

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Thursday 9th April, 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, 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. D. Wilson – Personal reason

116/26 RESOLVED (a) To receive and approve the apology for absence received. (All in favour)

2. Declarations of interest

Cllr. S. Wilson – Item 7(b)(ii) – Lives near to the application site.

Cllr. J. Fielding – Item 7(b)(ii) – Family live near to application site.

Cllr. J. Fielding – Item 15(b)(i) – Representative of applicant organisation - s.106 funds.

Cllr. C. Montaldo – Item 15(b)(i) – Representative of applicant organisation - s.106 funds.

Cllr. C. Howlett – Item 10(a) – Owner of property adjacent to bollards. (Appendix D(15))

117/26 RESOLVED (a) To receive and note the declarations of interest. (All in favour)

3. Public forum for questions

(a) **Questions from residents:** No questions were raised by residents.

118/26 RESOLVED (a) To note that no questions had been raised. (All in favour)

(b) **Issues raised via social media:** It was reported that there had been complaints about the closure of A537 and Oak Road as it appeared that some residents were not aware of the works.

119/26 RESOLVED (a) To receive and note the issue raised via social media. (All in favour)

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

Borough Councillor A. Harrison reported that he had been made aware of issues relating to the closure of A537. There had not been any recent meetings at Cheshire East Council. No controversial planning applications for development within the Ward had been received in recent weeks. The expansion works at Chelford Primary School were anticipated to be completed by the end of May, 2026 following the release of further funds to support the works. A date for the upgrade of the zebra crossing to a puffin crossing is still awaited.

120/26 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 12th March, 2026 had been previously circulated to all Members.

121/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 12th March, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

(b) The minutes of the Parish Council Meeting held 2nd April, 2026 had been previously circulated to all Members.

122/26 RESOLVED (a) That an amendment be made to indicate that Councillor S.

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Wilson was not in attendance and had submitted apologies to the meeting.

(b) That the minutes of the Parish Council Meeting held 2nd April, 2026 be approved as a correct record, subject to the above amendment, and signed by the Chairman. (All in favour)

6. Finance

(a) **Payments:** The Chairman outlined the basis of payments listed at Appendix A.

123/26 RESOLVED (a) That the schedule of payments at Appendix A be approved and duly authorised. (All in favour)

(b) **Standing Order:** It was reported that it was necessary to update the standing order to the Cheshire Pension Fund.

124/26 RESOLVED (a) That approval be given for the standing order to the Cheshire Pension Fund to be updated to £391.81 from May, 2026 onwards. (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 B)

125/26 RESOLVED (a) To note the new planning decisions. (All in favour)

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

i. **26/0867/DSC:** The Manor House, Holmes Chapel Road, Chelford. SK11 9AH
Discharge of conditions 5 and 6 on approval APP/R0660/W/21/3284801 (21/0617M).

126/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/0867/DSC. (All in favour)

ii. **26/0939TPO:** 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.

**127/26 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 26/0939/TPO:
Chelford Parish Council objects to the above proposal on the following grounds:**

1. That the Oak tree is not located within the curtilage of the property (8 Drumblefield) nor along the boundary of the property. The tree is within an agricultural field on the other side of Carter Lane to the applicant's property.
2. The application confirms local understanding that the tree is not diseased, therefore, the work is considered unnecessary.
3. The application confirms local understanding that the tree is not causing damage to property, therefore, the work is considered unnecessary.
4. The application confirms local understanding that the tree is not within the ownership of the applicant, therefore, the work is not considered appropriate.
5. The application offers no justification for the need to undertake

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any work on the Oak tree, therefore, it is considered that the application should be refused.

6. The Parish Council requests that all relevant policies of the Chelford Neighbourhood Plan are taken into consideration during the determination of the application, including Policy NE3. (All in favour)

- iii. **26/1005/TPO:** 12 Mere Court, Chelford. SK11 9EB
Sycamore (T1) – Fell.

128/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/1005/TPO. (All in favour)

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

129/26 RESOLVED (a) To note that no further applications had been received. (All in favour)

- (c) **Cricketers Green:** It was reported that an update had been received 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 2026.

130/26 RESOLVED (a) To receive and note the update. (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. The site appears to be well used at present. Borough Councillor Harrison was thanked for providing a storage box for the table tennis equipment.

131/26 RESOLVED (a) To receive and note the report. (All in favour)

- (b) **Refurbishment work and phase one remedial work:** It was reported that phase one remedial work had now been completed. The supplier of the cableway had also visited the site to rectify the unsatisfactory repair undertaken by Cheshire East Council.

132/26 RESOLVED (a) To receive and note the update. (All in favour)

- (c) **Gym and trim trail equipment:** Members considered equipment proposals from several suppliers as provided by Cheshire East Council.

133/26 RESOLVED (a) To receive and note the proposals.

(b) That proposal 1 from Dragon Play (in N15 colour option) be selected as the preferred scheme. (All in favour)

9. Parish Council projects: Members considered the project updates as listed at Appendix C.

134/26 RESOLVED (a) To receive and note the updates. (All in favour)

10. Highway Matters

- (a) **Updates on previously reported highway defects:** Members noted updates relating to highway defects as listed at Appendix D. It was noted that the street light at Grangewood Drive had now been repaired. It was also noted that the chevron at Alderley Road had been re-installed.

135/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **New highway defects:** Several potholes at Broomfield Close had been reported, however, were not considered by Cheshire East Council to present a danger to highway users. A query was raised regarding the cleaning of signs.

136/26 RESOLVED (a) That the potholes at Broomfield Close be re-reported and a

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challenge lodged to the response received on the grounds that the potholes are a danger to cyclists.

(b) That matters relating to sign cleaning be considered at the next meeting. (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.

137/26 RESOLVED (a) To receive and note the update. (All in favour)

(b) **Community Speed Watch:** It was reported that activities would be taking place next week to mark National Speed Watch Week. It was noted that the speed indicator devices do appear to be positively influencing driver behaviour.

138/26 RESOLVED (a) To receive and note the update. (All in favour)

(c) **Broadband upgrades:** It was reported that no further updates had been received.

139/26 RESOLVED (a) To receive and note the update. (All in favour)

12. Annual Parish Meeting 2026: Members considered arrangements for the meeting. It was noted that The Rt. Hon. Esther McVey had accepted the invitation to attend the meeting.

140/26 RESOLVED (a) To receive and note the updates. (All in favour)

13. Matters for inclusion on next/future meeting agenda: None.

14. Date of next meeting: Thursday 14th May, 2026 at 7:30p.m. at Chelford Primary School. (Annual Parish Meeting followed by Annual Parish Council Meeting)

8:06p.m. – Borough Councillor A. Harrison excused himself from the meeting and left.

15. Exclusion of public and press

141/26 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 the allocation of s.106 community facilities funds.

142/26 RESOLVED (a) To receive and note the verbal report from the Clerk (All in favour)

ii. Matters relating to asset management.

143/26 RESOLVED (a) To receive and note the verbal report from the Clerk. (All in favour)

The meeting was declared closed by the Chairman at 8:26p.m.

Signed:.....

Approval date: 14th May, 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: Repaired.
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 cleared relevant trees.