

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 13th August, 2026 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

Present Councillors C. Montaldo (Chairman), C. Howlett, T. McCrum, M. Shepherd,
S. Wilson.

Members of the public (2).

Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence

Cllr. E. Michell – Personal reason (previously approved)

Cllr. S. Mort – Personal reason

Cllr. D. Wilson – Personal reason

297/26 RESOLVED (a) To receive the apologies for absence. (All in favour)

Councillor B. Brindley was absent from the meeting.

2. Declarations of interest: None.

298/26 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. Public forum for questions

(a) **Questions from residents:** Residents present at the meeting raised the following issues:

- i. Concerns relating to the dumping of garden and household waste in the green spaces off Dixon Drive (Ape Valley and Tarzan Valley).

299/26 RESOLVED (a) To receive and note the concerns.

(b) That a request be included in the newsletter for waste not to be dumped in the green spaces. (All in favour)

- ii. Proposal to develop a multi-functional facility at the Chelford Parish Hall site to support the delivery of local services in the future.

300/26 RESOLVED (a) To receive and note the proposal. (All in favour)

- iii. Queries relating to the development of the new Cheshire East Local Plan and the potential implications for Chelford.

301/26 RESOLVED (a) To receive and note the queries.

(b) That the Parish Council response be prepared and published on the Local Plan portal and the Parish Council website for resident information. (All in favour)

- iv. Lack of welfare facilities being provided for Openreach contractors.

302/26 RESOLVED (a) To note that the issue had been raised with Openreach, Cheshire East Council and the sub-contractors. (All in favour)

8:14p.m. – Two residents excused themselves from the meeting and left.

- (b) **Issues raised via social media:** It was reported that residents had raised concerns about incomplete planting schemes on the Galloway Grange development.

303/26 RESOLVED (a) That the Clerk seek clarification from Cheshire East Council regarding the reports of incomplete planting schemes at Galloway Grange. (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.

304/26 RESOLVED (a) To note that Borough Councillor A. Harrison was not present at

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the meeting. (All in favour)

5. Minutes

- (a) The minutes of the Parish Council Meeting held 9th July, 2026 had been previously circulated to all Members.

305/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 9th July, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

- (a) **Financial Statement 2026/27 as at 13th August, 2026:** Members considered the financial statement 2026/27 which was unanimously accepted. (Appendix A)
- (b) **Receipts:** The Chairman outlined the receipts listed at Appendix B.
- (c) **Payments:** The Chairman outlined the payments for approval listed at Appendix C.

306/26 RESOLVED (a) That the Statement of Account as at 13th August, 2026 be received and the Chairman's observations duly noted (Appendix A)
(b) That the report on receipts since the last meeting be received and duly noted. (Appendix B)
(c) That the payments listed at Appendix C be approved. (All in favour)

- (d) **Invoice for fencing works:** It was reported that the contractor had expressed disappointment regarding the response to the invoice for works. A review of the decision had been requested. Members discussed the current position, however, following debate were unable to reach a consensus.

307/26 RESOLVED (a) That the review of position relating to the invoice for fencing works be reconsidered at the next meeting. (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)

308/26 RESOLVED (a) To note the new planning decisions. (All in favour)

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

- i. 26/2566/CLPUD: 3 Church Cottages, Holmes Chapel Road, Chelford. SK11 9AQ
Certificate of lawful development for proposed replacement of existing septic tank with sewage treatment plant.

309/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/2566/CLPUD. (All in favour)

- ii. 26/2736/OUT: 9 Station Road, Chelford. SK11 9AX
Outline application for a new 2 bedroomed detached dwelling with drive and new boundary fencing to rear of 9 Station Road, all matters reserved except for access and layout.

310/26 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 26/2736/OUT:
Chelford Parish Council objects to the proposed development on the following grounds:
The proposed development is considered to be over development of the existing residential plot and contrary to Cheshire East Local Plan Policy HOU 12. It is considered that the proposed additional

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property would detrimentally impact the privacy of existing nearby residents and future occupiers of the proposed dwelling.

It is considered that the proportion of the proposed development site which is allocated to private amenity space is insufficient to adequately cater for the proposed 2 bedroom property.

The application indicates that the proposed dwelling would have a gross internal floor area of 63.3m² which is less than the minimum gross internal floor areas set out by the Ministry of Housing Communities and Local Government. It is, therefore, considered that the proposed dwelling is inadequate to meet expected living standards.

The application acknowledges that the separation distance between the proposed dwelling and the existing dwelling at 9 Station Road would be less than the requirements of Local Plan Policy HOU 13. It is considered that this will contribute to a detrimental impact on nearby residents and future occupiers of the proposed dwelling. It is noted, however, that both 9 Station Road and the proposed dwelling have ground floor projections which will considerably lessen the gap stated (measured at first floor level) exacerbating the detrimental impact.

The proposed development will generate additional cars within an area where there are already pressures on car parking and restrictions on parking on the highway. The application indicates that only one on site car parking space is to be provided which does not meet the expected standards as set out in Cheshire East Local Plan Policy CO 2 and Appendix C. The proposed parking provision also fails to meet the Chelford Neighbourhood Plan Policy HP3.

Overall, it is considered that the proposed plot is too small to deliver a functional residential unit and will detrimentally impact the residential amenity of nearby existing properties. (All in favour)

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

311/26 RESOLVED (a) To note that no further planning application had been received. (All in favour)

(c) Cheshire East Local Plan

- i. **Local Plan Scoping Consultation:** Members considered the Local Plan Scoping Consultation and considered that representations should be submitted in respect of a number of issues.

312/26 RESOLVED (a) That the representations at Appendix E be submitted to the Cheshire East Local Plan Scoping Consultation. (All in favour)

- ii. **Local Plan Call for Sites 2026:** Members noted the outcome of the 2026 Call for Sites process which had identified a number of land parcels that had been put forward for consideration by Cheshire East Council.

313/26 RESOLVED (a) To receive and note the information. (All in favour)

8. Chelford Activity Park

- (a) **Issues identified during routine inspections:** No issues had been made known to the Clerk.

314/26 RESOLVED (a) To receive and note the report. (All in favour)

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- (b) **Maintenance tasks:** It was reported that maintenance tasks were still ongoing.

315/26 RESOLVED (a) To receive and note the update. (All in favour)

- (c) **Picnic tables:** It was reported that the relocation of the picnic tables at Chelford Activity Park had been completed.

316/26 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Gym and trim trail equipment:**

- i. **Installation:** It was reported that installation of the equipment (except for one sign) was now complete.

317/26 RESOLVED (a) To receive and note the update. (All in favour)

- ii. **Additional trim trail sign:** It was reported that the additional trim trail sign was due to be delivered and installed at the end of August, 2026.

318/26 RESOLVED (a) To receive and note the update. (All in favour)

- iii. **Re-seeding of spoil:** It was reported that the re-seeding of the spoil will take place when wetter weather returns.

319/26 RESOLVED (a) To receive and note the update. (All in favour)

- iv. **Post-installation inspection:** It was reported that a post-installation safety inspection of the gym and trim trail equipment had been completed and did not highlight any issues.

320/26 RESOLVED (a) To receive and note the information. (All in favour)

- v. **Launch event:** Members considered holding a launch event to mark the installation of the new equipment. It was suggested that representatives from Chelford Gym should be invited to provide a demonstration on use of the equipment for residents.

321/26 RESOLVED (a) That Councillor C. Howlett approach the local gym owner to gauge interest in supporting a launch event. (All in favour)

- (e) **Summer tree inspection:**

- i. **Inspection outcome:** It was reported that the recent summer tree inspection had identified four trees which required maintenance work.

322/26 RESOLVED (a) To receive and note the outcome of the recent summer tree inspection. (All in favour)

- ii. **Quotation for identified actions:** It was reported that the quotation had not yet been received.

323/26 RESOLVED (a) To receive and note the update.

- (b) That the quotation be considered at the next meeting. (All in favour)**

9. Parish Council projects

- (a) **Ongoing projects**

- i. **New bin at Dixon Drive:** It was reported that the bin had been ordered and delivery was still awaited.

324/26 RESOLVED (a) To receive and note the update. (All in favour)

- ii. **Picnic tables at Mere Court Park:** It was reported that no update had been received from either Borough Councillor A. Harrison or the relevant officers.

325/26 RESOLVED (a) To receive and note the update. (All in favour)

- iii. **Village gateways:** It was reported that a response to the queries raised in respect of the draft gateway design had been received from a Highways Officer. A meeting was planned to clarify the current situation and to identify

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possible actions which can be progressed.

326/26 RESOLVED (a) To receive and note the update. (All in favour)

- iv. **Christmas tree at Chelford Roundabout:** It was reported that Cheshire East Council had advised that they were unable to consider the request to connect to the existing electricity supply until a highways permit had been granted. Unfortunately, the highways permit process requires detailed information to be submitted about the proposed work and will incur a cost.

327/26 RESOLVED (a) To receive and note the update.

(b) That approval be given for a highways permit application to be submitted at a cost of £176. (All in favour)

- v. **Notice board at Chelford Station:** It was reported that the order for the notice board can now be progressed following confirmation of delivery requirements.

328/26 RESOLVED (a) To receive and note the update. (All in favour)

- vi. **Notice board at The Hub:** It was reported that the new notice board will be delivered at the same time as the notice board for the station.

329/26 RESOLVED (a) To receive and note the update. (All in favour)

- vii. **Highway sign cleaning:** It was reported that a start date was still awaited.

330/26 RESOLVED (a) To receive and note the update. (All in favour)

- viii. **Short term pump track hire:** It was reported that a public consultation will be undertaken, via the website, to seek views of residents regarding the proposal. The consultation will be highlighted in the next newsletter.

331/26 RESOLVED (a) To receive and note the update. (All in favour)

10. Highway matters

- (a) **Previously reported defects:** Members reviewed the updates at Appendix F. Further updates had been received in respect of items 4, 16 and 18 and would be added to the report in the Minutes.

332/26 RESOLVED (a) To receive and note the report and updates.

(b) That items which will not be progressed by Cheshire East Council be removed from the future reporting schedule. (All in favour)

- (b) **New highway defects for attention:** No new highway defects were reported.

333/26 RESOLVED (a) To note that no new highway issues were reported. (All in favour)

(c) Traffic calming at Knutsford Road:

- i. **Feedback from residents:** It was reported that a poll had been put on the Parish Council website seeking views about traffic calming within the parish. Responses were still being received, along with emails with other suggestions. A reminder about the poll would be included in the next newsletter.

334/26 RESOLVED (a) To receive and note the report. (All in favour)

- ii. **Options for traffic calming along Knutsford Road:** It was reported that information was also being collated relating to the criteria used to implement several traffic calming measures.

335/26 RESOLVED (a) That the Clerk continue to explore traffic calming options which could be employed at this location. (All in favour)

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(d) **Road closure notices:** Members noted the following road closure notices:

- i. Peover Lane, Chelford on 13th - 16th October, 2026 from 'Newcroft' to Chelford roundabout to enable works by Electricity North West.
- ii. Peover Lane, Chelford on 20th - 21st October, 2026 from 'Astle Edge' to Chelford roundabout to enable works by BT Openreach.
- iii. Barclays Knutsford 10k 2026 on 27th September, 2026 (09:30 – 12:30) – affecting Pepper Street, Chelford Lane, Common Lane, Mill Lane, Boundary Lane, Grotto Lane and Stocks Lane.

336/26 RESOLVED (a) To receive and note the road closures. (All in favour)

(e) **Traditional direction signs:** It was reported that Cheshire East Council was offering to provide quotations for the maintenance of traditional direction signs. It was noted that there was one of these signs at the junction of Holmes Chapel Road and Congleton Lane.

337/26 RESOLVED (a) That the Clerk request a quotation for the maintenance of the traditional direction sign for consideration at a future meeting. (All in favour)

11. Community Matters

(a) **Chelford Ward Policing Team:** It was reported that no police report had yet been received this month. Furthermore, a response from the Police and Crime Commissioner had also not been received by the local parish.

338/26 RESOLVED (a) To receive and note the update. (All in favour)

(b) **Community Speed Watch:** It was reported that speed watch activities had recorded a number of vehicles travelling in excess of the 30mph speed limit.

339/26 RESOLVED (a) To receive and note the update. (All in favour)

(c) **Speed Indicator Device data:** Members noted the speed indicator device data at Appendix G.

340/26 RESOLVED (a) To receive and note the update. (All in favour)

(d) **Broadband upgrades:** Unfortunately the representative from Teleauora was not present at the meeting. It was noted that the phase of fibre cable installation work being undertaken by Openreach last month appears to be complete.

341/26 RESOLVED (a) To receive and note the update. (All in favour)

(e) **Handrail along pathway to southbound platform:** It was reported that no updates had been received.

342/26 RESOLVED (a) To receive and note the update. (All in favour)

(f) **Safety lining at Chelford Station:** It was reported that the request had been passed to the Station Management Team for review.

343/26 RESOLVED (a) To receive and note the update. (All in favour)

(g) **Refuse collections within the Parish:** It was reported that Cheshire East Council had not yet provided clarification relating to the inconsistent collections within the parish.

344/26 RESOLVED (a) To receive and note the update. (All in favour)

(h) **Chelford Parish Hall:** Members reported that representations had been received from residents regarding the availability of Chelford Parish Hall for use by local groups and individuals.

345/26 RESOLVED (a) That the Clerk write to Chelford Parish Council requesting clarification of the bookings policy for the venue. (All in favour)

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12. Meetings of external organisations

- (a) **Cheshire East Town and Parish Council Network meeting (14/07/26):** It was reported that the meeting had been cancelled.

346/26 RESOLVED (a) To receive and note the report. (All in favour)

- (b) **Cheshire East Town and Parish Council Network meeting (11/08/26):** It was reported that the meeting had focussed on the Cheshire East Local Plan and slides from the meeting would be circulated upon receipt.

347/26 RESOLVED (a) To receive and note the report. (All in favour)

13. Vacancy for Parish Councillor

- (a) **Resignation of Parish Councillor:** It was reported that Miss J. Fielding had resigned from the Parish Council. A vote of thanks was expressed by Members for the valuable contribution that she had made to the Parish Council during her term of office.

348/26 RESOLVED (a) To receive and note the resignation. (All in favour)

- (b) **Formal advertising of vacancy:** It was reported that the formal advertising of the vacancy had commenced.

349/26 RESOLVED (a) To receive and note the update. (All in favour)

14. Matters for inclusion on next/future meeting agenda

- (a) Proposed upgrades to the bike track.

15. Date of next meeting: Thursday 10th September, 2026 at 7:30p.m. at The Hub.

16. Exclusion of public and press

The Chairman reminded Members of the purpose and importance of the resolution which was about to be considered. Members were reminded not to disclose any information discussed during the following items of business.

350/26 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.

351/26 RESOLVED (a) To receive and note the verbal reports from the Clerk. (All in favour)

The meeting was declared closed by the Chairman at 10:05p.m.

Signed:.....

Approval date: 10th September, 2026

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Appendix A: Financial Statements

Financial Statement – 2026/27 as at 13 th August 2026					
Actual 2025/26 £	Details	2026/27 Budget £	Actual to Jul. 26 £	Agenda Aug. 26 £	Budget Balance £
	Receipts				
53,587.00	Precept	54,415.00	27,207.50		27,207.50
0.00	Balances		0.00		0.00
3,169.55	Investment interest		306.24	578.35	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants, donations & refunds		0.00		0.00
100.00	Newsletter		0.00		0.00
0.00	Unpresented cheque		0.00		0.00
4,265.44	VAT refund		4,087.11		1,198.98
61,121.99	Total receipts	54,415.00	31,600.85	578.35	28,406.48
	Payments				
17,643.60	Salary (Clerk)	18,942.00	6,027.84	1,506.96	11,407.20
1,951.45	National Insurance (Employer)	2,018.00	672.48	168.12	1,177.40
3,793.34	Pension contributions (Employer)	3,888.00	1,235.72	308.93	2,343.35
1,005.47	Allowances (Clerk)	1,006.00	308.24	85.86	611.90
300.93	Administration	325.00	0.00		325.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
593.00	Audit fees (internal & external)	710.00	311.00		399.00
1,091.52	Insurance	1,000.00	0.00		1,000.00
1,158.22	Donations (inc. s.137)	370.00	0.00		370.00
150.00	Grants	3,000.00	200.00		2,800.00
121.98	Website	146.00	30.50	12.00	103.50
1,255.00	Professional services	2,171.00	0.00	376.00	1,795.00
0.00	Advertising	100.00	0.00		100.00
716.66	Subscriptions/affiliation fees	729.00	577.60		151.40
335.00	Room hire	440.00	385.00		55.00
172.00	Training	550.00	50.00		500.00
10,078.01	Chelford Activity Park maintenance	9,700.00	2,442.07	672.00	6,585.93
4,059.52	Parish and asset maintenance	8,320.00	1,306.73	1,505.00	5,508.27
100.00	Contingency	1,000.00	0.00	880.90	119.10
5,500.00	Assets – purchase (2025/26)	0.00	0.00		0.00
122.45	Newsletter (2025/26)	0.00	0.00		0.00
4,087.11	VAT		585.00	613.98	-1,198.98
54,235.26	Total payments	54,415.00	14,132.18	6,129.75	34,153.07

Cash/Bank reconciliation	01/04/26	09/07/26	13/08/26	31/03/27
Balance B/Fwd	139,479.26	139,479.26	156,947.93	151,396.53
Add total receipts	54,415.00	31,600.85	578.35	28,406.48
Less total payments	54,415.00	14,132.18	6,129.75	34,153.07
Balance C/Fwd	139,479.26	156,947.93	151,396.53	145,649.94
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/26	09/07/26	13/08/26	31/03/27
General funds	34,022.74	53,246.41	47,695.01	41,948.42
Earmarked reserves	105,456.52	103,701.52	103,701.52	103,701.52
	139,479.26	156,947.93	151,396.53	145,649.94

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Cash/Bank Reconciliation as at 13th August, 2026

Cash

Balance brought forward 01/04/26	
Current Account	297.89
Business Reserve Account	10,393.05
Liquidity Manager Account (35)	31,939.51
Liquidity Manager Account (95)	15,248.58
Skipton Building Society	81,600.23
	<u>139,479.26</u>

Plus receipts	32,179.20
Less payments	<u>20,261.93</u>
Balance carried forward 13/08/26	<u>151,396.53</u>

Bank (NatWest)

Current Account

Add receipts/transfer since above statement	16,292.82	05/08/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
2025/26	-40.00	
2026/27	-374.70	
For approval	-6,129.75	
Less already issued	<u>1,582.20</u>	
	-4,962.25	
	11,330.57	13/08/26

Business Reserve Account

Add receipts/transfer since above statement	10,969.33	03/07/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	0.00	
	10,969.33	13/08/26

Liquidity Manager Account (35 day)

Add receipts/transfer since above statement	32,151.42	05/08/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	0.00	
	32,151.42	13/08/26

Liquidity Manager Account (95 day)

Add receipts/transfer since above statement	15,344.98	15/07/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	0.00	
	15,344.98	13/08/26

Skipton Building Society

Community Saver Account

Add receipts/transfer since above statement	81,600.23	01/04/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	0.00	
	81,600.23	13/08/26

Total bank balances 13/08/26	<u>151,396.53</u>	
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Appendix B: Receipts

NatWest Bank plc	£7.35	Gross interest – April 2026 (BR)
Skipton Building Society	£136.15	Gross interest – April 2026
NatWest Bank plc	£7.20	Gross interest – May 2026 (BR)
Skipton Building Society	£140.69	Gross interest – May 2026
NatWest Bank plc	£55.62	Gross interest – June 2026 (LM35)
NatWest Bank plc	£33.16	Gross interest – June 2026 (LM95)
NatWest Bank plc	£8.05	Gross interest – June 2026 (BR)
Skipton Building Society	£136.15	Gross interest – June 2026
NatWest Bank plc	£53.98	Gross interest – July 2026 (LM35)

Appendix C: Payments for approval

Cheque No 001747	Northwich Town Council	£1,572.00	Grounds maintenance, floral displays, watering: June 2026 [A]
Direct Debit	IONOS Cloud Ltd.	£4.20	Email accounts: July 2026 [B]
Direct Debit	IONOS Cloud Ltd.	£6.00	Web hosting: Jul.-Aug. 2026 [B]
Cheque No 001748	E. M. Maddock	£1,353.36	Salary and allowances: Aug. 26 [C]
Direct Debit	HM Revenue and Customs	£324.70	PAYE payments [D]
Standing Order	Cheshire Pension Fund	£391.81	Pension contributions: Jul. 26 [E]
Cheque No 001749	Northwich Town Council	£1,040.40	Grounds maintenance and watering: July 26 [A]
Cheque No 001750	Society of Local Council Clerks	£376.00	Membership fee 2026/27 [F]
Cheque No 001751	Royal Mail Group Ltd.	£119.88	Response Licence fee [G]
Direct Payment	HM Land Registry	£937.20	Data matching services [G]
Direct Debit	IONOS Cloud Ltd.	£4.20	Email accounts: August 2026 [B]

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

[B] Local Government Act 1972 s.142

[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.143(1)(b)

[G] Local Government Act 1972 s.111

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Appendix D: Planning updates

Recent planning decisions:

26/1928/CLPUD Chelford C of E Primary School, Oak Road, Chelford. SK11 9AY
Certificate of lawful proposed development of a canopy at the front of the school.
Decision: Approved with conditions (30/07/26)

Outstanding planning applications

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.

26/1833/HOUS Heath Wood, Pepper Street, Chelford. SK11 9BE
Single storey extension to side of domestic garage.

26/2010/OUT Land at Mere Hills Farm, Chelford Road and Pepper Street.
Outline planning application for residential development, including self-build plots; Use Class E commercial area including provision of a new GP Surgery; change of use of the existing barn to Class E(g)(iii); access off Chelford Road/A537; landscaping; drainage including SuDs; and public open space. All matters reserved except for access.
[Listed for Cheshire East Council Strategic Planning Board]

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Appendix E: Response to Cheshire East Local Plan Scoping Consultation

[Paragraph numbers refer to the sections within the Local Plan Scoping Consultation material.]

3.4: Chelford Parish Council objects to the use of arbitrary methods to calculate housing targets. This approach neglects actual need within the area and causes significant pressures on existing infrastructure which cannot meet the demands of significant and unjustified development.

3.13: During the development of the last Local Plan a significant area of land was removed from the Green Belt to form 'safeguarded land' for longer term future development. Both parcels of safeguarded land have already been brought forward for development. Chelford must not be subject to further erosion of the Green Belt in order to protect the character of the village.

3.14: Chelford station cannot be considered a 'well connected railway station' as it does not meet the definition criteria relating to frequency of trains serving the station. Chelford must not, therefore, be included within any proposals for development around railway stations.

3.15: Chelford Parish Council supports the commitment to prioritising brownfield land for future development. A comprehensive review must be undertaken to identify and allocate brownfield sites for development prior to any allocations being made on Green Belt sites.

3.19: Supplementary planning documents relating to ecology and biodiversity net gain must set out clear requirements for delivery and processes to challenge poor delivery or non-delivery.

3.20: Supplementary planning documents relating to developer contributions must seek to deliver infrastructure improvements prior to delivery of housing. Existing residents of communities, such as Chelford, must not suffer a deterioration in access to services (basic utilities, schools, medical services) as a consequence of poorly planned infrastructure delivery and/or inappropriate development.

4.6: Careful consideration must be given to the specific details of transport links when determining development locations. Public transport links in Chelford are limited in frequency and direction, therefore, generalisations relating to presence of bus stops or railway stations give rise to misleading information and inappropriate development.

4.13: Heritage assets, areas with landscape and wildlife value should be protected from development.

4.15: Green Belt land should be protected from development with brownfield sites being prioritised.

4.16: Agricultural land should be protected from development. Cheshire East Council should promote food security and sustainability by protecting areas which have good quality agricultural land which can be used for food production.

4.19: Rural villages should be protected from inappropriate, large scale development which causes irrevocable damage to the communities and local infrastructure.

5.15: Chelford Parish Council strongly objects to green field sites within the Green Belt in Chelford being allocated as grey belt land. The erosion of Green Belt within the Parish, through the previous allocation of safeguarded land, has already had a significant impact upon the Parish, including local services and amenities.

5.16: Chelford Parish Council strongly objects to green field sites within the Green Belt in Chelford being used for development. Chelford railway station is not a 'well connected station', therefore, does not meet the criteria for development under this policy. Land within Chelford is also not considered to be grey belt land, therefore, should also not be released for development on this basis.

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5.17: Chelford Parish Council supports the proposal to maximise the use of brownfield sites and to consider sites outside of the Green Belt first. Development should only take place to need a genuine housing need and not to meet speculative aspirations of landowners or arbitrary housing targets.

5.18: The outcome of the Green Belt assessment should be published as soon as completed to enable communities to understand proposals within the context of the review.

5.19: Consideration should be given to extending the use of strategic green gaps to ensure that communities, of all sizes, are not subject to inappropriate development which harms settlement identity and character. Villages should be protected from inappropriate development which causes gaps between individual communities to be eroded.

5.23: Any review of settlement hierarchy should ensure conclusions are made on up to date, accurate information. Inaccurate information will lead to inappropriate development which detrimentally affects existing residents.

5.27: Chelford Parish Council supports the development of decision making policies relating to development in settlements. These should ensure that existing residents are protected from harm arising from the type, scale or location of development.

5.31: Housing Needs Assessments for local service centres must be carried out on an individual basis so that communities are not subject to inappropriate development arising from housing needs in other areas. During the development of the last Local Plan Chelford was subject to excessive, unjustified allocations which were not associated with local need.

5.35: Green Belt land should not be released for development to meet housing targets or to provide affordable housing unless there is compelling evidence of local need within the relevant community.

5.49: Brownfield sites should be prioritised for the delivery of small and medium sized sites. Use of Green Belt land to meet these arbitrary targets cannot be supported.

5.63: Chelford Parish Council supports the review and retention of the listed housing related policies as these are important to ensure new and future residents are not detrimentally affected by inappropriate development.

5.91: Policies should ensure that sustainable transport and infrastructure are central to proposed development sites. The cumulative impact of development has been poorly addressed in the past and the negative consequences impact both existing and future residents.

5.92: Policies should ensure that infrastructure relating to utilities, telecommunications, green infrastructure, health facilities and communities services are adequately planned and delivered prior to residential developments being completed.

5.99: Natural assets must be afforded protection against development. Loss of trees, hedgerows, woodland and wildlife habitats must be avoided in all but exceptional circumstances. Developments must include features to conserve and enhance the natural environment within and in the immediate vicinity of the development site.

5.108: The Local Plan must not detrimentally affect health and wellbeing services and facilities of existing communities. Health and wellbeing services and facilities must be enhanced to cater for any increases in population within the relevant catchment area.

5.109: Chelford Parish Council supports policies which seek to reduce pollution and contamination.

5.110: Chelford Parish Council supports policies which seek to improve public safety.

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5.111: Chelford Parish Council supports policies which seek to improve access to outdoor recreation and green spaces.

5.112: Chelford Parish Council supports policies which seek to encourage active travel, however, consider that proposals should seek to provide well planned options which do not create direct conflict with motorised traffic.

5.121: Chelford Parish Council supports policies which seek to protect communities facilities. It is considered that the evidence requirements to demonstrate when a community facility is no longer needed or viable should be robust to ensure all options have been adequately explored before any loss is permitted.

5.127: Chelford Parish Council supports policies which seek to protect heritage assets within the borough.

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Appendix F: Highway issues updates

1. Mud and water on footway along Knutsford Road (between Parish Hall and roundabout)
Update: Issue reviewed by landowner.
2. Street lights out along Knutsford Road between Chelford Parish Hall and roundabout
Update: "Will be fulfilled by planned works."
Update via Esther McVey MP: "We have just had confirmation they are hoping to have this lighting fixed by the end of June."
3. Pothole on Knutsford Road outside Applewood House
Update: "Will be fulfilled by planned works."
4. 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."
Additional update: Esther McVey had also been chasing this item and a response had been received advising that Cheshire East cannot provide a timescale for any repairs.
5. Pothole on Broomfield Close near to junction with Dixon Drive
Update: "The enquiry has been assessed and does not present a risk to highway users at this time."
Update via Esther McVey MP: "Potholes are not considered with regard to the characteristics of the road users, instead it is considered for repair only when it is more than 40mm deep. That is standard for, as far as we are aware, all councils."
6. Potholes on Broomfield Close outside No. 2
Update: "The enquiry has been assessed and does not present a risk to highway users at this time."
Update via Esther McVey MP: "Potholes are not considered with regard to the characteristics of the road users, instead it is considered for repair only when it is more than 40mm deep. That is standard for, as far as we are aware, all councils."
7. Barbed wire along highway at Common Lane
Update: Referred to Peover Superior and Snelson Parish Council for attention: wire to be removed and replaced with gate.
8. Damaged chevron sign 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."
9. Damaged bollard at Peover Lane (near junction with roundabout)
Update: "A job has been raised and scheduled to be carried out by Cheshire East Highways following the enquiry logged. We'll provide a further update once the work is completed. While we make every effort to keep to the programme, dates can change due to unforeseen factors, such as weather and budget availability."
(Damaged bollard has been removed and replaced with a traffic cone.)
10. Blocked gully at Knutsford Road (near to butchers)
Update: "Assessed - does not meet criteria for works at current time"
11. Width of Chelford FP4
Update: Awaiting response from Cheshire East Council.
12. Request for loading bay outside Chelford Surgery, Elmstead Road
Update: Response from Cheshire East Council: "We can advise that the Council regularly receives requests for a new loading bay which can be difficult to deliver due to resource or funding pressures. To manage this difficulty, an approach has been developed to deliver an annual programme of Traffic Regulation Orders each financial year. We prioritise all requests primarily on road safety and congestion improvement, in line with the aims of the

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Local Transport Plan (LTP), to ensure new measures are introduced at those locations where the most benefit will be achieved.

In view of the above, I confirm your request has been assessed as lower priority. As such, we do not propose putting forward this location into our future works programme.

13. Request for 20mph speed limit outside Chelford Primary School, Oak Road
Update: Response from Cheshire East Council: "At present, Cheshire East Highways does not have an approved programme or allocated funding in place for road safety measures at this location. As such, we are unable to progress scheme development at this time.

All requests for highway improvements are subject to prioritisation through the Council's governance processes and are considered alongside a wide range of competing demands across the network. This process takes into account factors such as safety, asset condition, available traffic data, and available funding.

Your enquiry has been recorded, and the location will be considered as part of any future programme development should funding opportunities become available

14. 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. Jones Homes awaiting completion of s.106 agreement.
Update via Esther McVey MP: "We are obviously aware of this issue, and can confirm the feasibility study has shown no problems, and that a Puffin Crossing can be delivered. It will be installed prior to commencement of work on the site."

15. 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."

16. Re-instatement of worn yellow lines on Dixon Drive
Update: Awaiting outcome of parking review from Borough Councillor A. Harrison.
Additional update from Cheshire East Council: "Dixon Drive has been added our rolling programme for level 2 patching and relining works; however, it has not been selected for works during the current financial year. It is likely that it will be included for repair works over the longer term. This is because there is only a limited budget available, so we prioritise the works on roads where they are most needed using a scored approach. Out programmes sometimes change if more funding becomes available. Until such works are carried out, any actionable defects identified through inspections which meet the criteria outlined in the code of practice will be recorded and dealt with accordingly."

17. White lining along Knutsford Road
Update: Lining work commenced.

18. Review of bollards at Dixon Drive (near Galloway Grange)
Update: No update received from Cheshire East Council.
Update via Esther McVey MP: The bollards do not present a risk so no action is planned.
Additional update: "The enquiry has been assessed by the local highway officer who had advised that there are no issues with the existing bollards at this location, and no action is required for safety reasons at present. Due to increasing pressures of revenue budgets, there is no specific allocation of funding for the replacement of the bollards or additional signage this year. We will continue to investigate any requests for such work, particularly where there is a concern for safety and consider what action can be taken."

19. Traffic issues arising from car boot sales in Marthall
Update: Awaiting assessment.

20. Uneven and sloped footways at Elmstead Road
Update: The enquiry has been assessed and does not present a risk to highway users at this time.

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Appendix G: Speed indicator device data

The following summarises data collected by speed indicator devices between 1st September 2025 and 31st July 2026.

Site A1 = Knutsford Road, near Parish Hall – incoming traffic

Site A2 = Knutsford Road, near Parish Hall – outgoing traffic

Site B1 = Knutsford Road, near Dixon Drive – incoming traffic

Site B2 = Knutsford Road, near Dixon Drive – outgoing traffic

Notes:

January 2026 data impacted by roadworks (traffic lights) near to device near Parish Hall.

	Sept. 2025	Oct. 2025	Nov. 2025	Dec. 2025	Jan. 2026	Feb. 2026	Mar. 2026	Apr. 2026	May 2026	Jun. 2026	Jul. 2026
Site A1	136,028	136,456	132,650	126,986	70,252	110,871	127,894	120,847	128,190	128,470	131,818
Site A2	136,658	139,159	131,940	131,110	99,066	118,825	135,701	129,339	137,435	135,955	141,290
Site B1	108,008	106,021	103,860	100,389	88,902	101,728	104,670	98,873	97,948	86,491	92,056
Site B2	124,355	121,891	121,125	116,020	105,221	103,822	120,556	113,636	115,520	106,200	110,158

Table 1: Total number of vehicles

	Sept. 2025	Oct. 2025	Nov. 2025	Dec. 2025	Jan. 2026	Feb. 2026	Mar. 2026	Apr. 2026	May 2026	Jun. 2026	Jul. 2026
Site A1	69.76	71.23	71.86	71.16	82.69	69.09	68.48	70.12	71.67	71.11	71.09
Site A2	53.08	52.75	55.99	56.42	70.94	52.60	51.06	53.45	51.52	51.31	49.64
Site B1	78.39	80.53	81.30	81.57	80.08	63.53	76.64	76.59	78.76	80.05	79.55
Site B2	60.77	61.35	63.49	63.56	64.66	62.24	60.37	58.62	60.69	60.96	60.92

Table 2: Percentage of vehicles travelling within speed limit

	Sept. 2025	Oct. 2025	Nov. 2025	Dec. 2025	Jan. 2026	Feb. 2026	Mar. 2026	Apr. 2026	May 2026	Jun. 2026	Jul. 2026
Site A1	71	85	68	73	68	73	72	76	72	71	72
Site A2	69	68	65	67	69	64	68	74	76	70	70
Site B1	79	83	71	73	84	75	80	84	78	72	76
Site B2	91	97	84	92	85	99	94	84	90	80	82

Table 3: Maximum recorded speed