Parish Meeting 2026

- (a) To receive an update relating to arrangements for the Annual Parish Meeting 2026.

13. Matters for inclusion on next/future meeting agenda

14. Date of next meeting: Thursday 9th April, 2026 at 7:30p.m. at The Hub.

15. 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 the allocation of s106 community facilities funds.
 - ii. Matters relating to asset management.

E.M.Maddock

Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer. Dated 30th March, 2026

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Appendix A: Payments for approval

Cheque No 001725	E. M. Maddock	£1,337.18	Salary: Apr. 26 [A]
Direct Debit	H.M. Revenue & Customs	£324.50	PAYE payments [B]
Standing Order	Cheshire Pension Fund	£391.81	Pension contributions: Apr. 26 [C]
Direct Debit	1&1 IONOS	£6.00	Web hosting: Mar – Apr. 26 [D]
Cheque No 001726	Chelford Social Committee	£30.00	Room hire (02/04/26) [E]

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

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

[C] Pension Act 2008 s.3

[D] Local Government Act 1972 s.142

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

Appendix B: Planning updates

Recent planning decisions

25/4282/PIP	Roadside House, Knutsford Road, Chelford. SK11 9AS Permission in principle for the construction of up to 5 dwellings. Decision: Refused (17/03/26)
26/0284/HOUS	11 Millbank Close, Chelford. Sk11 9SJ Single storey rear extension and associated alterations. Decision: Approved with conditions (19/03/26)

Outstanding planning applications

25/3036/PIP	Land south of Chelford Road, Chelford. SK10 4TA Permission in principle for three to four dwellings.
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.
26/0273/DSC	The Manor House, Holmes Chapel Road, Chelford. SK11 9AH Discharge of conditions 5 and 6 on approval APP/R0660/Y/21/3284800 (21/0618M): Listed building consent for the conversion and extension of former tithe barn to form swimming pool and associated works to Wisteria Cottage.
26/0292/TPO	4 Grangewood Drive, Chelford. SK11 9BY T1 - Western Red Cedar - Reduction in height by circa 7 metres. Tree in question has a very exposed twin-stemmed top section susceptible to windloading. Tree is in close proximity to the property. Client is keen to reduce the trees sail effect and preserve the tree.

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Appendix C: Parish Council project updates

1. Proposed village gateways
Update: Awaiting response from Cheshire East Council.
2. Bench refurbishment at Mere Court Park
Update: Work due to start imminently (weather permitting).
3. Red telephone kiosk refurbishment
Update: Work due to start imminently (weather permitting).
4. New litter bin at Dixon Drive
Update: Awaiting an installation date from Cheshire East Council.
5. Provision of picnic benches at Mere Court Park
Update: Awaiting an installation date from Cheshire East Council following the draw down of s.106 funds.
6. Provision of Christmas tree at Chelford roundabout
Update: Further information and quotations currently being collated.
7. Bike track improvements
Update: Further information and quotations currently being collated.

Appendix D: Highway issues updates

1. Mud and water on footway along Knutsford Road (between Parish Hall and roundabout)
Update: Issue being reviewed by landowner.
2. Damaged chevron at Alderley Road
Update: "The enquiry has been assessed and is being considered for a future programme, in line with other works and locations. This means we are unlikely to do any improvement work here during the current financial year. Our programmes are reviewed on an annual basis and changes may also be necessary to stay within the available budgets."
3. Street lights out along Knutsford Road between Chelford Parish Hall and roundabout
Update: "Will be fulfilled by planned works."
4. Street light out at Grangewood Drive
Update: "Will be fulfilled by planned works."
5. Potholes at Dixon Drive near to junction with Millbank Close
Update: "We have assessed the report and have arranged to carry out a repair in the next 20 working days."
6. Pothole at Dixon Drive near to junction with Woodland Close
Update: "We have assessed the report and have arranged to carry out a repair in the next 20 working days."
7. Pothole on Knutsford Road outside Applewood House
Update: "Will be fulfilled by planned works."
8. Damaged safety railings on railway bridge at Knutsford Road
Update: "We have made the location safe until we can return to carry out further works. Unfortunately, we are unable to provide you with a timescale of the further works."
9. Request for loading bay outside Chelford Surgery, Elmstead Road
Update: No update received from Cheshire East Council.

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10. Request for 20mph speed limit outside Chelford Primary School, Oak Road
Update: No update received from Cheshire East Council.
11. Safety concerns at zebra crossing
Update: Planning application 25/1234/FUL approved with conditions by Northern Planning Committee. Parish Council to lobby for proposed improvement works to be completed at earliest opportunity.
12. Review of yellow lines at junction of Oak Road and Knutsford Road
Update: "The request has been added to the list of locations for consideration during prioritisation assessments which inform future work programmes."
13. Re-instatement of worn yellow lines on Dixon Drive
Update: Awaiting outcome of parking review from Borough Councillor A. Harrison.
14. White lining along Knutsford Road
Update: Lining work commenced.
15. Review of bollards at Dixon Drive (near Galloway Grange)
Update: No update received from Cheshire East Council.
16. Failing trees along Chelford FP1
Update: Cheshire East Council making arrangements to deal with relevant trees.