

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 12th February, 2026 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

Present Councillors C. Montaldo (Chairman), B. Brindley, T. McCrum, E. Michell, S. Mort, M. Shepherd, D. Wilson, S. Wilson.
Cheshire East Ward Member Cllr. A. Harrison
Members of the public (0).
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence:

Cllr J. Fielding – Personal reason
Cllr. C. Howlett – Personal reason

025/26 RESOLVED (a) To receive and approve the apologies for absence received. (All in favour)

2. Declarations of interest

Cllr. T. McCrum – Item 7(b)(ii) – Neighbour to application site.

026/26 RESOLVED (a) To receive and note the declaration of interest. (All in favour)

3. Public forum for questions

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

027/26 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.

028/26 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 expressed disappointment with the decision of the Strategic Planning Board in respect of application 25/1584/FUL. There was concern that biodiversity investment may not be spent in Chelford. There was also concern that Chelford may be subject to further development in the future due to existing rail connectivity.

It was reported that there is currently a consultation relating to proposed changes to the National Planning Policy Framework. Cheshire East Council will be holding a Full Council meeting in the near future. The Chief Executive of Cheshire East Council is currently still on leave. The request by Cheshire East Council for permission to raise Council Tax by 9.99% had been rejected by the Government. There were, however, changes expected to Government funding to Local Authorities.

No date had yet been provided to complete the white lining work along Knutsford Road through the village.

029/26 RESOLVED (a) To receive and note the report of Borough Councillor A. Harrison. (All in favour)

5. Minutes

(a) The minutes of the Parish Council Meeting held 8th January, 2026 had been previously circulated to all Members.

030/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 8th January, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

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6. Finance

- (a) **Financial Statement 2025/26 as at 12th February, 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.

- 031/26 RESOLVED** (a) That the financial statement as at 12th February, 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 with the exception of the payment to Zurich Municipal which shall be deferred to the next meeting. (All in favour)
- (d) **Fund transfers:** It was reported that £5,000 had been transferred from the Business Reserve Account to the Current account to enable payments to be met.

- 032/26 RESOLVED** (a) That the actions of the Clerk in transferring funds be approved. (All in favour)

(e) **Service Level Agreements 2026/27:**

- i. Grounds maintenance at Chelford Activity Park (Year 3 of contract term)

- 033/26 RESOLVED** (a) That the 2026/27 service level agreement for grounds maintenance be approved. (All in favour)

- ii. Floral displays and watering within Parish (Year 2 of contract term)

- 034/26 RESOLVED** (a) That the 2026/27 service level agreement for floral displays be approved. (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 D)

- 035/26 RESOLVED** (a) To note the new planning decisions. (All in favour)

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

- i. **26/0284/HOUS:** 11 Millbank Close, Chelford. SK11 9SJ
Single storey rear extension and associated alterations.

- 036/26 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 26/0284/HOUS. (All in favour)

- ii. **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.

- 037/26 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 26/0292/TPO. (All in favour)

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

- 038/26 RESOLVED** (a) To note that no further applications had been received. (All in favour)

(c) **Street trading application**

- i. Business: Cheshire Dough; Sale of wood fired pizza; coffee and hot drinks; hot and cold snacks from a mobile trading unit at Chelford Parish Hall,

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Knutsford Road, Chelford. Trading periods: Friday (4p.m. – 8p.m.), Saturday (4p.m. – 8p.m.), Sunday (9a.m. – 1p.m.).

039/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of the street trading application. (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. Moles are still present on the site.

040/26 RESOLVED (a) To receive and note the report. (All in favour)

- (b) **Refurbishment work and phase one remedial work:** It was reported that a meeting with representatives from Cheshire East Council was planned for the near future.

041/26 RESOLVED (a) To receive and note the report. (All in favour)

- (c) **Safety inspection:** It was reported that the recent safety inspection had identified a number of low risk issues. Only one medium risk issue had been identified on the site. A work programme is currently being prepared to address the identified issues.

042/26 RESOLVED (a) To receive and note the report. (All in favour)

9. Parish Council projects

- (a) **Proposed village gateways:** It was reported that preliminary results of the site assessments had been received indicating that there was insufficient space on the eastbound verge near The Egerton Arms to install a gateway. The westbound verge would only be able to accommodate a parish boundary sign due to technical restrictions relating to size and mounting requirements relating to speed limit signs. Unfortunately, the assessment at the eastern boundary of the 30mph zone had not been completed for the requested locations, therefore, this had been communicated to Cheshire East Council for further action. Cheshire East Council had advised that any gateways located within the 30mph speed limit area would not be able to display speed limit signs due to highway regulations.

043/26 RESOLVED (a) To receive and note the report.

(b) That the Clerk continue to pursue the assessment of the requested locations.

(c) That the Clerk investigate whether gateways would be permitted at the Parish boundaries (with associated design adjustments where required). (All in favour)

- (b) **Dog poo bag dispensers – Year 1 review:** It was reported that during the first year 4,999 bags had been used from the four dispensers. The greatest use (54.0%) was from Dixon Drive (near Galloway Grange). Usage from the other dispensers was 25.9% from Oak Road, 12.7% from Dixon Drive (near Millbank Close) and 7.4% from Highland Drive.

044/26 RESOLVED (a) To receive and note the report.

(b) That information relating to dog poo bag usage be included within the next newsletter. (All in favour)

- (c) **Bench refurbishment:** It was reported that the benches were due to be refurbished in March, 2026.

045/26 RESOLVED (a) To receive and note the report. (All in favour)

- (d) **Red telephone kiosk:** It was reported that work to refurbish the red telephone kiosk was due to commence in March, 2026.

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046/26 RESOLVED (a) To receive and note the report. (All in favour)

- (e) **New litter bin at Dixon Drive:** It was reported that an installation date was still awaited.

047/26 RESOLVED (a) To receive and note the report. (All in favour)

- (f) **New picnic benches at Mere Court Park:** It was reported that Cheshire East Council had advised that s.106 funds were being drawn down in 2026/27 to deliver this work.

048/26 RESOLVED (a) To receive and note the report. (All in favour)

- (g) **Christmas tree:** Members considered options relating to provision of a Christmas tree at Chelford Roundabout.

049/26 RESOLVED (a) That the Clerk seek quotations for the provision, installation and subsequent removal of a 25ft (approx.) Christmas tree with static, coloured lights. (All in favour)

- (h) **Bike track improvement work:** It was reported that initial investigation had highlighted a number of options relating to improving the bike track. One option related to whether a new track would be a permanent, earth structure or a modular structure which could be periodically removed and redesigned.

050/26 RESOLVED (a) That the Clerk secure further information relating to the options for delivering an improved bike track. (All in favour)

10. Highway Matters

- (a) **Updates on previously reported highway defects:** It was reported that landowner was addressing the issue relating to mud outside field gateways at Knutsford Road. Tree work along Chelford FP1 was now complete. A report had been lodged regarding the street lights between Chelford Parish Hall and the roundabout not working.

051/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **New highway defects:** It was reported that a street light was out at Grangewood Drive. There is a pothole on Dixon Drive near junction with Broomfield Close. A further pothole was reported at the end of Dixon Drive. It was also reported that siding out work along Holmes Chapel Road was due to take place in the near future.

052/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (c) **Proposed white lining:** Borough Councillor A. Harrison advised that no date for the work had been made available.

053/26 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Parking review at Dixon Drive:** Borough Councillor A. Harrison advised that he had not yet been advised of the outcome of the review.

054/26 RESOLVED (a) To receive and note the update. (All in favour)

(e) **Road closures:**

- i. Holmes Chapel Road from junction with Congleton Lane to junction with Chelford roundabout. 18th - 20th February, 2026 to enable Cheshire East Highways to carry out footway siding out work.
- ii. Knutsford Road from junction with Oak Road to junction with Dixon Drive. 3rd - 4th March, 2026 to enable Cheshire East Highways to carry out retexturing work.
- iii. Oak Road from junction with Knutsford Road to junction with Robin Lane. 3rd - 4th March, 2026 to enable Cheshire East Highways to carry out retexturing work.

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work.

055/26 RESOLVED (a) To receive and note the road closure information. (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. Cheshire East Council: Invitation to Town and Parish Council Network meeting (17/02/26). Topic: Cheshire East Public Health Update and Transformation Plan.

056/26 RESOLVED (a) That Councillor D. Wilson attend the meeting. (All in favour)

- ii. Peak Cluster: Phase 1 consultation.

057/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- iii. Enterprise Cheshire and Warrington: Invitation to rural needs analysis online consultation event. (26/02/26).

058/26 RESOLVED (a) That Councillor C. Montaldo to attend the meeting. (All in favour)

12. Community Matters

(a) **Chelford Ward Policing Team:** It was reported that the latest police update had not identified any incidents within the Parish.

059/26 RESOLVED (a) To receive and note the update. (All in favour)

(b) **Community Speed Watch:** It was reported that the results of a recent speed watch event appeared to suggest that the new speed indicator devices were having a positive impact on traffic speeds. There are, however, still a number of vehicles which travel significantly faster than the speed limit.

060/26 RESOLVED (a) To receive and note the update. (All in favour)

(c) **Parish Broadband:** It was reported that, despite sufficient local interest being registered to progress a broadband build, Building Digital UK (BDUK) had prevented the project from progressing as they have instructed Openreach to focus on Project Gigabit work. Efforts are being made to ensure Chelford is included within the initial build plan for Project Gigabit. More information should be available in the spring.

061/26 RESOLVED (a) To receive and note the update. (All in favour)

(d) **Chelford Edging Group:** It was reported that an approach had been made by the Chelford Edging Group who were interested in developing orchards within the Parish following their recent tree planting activities along Dixon Drive. The group had been advised that they would need to seek permissions from the relevant landowners prior to progressing any proposals.

062/26 RESOLVED (a) To receive and note the update. (All in favour)

13. Matters for inclusion on next/future meeting agenda

8:19p.m. – Borough Councillor A. Harrison excused himself from the meeting and left.

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

15. Exclusion of public and press

063/26 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)

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

i. Matters relating to the allocation of s.106 community facilities funds.

064/26 RESOLVED (a) To receive and note the verbal report from the Clerk (All in favour)

ii. Matters relating to asset management.

065/26 RESOLVED (a) To receive and note the verbal report from the Clerk. (All in favour)

The meeting was declared closed by the Chairman at 8:38p.m.

Signed:.....

Approval date: 12th March, 2026

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Appendix A: Financial statement

Financial Statement – 2025/26 as at 12 th February 2026					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Jan. 26 £	Agenda Feb. 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	1,981.94	614.30	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	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		3,973.60
65,125.69	Total receipts	60,212.00	59,934.38	614.30	3,973.60
	Payments				
15,263.88	Salary (Clerk)	16,931.00	14,703.00	1,470.30	757.70
891.45	National Insurance (Employer)	1,655.00	1,626.21	162.62	-133.83
3,373.29	Pension contributions (Employer)	3,462.00	3,161.12	316.11	-15.23
785.41	Allowances (Clerk)	1,000.00	840.15	69.97	89.88
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	46.73	234.80
98.00	Website	146.00	86.50	31.98	27.52
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	47.00	8.34
355.00	Room hire	420.00	335.00		85.00
195.00	Training	550.00	70.00	102.00	378.00
7,685.96	Chelford Activity Park maintenance	9,420.00	9,738.01	100.00	-418.01
2,697.50	Chelford Village maintenance	6,035.00	3,165.70	63.15	2,806.15
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	100.00		900.00
4,265.44	VAT		3,916.83	56.77	
51,938.11	Total payments	60,212.00	46,803.19	2,466.63	14,915.78

Cash/Bank reconciliation	01/04/25	08/01/26	12/02/26	31/03/26
Balance B/Fwd	132,592.53	132,592.53	145,723.72	143,871.39
Add total receipts	60,212.00	59,934.38	614.30	3,973.60
Less total payments	60,212.00	46,803.19	2,466.63	14,915.78
Balance C/Fwd	132,592.53	145,723.72	143,871.39	132,929.21
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	08/01/26	12/02/26	31/03/26
General funds	61,949.57	80,277.68	45,025.87	34,083.69
Earmarked reserves	70,642.96	65,446.04	98,845.52	98,845.52
	132,592.53	145,723.72	143,871.39	132,929.21

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Cash/Bank Reconciliation as at 12th February, 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	60,548.68	
Less payments	<u>49,269.82</u>	
Balance carried forward 12/02/26	<u>143,871.39</u>	

Bank (NatWest)

Current Account	5,855.68	05/01/26
Add receipts/transfer since above statement		
	<u>5,000.00</u>	
	5,000.00	
Less unpresented cheques		
Approved	-4,125.72	
For approval	-2,466.63	
Less payments already issued	<u>0.00</u>	
	<u>-6,592.35</u>	
	4,263.33	12/02/26

Business Reserve Account	16,079.94	05/01/26
Add receipts/transfer since above statement		
	<u>-5,000.00</u>	
	-5,000.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
		11,079.94 12/02/26

Liquidity Manager Account (35 day)	31,781.13	05/01/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
		31,781.13 12/02/26

Liquidity Manager Account (95 day)	15,146.76	15/01/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
		15,146.76 12/02/26

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 unpresented cheques		
	<u>0.00</u>	
	0.00	
		81,600.23 12/02/26

Total bank balances 12/02/26		<u><u>143,871.39</u></u>
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Appendix B: Receipts

NatWest Bank plc	£13.40	Gross interest: Oct. 2025 (BR)
Skipton Building Society	£161.48	Gross interest: Oct. 2025
NatWest Bank plc	£11.46	Gross interest: Nov. 2025 (BR)
Skipton Building Society	£156.27	Gross interest: Nov. 2025
NatWest Bank plc	£13.64	Gross interest: Dec. 2025 (BR)
NatWest Bank plc	£58.22	Gross interest: Dec. 2025 (LM35)
NatWest Bank plc	£38.35	Gross interest: Dec. 2025 (LM95)
Skipton Building Society	£161.48	Gross interest: Dec. 2025

Appendix C: Payments for approval

Cheque No 001711	Northwich Town Council	£60.00	Grounds maintenance: Dec. 25 [A]
Cheque No 001712	Cheshire Association of Local Councils	£25.00	Training fee [B]
Cheque No 001713	E. M. Maddock	£1,298.95	Salary and allowances: Feb. 26 [C]
Direct Debit	H.M. Revenue & Customs	£323.07	PAYE payments [D]
Standing Order	Cheshire Pension Fund	£396.98	Pension contributions: Feb. 26 [E]
Direct Debit	1&1 IONOS	£28.18	Email accounts: Jan. 26 and domain fee [F]
Direct Debit	1&1 IONOS	£6.00	Web hosting: Jan. – Feb. 26 [F]
Direct Debit	1&1 IONOS	£4.20	Email accounts: Feb. 26 [F]
Direct Debit	npower	£49.07	Electricity charges: Sep–Dec.25[G]
Cheque No 001714	Northwich Town Council	£60.00	Grounds maintenance: Jan. 26 [A]
Cheque No 001715	SLCC Enterprises Ltd	£92.40	Training fee [B]
Cheque No 001716	JRB Enterprises Ltd	£75.78	Dog poo dispenser bags [H]
Direct Debit	Information Commissioners Office	£47.00	Data protection fee 2026/27 [I]

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

[B] Local Government Act 1972 s.111

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

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

[E] Pension Act 2008 s.3

[F] Local Government Act 1972 s.142

[G] Parish Councils Act 1957 s.3

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

[I] The Data Protection (Charges and Information) Regulations 2018 s.2

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Appendix D: Planning updates

Recent planning decisions

- 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.
DECISION: Approved with conditions (Strategic Planning Board – 28/01/26)
- 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.
DECISION: Consent for works in TPO with conditions (23/01/26)
- 25/3895/PIP Swiss Cottage, Stubby Lane, Nether Alderley. SK10 4SZ
Construction of one dwelling.
DECISION: Refused (30/01/26)
- 25/4233/FUL Westminster House, Knutsford Road, Chelford. SK11 9AS
Erection of a glazed extension to the rear of the existing building.
DECISION: Approved with conditions (06/01/26)
- 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.
DECISION: Approved with conditions (23/01/26)

Outstanding planning applications

- 25/1234/FUL Land off Knutsford Road, Knutsford Road, Chelford.
Construction of 20 dwellings and associated works.
- 25/3036/PIP Land south of Chelford Road, Chelford. SK10 4TA
Permission in principle for three to four dwellings.
- 25/4282/PIP Roadside House, Knutsford Road, Chelford. SK11 9AS
Permission in principle for the construction of up to 5 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.