

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held Thursday 10th September, 2026 at 7:30p.m. at The Hub, Elmstead Road, Chelford.

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

Members of the public (3).

Cheshire East Ward Member Cllr. A. Harrison

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

1. Apologies for absence

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

Cllr. B. Brindley – Personal reason

352/26 RESOLVED (a) To receive the apologies for absence. (All in favour)

2. Declarations of interest: None.

353/26 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. Representatives from the Chelford Edging Group presented information relating to a proposal to re-develop the Chelford Parish Hall site to deliver a Community Health and Wellbeing Hub.

354/26 RESOLVED (a) To receive and note the presented information. (All in favour)

- ii. Concerns relating to the dumping of garden and household waste in the green spaces off Dixon Drive (Ape Valley and Tarzan Valley). It was reported that this issues had worsened since the last meeting.

355/26 RESOLVED (a) To receive and note the concerns.

(b) That this matter be considered at a future meeting. (All in favour)

7:46p.m. – Three residents excused themselves from the meeting and left.

- iii. Concerns relating to the operating of an airbnb at Knutsford Road, Chelford. A resident had previously forwarded concerns regarding the planning status of the activity and potential parking issues.

Borough Councillor A. Harrison offered to follow up on this matter with relevant officers at Cheshire East Council.

356/26 RESOLVED (a) To note the proposed actions of Borough Councillor A. Harrison. (All in favour)

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

357/26 RESOLVED (a) To receive and note the update. (All in favour)

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

Borough Councillor A. Harrison reported that work is continuing to develop the new Local Plan. Large areas of land across the borough were submitted during the call the sites and these will need to be reviewed as part of the process to determine development locations. There is work taking place to drive devolution of services and assets to Town Councils. Problems relating to refuse collections remain ongoing with issues relating to both vehicles and staff leading to many missed collections. The programme of highway patching work is currently underway.

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358/26 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 13th August, 2026 had been previously circulated to all Members.

359/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 13th August, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

Item 7 was brought forward to this point in the meeting.

8:30p.m. – Councillor S. Mort excused himself from the meeting during item 7(b)(ii) and left.

8:42p.m. – Borough Councillor A. Harrison excused himself from the meeting after item 7(b)(ii) and left.

6. Finance

(a) **Financial Statement 2026/27 as at 10th September, 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.

360/26 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.

(d) That the actions of the Clerk and Responsible Financial Officer in processing the payment to Royal Mail Group Ltd. to avoid termination of service be approved. (Payment unable to be processed prior to payment deadline via Parish Council cheque due to lack of available signatories.)

(e) That the actions of the Clerk and Responsible Financial Officer in making payment to Mail and Print to avoid termination of service and unnecessary impact on activity be approved.

(f) To approve the suspension of Financial Regulation 9.4 in respect of the payment to Mail and Print to recognise the extenuating circumstances (limited payment options and time sensitivity of activity) relating to the transaction. (All in favour)

(d) **Cheque cancellation:** It was reported that cheque 001751 had been cancelled.

361/26 RESOLVED (a) To approve the cancelling of cheque 001751 on the grounds approved at Resolution 360/26(d). (All in favour)

(e) **Financial transactions relating to asset management discussions:** Members noted the transactions that had been previously approved relating to the proposed acquisition of land north of Knutsford Road.

362/26 RESOLVED (a) That the transactions at Appendix D be re-confirmed. (All in favour)

(f) External Audit 2025/26

- i. **External audit report 2025/26:** Members noted the external audit report which states, "On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for

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concern that relevant legislation and regulatory requirements have not been met.”.

363/26 RESOLVED (a) That the external audit report be received and duly noted.
(b) That no actions are required in response to the findings of the report. (All in favour)

- ii. **Notice of conclusion of audit:** It was reported that the notice of conclusion of audit had been displayed on the notice boards and website as required.

364/26 RESOLVED (a) That the actions of the Clerk and Responsible Financial Officer in displaying the notices be confirmed. (All in favour)

(g) **Local Government Pay Scales 2026/27**

365/26 RESOLVED (a) That the revised Local Government Pay Scales 2026/27 be received and adopted with immediate effect. (All in favour)

- (h) **Quotation for tree works:** Members considered the quotation for tree works recommended by the existing tree contractor.

366/26 RESOLVED (a) That the quotation, in the sum of £3,000, from Glendale be accepted and approved.
(b) That the approved works be recorded as an extension of an existing tree inspection/maintenance contract (Financial Regulation 5.12(iii)). (All in favour)

- (i) **Update of charges for safety inspections:** Members considered the updated charges for routine safety inspections following the installation of the gym and trim trail equipment. It was noted that the updated fees were still competitive in the context of quotations received last year for inspection packages.

367/26 RESOLVED (a) That the updated fees, of an additional £50 per inspection, be accepted and approved.
(b) That the approved works be recorded as an extension of an existing safety inspection contract (Financial Regulation 5.12(iii)). (All in favour)

- (j) **Traditional direction signs:** It was reported that the quotation had not yet been received.

368/26 RESOLVED (a) To receive and note the update. (All in favour)

- (k) **Parish Council insurance:** It was reported that insurance cover had been arranged, subject to acceptance of the additional premium, for the newly installed gym and trim trail equipment.

369/26 RESOLVED (a) To approve the actions of the Clerk and Responsible Financial Officer in arranging insurance cover for the gym and trim trail equipment.
(b) That the additional premium of £103.16 be approved. (All in favour)

- (l) **Invoice for fencing works:** Members considered the position regarding the invoice for fencing works.

370/26 RESOLVED (a) That the Clerk and Responsible Financial Officer contact the contractor to confirm the position that the Parish Council's contractual obligations have been met, however, the Parish Council is willing to offer an opportunity to consider making a goodwill payment subject to mutual agreement. (All in favour)

7. Planning Matters

- (a) **Recent planning decisions:** Members noted new planning decisions that had

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been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix E)

371/26 RESOLVED (a) To note the new planning decisions. (All in favour)

(b) Planning applications for consideration:

- i. 26/3134/TPO: Apartment 1, 17 Chillingham Close, Chelford. SK11 9GA
02883 - Lime. No pruning works required.
02884 - Maple. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02885 - Ash. No pruning works required.
02886 - Beech. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 20% of crown.
02887 - Maple. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02888 - Ash. No pruning works required.
02889 - Beech. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02890 - Maple. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02891 - Lime. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02892 - Lime. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
02893 - Birch (with two main stems). Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to main stem - removing 30% of crown.
No ID Tag - Oak. Remove branches growing over Network Rail's boundary / towards the overhead transmission lines. Prune branches to either suitable growth points or back to the main stem - removing 20% of crown.

372/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/3134/TPO. (All in favour)

- ii. Planning applications received since the issue of the agenda:
 - 26/3117/CLPUD: 10 Millbank Close, Chelford. SK11 9SJ
Lawful development certificate for proposed rear extension.

373/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/3117/CLPUD. (All in favour)

- (c) **Landscaping schemes at Galloway Grange:** Members considered the approved landscaping schemes for the developments Galloway Grange. It was noted the previously received information that where trees and scrubs are located within the curtilage of individual properties the developer no longer had control of their management.

374/26 RESOLVED (a) That the Clerk & Responsible Financial Officer seek

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confirmation from David Wilson Homes that all the requirements of the landscaping schemes have been complied with. (All in favour)

8. Chelford Activity Park

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

375/26 RESOLVED (a) To receive and note the report. (All in favour)

- (b) **Gym and trim trail equipment launch event:** It was reported that a date for the launch event had not yet been determined.

376/26 RESOLVED (a) That Councillor C. Howlett approach the local gym owner to agree a date for the equipment launch. (All in favour)

9. Parish Council projects

- (a) **Ongoing projects:** Updates at Appendix F were considered by Members.

377/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **Specific projects:**

- i. **Christmas tree at Chelford Roundabout:** It was reported that matters relating to the highways permit and electricity supply were still being pursued.

378/26 RESOLVED (a) To receive and note the update. (All in favour)

- ii. **Short term pump track hire:** It was reported that survey responses and comments had been received from residents regarding the proposal for a short term pump track hire and subsequent re-development of the existing bike track. The majority of responses did not support a short term pump track hire. Furthermore, a majority of respondents were not in favour of the existing track being re-developed or the project being a spending priority of the Parish Council.

379/26 RESOLVED (a) To receive and note the outcome of the public consultation.

(b) That no further action be taken in respect of the proposal for a short term pump track hire.

(c) That no further action be taken in respect of the re-development of the existing bike track.

(d) That the residents who initially suggested the project be thanked for their contribution. (All in favour)

- iii. **Traffic calming on Knutsford Road:** It was reported that positive discussions had taken place recently with Cheshire East Council to explore options which may help to reduce the speed of traffic. A number of options were discussed, however, it was considered by the Highways Officer that the previously proposed village gateways were unlikely to deliver effective traffic calming. It was proposed that an iterative approach be adopted with lower cost, easier to deliver options being implemented first. More complex options can then be added as required.

It was noted that data collected from the speed indicator devices had been made available to Cheshire East Council and the Police to highlight the continued speeding problem.

380/26 RESOLVED (a) To receive and note the update.

(b) That no further action be taken in respect of the proposal for village gateways at this time.

(c) That approval be given to pursue the delivery of speed calming via amendments to lining, improved terminal signage and potential new traffic management arrangements. (All in favour)

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10. Highway matters

- (a) **Previously reported defects:** Members reviewed the updates at Appendix G.

381/26 RESOLVED (a) To receive and note the report and updates. (All in favour)

- (b) **New highway defects for attention:** It was reported that the highway surface at Grangewood Drive was deteriorating.

382/26 RESOLVED (a) That the above highway issue be reported to Cheshire East Council. (All in favour)

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

- i. Closure of Dixon Drive from the junction of Woodland Close to junction of Broomfield Close on 17th September, 2026 to enable Cheshire East Highways to carry out carriageway defect repairs and texpatching.
- ii. Traffic control (give and take) on Station Road on 14th - 16th September, 2026 to enable Cadent to undertake gas repair works.
- iii. Traffic control (two way signals) on Chelford Road, east of Egerton Arms, on 1st October, 2026 between 09:30 and 14:30 to enable Cheshire East Highways to undertake jetting of gullies.

383/26 RESOLVED (a) To receive and note the road closures.

- (b) That clarification be sought regarding resident access during the closure of Dixon Drive. (All in favour)**

11. Community Matters

- (a) **Chelford Ward Policing Team:** It was reported that the August police report had identified a broken down vehicle at Chelford roundabout and a two vehicle collision at Alderley Road.
The Police and Crime Commissioner had responded to the local parish regarding the content of update reports advising that the Police were satisfied that the reports were comprehensive, however, they would look into adding additional crime information that would 'educate and empower the community'.

384/26 RESOLVED (a) To receive and note the update. (All in favour)

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

385/26 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 H.

386/26 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Broadband upgrades:** It was noted that fibre cable installation work being undertaken by Openreach appears to be complete and residents are now able to sign up for improved broadband speeds.

387/26 RESOLVED (a) To receive and note the update. (All in favour)

- (e) **Handrail along pathway to southbound platform:** It was reported that Northern Rail had advised that a handrail could not be delivered as a stand-alone project due to the footpath also requiring improvement. The cost of delivering these improvements was prohibitive at present. Northern Rail is, however, considering potential options to work with partners to support improvement works.

388/26 RESOLVED (a) To receive and note the update. (All in favour)

- (f) **Safety lining at Chelford Station:** It was reported that the safety lining at the entrance to the waiting area shelters had been refreshed.

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389/26 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.

390/26 RESOLVED (a) To receive and note the update. (All in favour)

- (h) **Chelford Parish Hall:** Members considered a response from Chelford Parish Hall. It was noted, however, that the bookings policy was still unclear.

391/26 RESOLVED (a) That the Clerk write to Chelford Parish Council requesting further clarification of the bookings policy for the venue. (All in favour)

- (i) **Planned tree works in vicinity of Chelford Station:** Members considered the information provided relating to trees works proposed by Network Rail.

392/26 RESOLVED (a) To receive and note the information. (All in favour)

- (j) **Chelford Edging Group:** Members noted the work that the Chelford Edging Group had undertaken near to Chelford Station.

393/26 RESOLVED (a) That an expression of thanks be recorded to the Chelford Edging Group for their work around Chelford Station. (All in favour)

- (k) **Chelford Community Centre proposal:** Members noted the discussion that had taken place at item 3 of the agenda.

394/26 RESOLVED (a) To receive and note the information.

- (b) That the Clerk provide feedback to the Chelford Edging Group regarding potential challenges and opportunities relating to the proposal. (All in favour)**

12. 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. Ministry of Housing, Communities and Local Government: Publication of revised National Planning Policy Framework.

395/26 RESOLVED (a) To receive and note the update. (All in favour)

- ii. Cheshire East Council: Notice to extend, without amendment, Public Spaces Protection Orders for three years. [These apply to prohibiting dog fouling and requiring dogs on a lead by direction in public places throughout Cheshire East borough.]

396/26 RESOLVED (a) To receive and note the information. (All in favour)

- iii. Ministry of Housing, Communities and Local Government: Planning power for mayors in England consultation.

397/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- iv. Brity First Aid: Request for Parish Council to provide a link to their webpage on the Parish Council website detailing local defibrillators and offering a free online course focussing on spotting a cardiac arrest, CPR and using a defibrillator.

398/26 RESOLVED (a) That no link be provided to this website from the Parish Council website. (All in favour)

- v. Cheshire East Council: Declaring Gifts and Hospitality for Parish Councillors.

399/26 RESOLVED (a) To receive and note the information. (All in favour)

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- vi. Cheshire East Council: Update relating to Register of Interests forms for Members.

400/26 RESOLVED (a) To receive and note the information. (All in favour)

- vii. Cheshire Association of Local Councils: Invitation to sign up to the Civility and Respect Pledge.

401/26 RESOLVED (a) That no action be taken in respect of this matter at this time. (All in favour)

- viii. Jones Homes: Update relating to delivery of development west of Cricketers Green.

It was noted that work on site will commence in the near future, starting with some site preparation works and highway surveys. Designs for the puffin crossing are likely to be submitted to Cheshire East Council in the near future with work commencing at the earliest opportunity following approval.

402/26 RESOLVED (a) To receive and note the information. (All in favour)

9:45p.m. – Councillor S. Wilson excused herself from the meeting and left.

- ix. Cheshire East Council: Changes to penalties for fly-tipping and littering.

403/26 RESOLVED (a) To receive and note the information. (All in favour)

- x. Cheshire East Council: Mobile household waste recycling centres.

404/26 RESOLVED (a) To receive and note the information. (All in favour)

- xi. Cheshire East Council: Changes to waste and recycling collections from autumn 2026.

405/26 RESOLVED (a) To receive and note the information. (All in favour)

- 13. Vacancy for Parish Councillor:** It was reported that the formal advertising period had been completed and that the Parish Council were now able to co-opt a new Member.

406/26 RESOLVED (a) To receive and note the update.

(b) That the opportunity to be co-opted to the Parish Council be advertised on the notice boards and in the next newsletter. (All in favour)

- 14. Matters for inclusion on next/future meeting agenda:** None.

- 15. Date of next meeting:** Thursday 8th October, 2026 at 7:30p.m. at The Hub.

- 16. Exclusion of public and press**

407/26 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.

408/26 RESOLVED (a) To receive and note the verbal reports from the Clerk. (All in favour)

The meeting was declared closed by the Chairman at 9:53p.m.

Signed:.....

Approval date: 8th October, 2026

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Appendix A: Financial Statements

Financial Statement – 2026/27 as at 10 th September 2026					
Actual 2025/26 £	Details	2026/27 Budget £	Actual to Aug. 26 £	Agenda Sep. 26 £	Budget Balance £
	Receipts				
53,587.00	Precept	54,415.00	27,207.50	27,207.50	0.00
0.00	Balances		0.00		0.00
3,169.55	Investment interest		884.59	32.19	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants, donations & refunds		0.00	650.00	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		1,560.27
61,121.99	Total receipts	54,415.00	32,179.20	27,889.69	1,560.27
	Payments				
17,643.60	Salary (Clerk)	18,942.00	7,534.80	1,506.96	9,900.24
1,951.45	National Insurance (Employer)	2,018.00	840.60	168.12	1,009.28
3,793.34	Pension contributions (Employer)	3,888.00	1,544.65	308.93	2,034.42
1,005.47	Allowances (Clerk)	1,006.00	394.10	76.63	535.27
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	315.00	84.00
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	42.50	8.50	95.00
1,255.00	Professional services	2,171.00	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	30.00	25.00
172.00	Training	550.00	50.00		500.00
10,078.01	Chelford Activity Park maintenance	9,700.00	3,114.07	577.50	6,008.43
4,059.52	Parish and asset maintenance	8,320.00	2,811.73	354.00	5,154.27
100.00	Contingency	1,000.00	781.00	651.36	-432.36
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		1,179.00	381.27	-1,560.27
54,235.26	Total payments	54,415.00	20,142.05	4,378.27	29,894.68

Cash/Bank reconciliation	01/04/26	13/08/26	10/09/26	31/03/27
Balance B/Fwd	139,479.26	139,479.26	151,516.41	175,027.83
Add total receipts	54,415.00	32,179.20	27,889.69	1,560.27
Less total payments	54,415.00	20,142.05	4,378.27	29,894.68
Balance C/Fwd	139,479.26	151,516.41	175,027.83	146,693.42
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/26	13/08/26	10/09/26	31/03/27
General funds	34,022.74	47,814.89	71,326.31	42,991.90
Earmarked reserves	105,456.52	103,701.52	103,701.52	103,701.52
	139,479.26	151,516.41	175,027.83	146,693.42

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Cash/Bank Reconciliation as at 10th September, 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	60,068.89
Less payments	<u>24,520.32</u>
Balance carried forward 10/09/26	<u><u>175,027.83</u></u>

Bank (NatWest)

Current Account

Add receipts/transfer since above statement	16,292.82	05/08/26
Precept 2026/27	27,207.50	
Grant	650.00	
Transfer	<u>-20,000.00</u>	
	7,857.50	
Less unrepresented cheques		
2025/26	-40.00	
2026/27	-4,802.37	
For approval	-4,378.27	
Less already issued	<u>0.00</u>	
	<u>-9,220.64</u>	
	14,929.68	10/09/26

Business Reserve Account

Add receipts/transfer since above statement	10,969.33	03/07/26
Transfer	<u>20,000.00</u>	
	20,000.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	30,969.33	10/09/26

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>	
	<u>0.00</u>	
	32,151.42	10/09/26

Liquidity Manager Account (95 day)

Add receipts/transfer since above statement	15,377.17	14/08/26
	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	15,377.17	10/09/26

Skipton Building Society

<u>Community Saver Account</u>	81,600.23	01/04/26
Add receipts/transfer since above statement	<u>0.00</u>	
	0.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	81,600.23	10/09/26

Total bank balances 10/09/26 175,027.83

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Appendix B: Receipts

NatWest Bank plc	£32.19	Gross interest – Jul. 2026 (LM95)
Cheshire East Borough Council	£27,207.50	Precept 2026/27 (50%)
Northern Trains Ltd.	£650.00	Grant: notice board

Appendix C: Payments for approval

Cheque No 001752	E. M. Maddock	£1,344.33	Salary and allowances: Sep. 26 [A]
Cheque No 001752	E. M. Maddock	£119.88	Reimbursement: Royal Mail Group Ltd. (Response Licence) [B]
Cheque No 001752	E. M. Maddock	£661.75	Reimbursement: Mail & Print (Consultation letters) [B]
Direct Debit	HM Revenue and Customs	£324.50	PAYE payments [C]
Standing Order	Cheshire Pension Fund	£391.81	Pension contributions: Sep. 26 [D]
Cheque No 001753	Northwich Town Council	£1,117.80	Grounds maintenance and watering: Aug. 26 [E]
Cheque No 001754	PKF Littlejohn LLP	£378.00	External audit fee 2025/26 [F]
Cheque No 001755	Chelford Social Committee	£30.00	Room hire 09/09/26 [G]
Direct Debit	IONOS Cloud Ltd.	£6.00	Web hosting: Aug.-Sep. 2026 [H]
Direct Debit	IONOS Cloud Ltd.	£4.20	Email accounts: Sep. 2026 [H]

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

[B] Local Government Act 1972 s.111 (Local Government Act 1972 s.124)

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

[D] Pension Act 2008 s.3

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

[F] Local Audit and Accountability Act 2014 s.4; Local Government Act 1972 s.111

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

[H] Local Government Act 1972 s.142

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Appendix D: Financial transactions associated with asset management discussions

Approvals by Parish Council - 9th July, 2026

Approved action (09/07/26): For the Clerk and Responsible Financial Officer to undertake activities to enable a consultation to take place with residents and landowners, as directed by the Crown Estate solicitors, relating to land north of Knutsford Road, Chelford.

Approved cost: Resolution 296/26: "That costs associated with the actions [above] expected to be in the region of £2,500, be approved."

Transactions and actual costs as at 10th September, 2026

Update to provide details of actual costs (ex. VAT) incurred to deliver the approved action:

Payment 1	Land Registry fees	£781.00	Data matching services
Payment 2	Royal Mail Group Ltd	£99.90	Business response licence
Payment 3	Print and Mail	£551.46	Print and mail services
	Total costs to date	£1,432.36	

Notes regarding payments made:

Payment 1: Service provision approved in accordance with Financial Regulation 5.12(iv).

Payment 2: Service provision approved in accordance with Financial Regulation 5.12(iv).

Payment 3: Four estimates considered by Parish Council on 9th July, 2026 (in accordance with Financial Regulation 5.9), based on 500 units, for printing and mailing consultation packs consisting of one A4 black and white, double sided letter; one A4 colour, single sided letter; one business response envelope distributed in C5 printed envelope:

Estimate 1: £786.48

Estimate 2: £650.89 - Supplier selected

Estimate 3: £737.50

Estimate 4: £982.00

Future anticipated costs

Expected costs to complete the consultation process:

Fees for returns of consultation responses (Royal Mail): up to £400 depending on response rate.

Budget

Approved activity budget: £2,500

Completed payments and expected costs are within budget, no further budget allocation required.

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Appendix E: Planning updates

Recent planning decisions:

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.
Decision: Positive Certificate

Outstanding planning applications

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]

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.

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

Appendix F: Parish Council project updates

1. Installation of new bin at Dixon Drive
Update: Cheshire East Council still awaiting delivery of bin from the supplier.
2. Installation of picnic tables at Mere Court Park
Update: Cheshire East Council still awaiting release of necessary authorisations to enable the project to progress.
3. New notice board at Chelford Station
Update: New notice board due to be delivered in early October. Northern Rail will install upon receipt.
4. New notice board at The Hub
Update: New notice board due to be delivered in early October. Chelford Edging Group has offered to install upon receipt.
5. Highway sign cleaning within Parish
Update: Awaiting work date.

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Appendix G: 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 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.)
5. Blocked gully at Knutsford Road (near to butchers)
Update: Jetting works scheduled to take place 9th September 2026.
6. Burst water main at Knutsford Road (near to butchers)
Update: United Utilities have been out and identified a leak on the water main. They're in the process of planning the works and will have a team of engineers on site as soon as possible.
7. Width of Chelford FP4
Update: Awaiting response from Cheshire East Council.
8. Safety concerns at zebra crossing
Update: Jones Homes plan to submit drawings for the puffin crossing in September, 2026. Subject to approval of the scheme by Cheshire East Council the crossing upgrade will take place at the earliest opportunity and prior to first occupation of the new dwellings.
9. White lining along Knutsford Road
Update: Lining work commenced.
10. Traffic issues arising from car boot sales in Marthall
Update: Awaiting assessment.
11. 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.
12. Pothole on Knutsford Road (near to junction with Mere Court)
Update: Awaiting assessment.

Highway issues which have been raised with Cheshire East Council and have been listed for prioritisation assessment in the longer term (i.e. not within the current financial year):

- Damaged safety railings on railway bridge at Knutsford Road
- Damaged chevron sign at Alderley Road
- Loading bay outside Chelford Surgery, Elmstead Road
- 20mph speed limit outside Chelford Primary School, Oak Road
- Re-instatement of yellow lines at Dixon Drive
- Review of yellow lines at junction of Oak Road and Knutsford Road

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Appendix H: Speed indicator device data

The following summarises data collected by speed indicator devices between 1st September 2025 and 31st August 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	Aug. 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	128,308
Site A2	136,658	139,159	131,940	131,110	99,066	118,825	135,701	129,339	137,435	135,955	141,290	137,046
Site B1	108,008	106,021	103,860	100,389	88,902	101,728	104,670	98,873	97,948	86,491	92,056	89,203
Site B2	124,355	121,891	121,125	116,020	105,221	103,822	120,556	113,636	115,520	106,200	110,158	105,610

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	Aug. 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	71.36
Site A2	53.08	52.75	55.99	56.42	70.94	52.60	51.06	53.45	51.52	51.31	49.64	50.12
Site B1	78.39	80.53	81.30	81.57	80.08	63.53	76.64	76.59	78.76	80.05	79.55	81.73
Site B2	60.77	61.35	63.49	63.56	64.66	62.24	60.37	58.62	60.69	60.96	60.92	62.20

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	Aug. 2026
Site A1	71	85	68	73	68	73	72	76	72	71	72	70
Site A2	69	68	65	67	69	64	68	74	76	70	70	67
Site B1	79	83	71	73	84	75	80	84	78	72	76	67
Site B2	91	97	84	92	85	99	94	84	90	80	82	77

Table 3: Maximum recorded speed