Chelford Parish Council

Notice of Parish Council Meeting

Date: Thursday 12th November, 2026

Time: 7:30p.m.

Venue: The Hub, Elmstead Road, Chelford.



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer.
Dated 7th November, 2026

In order to keep councillors and other members of the public safe, please do not attend the meeting if you are feeling unwell for any reason or if you have been in contact with anyone who has Covid, flu or Covid/flu symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

Agenda

To Members of Chelford Parish Council,

You are hereby summoned to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

1. **Apologies for absence**
   (a) To receive and consider apologies for absence received in respect of the meeting.
2. **Declarations of Interest**
   (a) To receive Declarations of Interest in any items on the agenda.
3. **Public Forum for Questions**
   (a) To receive questions from members of the public including relating to:
      i. Removal of trees along the railway line and the impact on residential privacy.
      ii. Issues relating to rats at Galloway Grange.
   (b) To receive a summary of issues raised via the Parish Council social media account.
4. **Cheshire East Ward Member: Cllr. A. Harrison**
   (a) To receive a report on items of interest to the Parish Council.
5. **Minutes**
   (a) To approve the Minutes of the Parish Council meeting held 8th October, 2026 as a correct record and approve signing by the Chairman.
6. **Finance**
   (a) To receive and consider the financial statement 2026/27 as at 12th November, 2026 (Appendix A)
   (b) To note receipts as listed at Appendix B.
   (c) To approve the payments listed at Appendix C.
   (d) To receive and consider update relating to invoice for fencing works at Chelford Activity Park.
   (e) To receive and consider a grant application, in the sum of £195, from Amber Bee CIC.
   (f) To note that the s.106 community facilities funds have been approved for release to the relevant local organisations by Cheshire East Council.

(g) To confirm the appointment of the Internal Auditor for the 2026/27 financial year.

(h) To review and approve the Financial Risk Assessment 2026/27. (Appendix D)

(i) To review and approve the Reserves Policy.

(j) Budget 2027/28

i. To receive suggestions from Members for any specific additional items for inclusion in the 2027/28 budget.

ii. To review the underlying budget setting principles determined during the 2026/27 budget setting process and determine any amendments required.

- That the precept will be based on projected core costs (i.e. general operational costs and obligations associated with asset ownership) and provision to make grants and donations.
- That discretionary spend on new assets, new parish improvement activities and associated costs will be met from reserves.
- That the following existing earmarked reserve categories will be retained: (a) Highway safety projects; (b) Parish appearance projects; (c) Local engagement projects and (d) Communities facilities improvement projects.

7. Planning and Licensing Matters

(a) To receive and consider recent planning decisions issued by Cheshire East Council in respect of development within the Parish and any updates relating to outstanding applications. (Appendix E)

(b) To receive updates relating to matters associated with application 25/1584/FUL (Land east of Chelford railway station).

(c) To consider the following planning applications:

i. 26/3761/DSC: Land east of Chelford Railway Station, Chelford.
Discharge of condition 4 on approved application 25/1584/FUL: Full planning application for the erection of 103 dwellings with landscaping and sustainable drainage, vehicular access off Knutsford Road, public open space including play space, and a non-vehicular link to Dixon Drive.

ii. 26/3762/DSC: Land east of Chelford Railway Station, Chelford.
Discharge of Conditions 10 (Piling Operations), 11 (Remedial Strategy) and 16 (Drainage) on approval 25/1584/FUL.

iii. 26/2764/DSC: Land east of Chelford Railway Station, Chelford.
Discharge of conditions: Condition 5 – Materials Plan, Hard Surfacing Plan on approval 25/1584/FUL.

iv. 26/3775/HOUS: 1 Astle Houses, Astle Lane, Chelford. SK10 4TA
1st floor side extension, single storey rear extension and replacement porch.

v. 26/3883/TPO: 1 Mere Court, Chelford. SK11 9EB
Fully remove diseased Common Horse Chestnut tree.

vi. Any planning applications received following the issue of the agenda may be included for discussion if required.

8. Chelford Activity Park

(a) To receive a summary of issues identified during routine inspections of the site.

9. Parish Council projects and activities

(a) To receive and note updates relating ongoing projects and activities at Appendix F.

(b) To reflect on achievements over the last three months (Appendix G)

10. Highway matters

(a) To receive updates on previously reported highway defects. (Appendix H)

(b) To receive new highway defects for attention from Members.

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11. Community Matters

(a) To receive a report from the Chelford Ward Policing Team on matters of interest or concern within the Parish.

(b) To receive an update on community speed watch activities.

(c) To receive summary of speed indicator device data. (Appendix I)

(d) To receive an update relating to the proposed Chelford Community Centre.

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. Cheshire East Council: Invitation to submit views on the Peak Cluster project for inclusion within discussion papers for Cabinet.

ii. Peak Cluster: Consultation on revised routing of carbon dioxide pipeline.

iii. Cheshire East Council: Notification of the publication of New Local Plan Gateway 1 Self-Assessment and Baseline Evidence Report. (More information available at https://localplan.cheshireeast.gov.uk/)

13. Vacancy for Parish Councillor

(a) To consider the co-option of a new Parish Councillor.

14. Matters for inclusion on next/future meeting agenda

(a) Manchester Airport Parish Council Forum (13/11/26)

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

16. Exclusion of public and press

(a) To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

(b) Matters for consideration including those transferred from above items (as required).

i. Clerk & Responsible Financial Officer – Matters relating to employment.

ii. Matters relating to asset management.



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer. Dated 7th November, 2026

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Appendix A: Financial Statements

Financial Statement – 2026/27 as at 12th November 2026					
Actual 2025/26 £	**Details**	**2026/27 Budget £**	**Actual to Oct. 26 £**	**Agenda Nov. 26 £**	**Budget Balance £**
	Receipts				
53,587.00	Precept	54,415.00	54,415.00		0.00
0.00	Balances		0.00		0.00
3,169.55	Investment interest		994.76	596.56	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants, donations & refunds		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		2,752.85
61,121.99	**Total receipts**	**54,415.00**	**60,146.87**	**596.56**	**2,752.85**
	Payments				
17,643.60	Salary (Clerk)	18,942.00	10,898.16	1,556.88	6,486.96
1,951.45	National Insurance (Employer)	2,018.00	1,229.25	175.61	613.14
3,793.34	Pension contributions (Employer)	3,888.00	2,234.14	319.16	1,334.70
1,005.47	Allowances (Clerk)	1,006.00	553.84	69.07	383.09
300.93	Administration	325.00	0.00	9.10	315.90
0.00	Chairman/Member allowances	0.00	0.00		0.00
593.00	Audit fees (internal & external)	710.00	626.00		84.00
1,091.52	Insurance	1,000.00	103.16		896.84
1,158.22	Donations (inc. s.137)	370.00	70.00		300.00
150.00	Grants	3,000.00	200.00		2,800.00
121.98	Website	146.00	56.00	12.00	78.00
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	415.00		25.00
172.00	Training	550.00	50.00		500.00
10,078.01	Chelford Activity Park maintenance	9,700.00	4,174.57	2,356.50	3,168.93
4,059.52	Parish and asset maintenance	8,320.00	3,611.09	177.00	4,531.91
100.00	Contingency	1,000.00	1,432.36	2,604.81	-3,037.17
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		1,742.79	1,010.06	-2,752.85
54,235.26	**Total payments**	**54,415.00**	**28,349.96**	**8,290.19**	**17,774.85**

Cash/Bank reconciliation	**01/04/26**	**08/10/26**	**12/11/26**	**31/03/27**
Balance B/Fwd	139,479.26	139,479.26	171,276.17	163,582.54
Add total receipts	54,415.00	60,146.87	596.56	2,752.85
Less total payments	54,415.00	28,349.96	8,290.19	17,774.85
Balance C/Fwd	139,479.26	171,276.17	163,582.54	148,560.54
Cumulative balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/26	**08/10/26**	**12/11/26**	**31/03/27**
General funds	34,022.74	67,574.65	59,881.02	44,859.02
Earmarked reserves	105,456.52	103,701.52	103,701.52	103,701.52
	139,479.26	171,276.17	163,582.54	148,560.54

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Cash/Bank Reconciliation as at 12 November, 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		
		139,479.26		
Plus receipts		60,743.43		
Less payments		36,640.15		
Balance carried forward 12/11/26		163,582.54		
Bank (NatWest)				
Current Account		11,704.31		05/11/26
Add receipts/transfer since above statement				
Transfer	0.00			
		0.00		
Less unpresented cheques				
2025/26	-40.00			
2026/27	-574.47			
For approval	-8,290.19			
Less already issued	10.20			
		-8,894.46		
			2,809.85	12/11/26
Business Reserve Account		31,421.35		05/10/26
Add receipts/transfer since above statement				
Transfer	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			31,421.35	12/11/26
Liquidity Manager Account (35 day)		32,310.40		05/11/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			32,310.40	12/11/26
Liquidity Manager Account (95 day)		15,440.71		15/10/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			15,440.71	12/11/26
Skipton Building Society				
Community Saver Account		81,600.23		01/04/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			81,600.23	12/11/26
Total bank balances 12/11/26			163,582.54	

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Appendix B: Receipts

NatWest Bank plc	£7.91	Gross interest – July 2026 (BR)
Skipton Building Society	£140.68	Gross interest – July 2026
NatWest Bank plc	£7.24	Gross interest – Aug. 2026 (BR)
Skipton Building Society	£140.69	Gross interest – Aug. 2026
NatWest Bank plc	£57.64	Gross interest – Sep. 2026 (LM35)
NatWest Bank plc	£34.40	Gross interest – Sep. 2026 (LM95)
NatWest Bank plc	£19.35	Gross interest – Sep. 2026 (BR)
Skipton Building Society	£136.15	Gross interest – Sep. 2026
NatWest Bank plc	£52.50	Gross interest – Oct. 2026 (LM35)

Appendix C: Payments for approval

Direct Debit	IONOS Cloud Ltd.	£4.20	Email accounts: Oct. 2026 [A]
Direct Debit	IONOS Cloud Ltd.	£6.00	Web hosting: Oct.-Nov. 2026 [A]
Cheque No 001761	E. M. Maddock	£1,379.44	Salary and allowances: Nov. 26 and expenses [B]
Direct Debit	HM Revenue and Customs	£345.59	PAYE payments [C]
Standing Order	Cheshire Pension Fund	£404.79	Pension contributions: Nov. 26 [D]
Cheque No 001762	Northwich Town Council	£1,980.00	Fencing work [E]
Cheque No 001762	Northwich Town Council	£940.20	Grounds maintenance and watering: Oct. 26 [E]
Cheque No 001763	Home Assist	£100.00	Fence repairs [E]
Cheque No 001764	Greenbarnes Ltd.	£3,125.77	Notice boards (2) [F]
Direct Debit	IONOS Cloud Ltd.	£4.20	Email accounts: Nov. 2026 [A]

[A] Local Government Act 1972 s.142

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

[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 Government Act 1972 s.142, Local Government Act 1972 s.111

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Appendix D: Risk Assessment 2026/27

The following risk assessment sets out risks which the Council may encounter during the year. The list is not exhaustive and additional items may be added throughout the year as circumstances require.

Priority of risk management				
Likelihood of occurrence	Highly Likely (score 3)	Medium (3 x 1)	High (3 x 2)	Very High (3 x 3)
	Possible (score 2)	Low (2 x 1)	Medium (2 x 2)	High (2 x 3)
	Unlikely (score 1)	Very low (1 x 1)	Low (1 x 2)	Medium (1 x 3)
		Negligible (score 1)	Moderate (score 2)	Severe (score 3)
		Impact		

Risk area	Risk identified	Level of risk			Management of risk	Action required	Review date
		Likelihood	Impact	Risk score			
Section one: Areas where there may be scope to use insurance to help manage risk							
Property and contents owned by the council	Loss or damage	2	2	4	An up-to-date register of assets and investments	Review annually by council, annually by internal auditor.	Feb. 27
Damage to third party property or individuals	Public liability	2	3	6	Property maintenance and insurance cover	Insurance held with Zurich, reviewed and renewed annually by council, reviewed internal auditor	Feb. 27
Consequential loss of income or the need to provide essential services following critical damage, loss or non-performance by third party	Public liability	2	2	4	Annual review of risk and the adequacy of insurance cover	Value of insurance held reviewed annually by council and internal auditor	Feb. 27
Loss of cash through theft or dishonesty	Fidelity guarantee	1	2	2	Cash handling is not encouraged but where case is received – banked within 7 days	Insurance held with Zurich, reviewed and renewed annually by council, reviewed internal auditor	Feb. 27
Legal liability as consequence of asset ownership	Public liability	2	2	4	Property maintenance and insurance cover	All assets covered by insurance. Assets reviewed at least annually and maintenance arranged upon identification of defect.	Feb. 27
Section two: Working with others to help manage risk							
Security for vulnerable buildings, amenities or equipment		1	2	2	Property maintenance and insurance cover	Inspection regime – councillors and clerk carry out ongoing checks of assets.	Mar. 27

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Risk area	Risk identified	Level of risk			Management of risk	Action required	Review date
		Likelihood	Impact	Risk score			
The provision of services being carried out under agency/ partnership agreements with principal authorities	Standing orders and financial regulations dealing with the award of contracts	1	1	1	Standing orders and financial regulations updated regularly to reflect best practice	None at review date. If activity occurs: Risk reviewed bi-annually by council, annually by internal auditor, all partners risk assessed and multiple quotes obtained and compared in minutes	Mar. 27
Banking arrangements, including borrowing or lending	Detect and deter fraud or corruption	2	2	4	Financial regulations and internal audit review	RFO to check all bank statements against council records and query errors or inconsistencies immediately	Mar. 27
Banking arrangements, including detecting bank mistakes and loss	Detect and deter bank mistakes leading to loss or charges	2	2	4	Financial regulations and internal audit review	RFO to check all bank statements against council records and query errors or inconsistencies immediately	Mar. 27
Ad hoc provision of amenities/ facilities for events to local community groups	Public liability	2	2	4	Bookings process specifies requirement for insurance cover for activities	Ask all for hirers insurance	Mar. 27
Vehicle or equipment lease or hire	Injury, damage or loss	1	1	1	Hire from reputable companies	None at review date. If activity occurs: Use of vehicle or equipment lease or hire to be approved by council. Terms of hire/lease to be obtained.	Mar. 27
Trading units (leisure centres playing fields, burial grounds, etc)	External contractors for maintenance	1	1	1	Standing orders and financial regulations set out process for appointing external contractors	Reports to council regarding budget monitoring and terms of engagement	Mar. 27
Professional services (architects, accountancy, design, etc)	Standing orders and financial regulations deal with the awarding of contracts	2	1	2	Professional services obtained from reputable companies. Recommendations taken from other Parish Councils where appropriate.	Initial advice from County association or SLCC. Internal audit reviewed. Further or specialist services based on best available advice and recommendations	Mar. 27
Supplier (procurement) fraud	Loss through supplier fraud	2	1	2	Training for staff to alert them to potential risks of providing sensitive company information, by telephone or other means, especially contract and account information. All supplier detail changes to be verified using contact details held by Parish Council. Periodic review of supplier accounts to remove any dormant accounts. Periodic review of supplier address and financial health details with Companies House. Review insurance cover.	New suppliers to be verified by RFO prior to engagement. Awarding of ongoing supplier contracts to be approved by council.	Mar. 27

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Risk area	Risk identified	Level of risk			Management of risk	Action required	Review date
		Likelihood	Impact	Risk score			
Section three: Self managed risk							
Proper financial records	In accordance with statutory requirements	1	1	1	Financial records maintained by RFO in accordance to proper practices	Regular reports to council, annual review by internal auditor	Mar. 27
Proper financial records	Financial irregularities	1	1	1	Detailed financial records presented to council on regular basis	Internal audit of accounts by competent, independent person. Regular financial reports are presented to Council. Cheque signatories are separate from person raising the cheque	Mar. 27
Business activities	Ensuring that they are within legal powers of councils	1	1	1	Relevant training, resources and access to professional advice made available to Clerk. Powers to spend recorded in minutes.	Internal auditor review, regular reference to legislation and guidance	Mar. 27
Business activities	Illegal activity or payments	1	2	2	Relevant procedures set out in standing orders and financial regulations. All activity and payments within the powers of the Parish Council to be resolved and minuted at meetings	Internal auditor review, regular reference to legislation and guidance	Mar. 27
Direct costs and overhead expenses	Goods not supplied but billed	1	1	1	Financial regulations and internal audit review	Procurement undertaken in accordance with best practice guidance. RFO to follow up on all orders	Mar. 27
Direct costs and overhead expenses	Invoice incorrectly calculated or recorded	1	1	1	Financial regulations and internal audit review	RFO to check arithmetic on all invoices and perform regular bank reconciliations	Mar. 27
Direct costs and overhead expenses	Cheque payable wrong (excessive or to wrong party)	1	1	1	Financial regulations and internal audit review	Signatories initial stub and voucher to confirm accuracy	Mar. 27
Borrowing	Complying with restrictions	1	1	1	Financial regulations and internal audit review	None at review date. If activity occurs: Internal auditor review, council checked	Mar. 27
Employment law and Inland Revenue regulations	Ensuring that requirements met	1	1	1	Financial regulations and internal auditor review	Internal auditor review	Mar. 27
Salaries and associated costs	Salary paid incorrectly	1	1	1	Financial regulations and internal auditor review	Check salary to Minute, check hours and rate to contract. Salary analysis detailed on payment vouchers issued and verified by signatories	Mar. 27
Salaries and associated cost	Wrong deduction of NI and tax	1	1	1	NI and Tax deductions calculated using HMRC PAYE RTI system which is regularly updated	RFO to check payments made in accordance with HMRC PAYE RTI output. Internal auditor reviewed	Mar. 27

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Risk area	Risk identified	Level of risk			Management of risk	Action required	Review date
		Likelihood	Impact	Risk score			
Salaries and associated cost	Unpaid tax and NI contributions to Inland Revenue	1	1	1	Payments are made to HMRC by direct debit and detailed in the financial statements presented to council	Payments listed at each council meeting. Signatories check each payment.	Mar. 27
VAT	Ensuring requirements are met under HMRC regulations	1	1	1	VAT reclaim submitted annually at year end	Internal auditor review, advice taken as needed from county association and SLCC	Mar. 27
Annual precept	Ensuring adequacy within sound budgeting arrangement	1	1	1	Detailed budget process	Internal auditor review. Budget published on website. Regular review of budget status during year by council	Mar. 27
Annual precept	Requirements not submitted to principal authority	1	3	3	Precept receipt recorded in minutes	Full minute – RFO to follow up	Mar. 27
Annual precept	Amount not received from principal authority	1	3	3	Precept receipt recorded in minutes	RFO to confirm receipt and minute at next meeting of council	Mar. 27
Monitoring of performance	Budget delivering services required	1	1	1	Standing orders and financial regulations	Councillors review budget at least quarterly and policies at least annually	Mar. 27
Reporting and auditing	Compliance	1	1	1	Standing orders, financial regulations and Proper practices	Independent internal auditor appointed. Annual reports detailing compliance with audit regulations are presented to council	Mar. 27
Reserves - General	Adequacy	1	1	1	Standing orders, financial regulations and Proper practices	Consider at budget setting and review of final accounts	Mar. 27
Reserves - Earmarked	Adequacy	1	1	1	Standing orders, financial regulations and Proper practices	Consider at budget setting and review of final accounts	Mar. 27
Grants	Ensuring proper use of funds granted to local community bodies under specific powers, s137 or GPC	1	1	1	Grant awarding procedures	All grants based on approved form and/or detailed supporting information, minuted and checked by internal auditor	Mar. 27
Council minutes	Proper, timely and accurate reporting of council business in the minutes	1	1	1	Standing orders and financial regulations	Posted on website for public to see. Agenda published in accordance with statutory requirements. Internal Auditor review	Mar. 27
Rights of inspection	Provision of right	2	1	2	Standing orders, financial regulations and Proper practices	Website and policies updated regularly	Mar. 27

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Risk area	Risk identified	Level of risk			Management of risk	Action required	Review date
		Likelihood	Impact	Risk score			
Document control	Proper systems	1	1	1	Information retention policies	Policies approved and published	Mar. 27
Register of Member's Interests and Gifts/Hospitality	In place, complete, accurate and up-to-date	2	1	2	Standing orders, financial regulations and Proper practices	Internal audit review. Principal authority review.	Mar. 27
Compliance with Transparency Code	Non compliance	1	1	1	Standing orders, financial regulations and Proper practices	Stay up to date with legislative changes. Required material published on website.	Mar. 27
Employees	Loss of clerk	1	3	3	Hours, health, stress, training, long term sick, early departure – risk monitored as appropriate	Annual review process to identify/address issues arising.	Oct. 27
Business continuity	Risk of council not being able to continue its business due to an unexpected or tragic circumstances	1	3	3	In the event of the clerk/RFO being indisposed a Member (other than the Chairman) may perform the necessary duties	Review process annually	Mar. 27
Business continuity	Loss of paper/ electronic records	1	3	3	Files and records held by clerk. Regular backups of electronic files made. Electronic minutes and other documents published on website	Review process annually	Mar. 27

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Appendix E: Planning updates

Recent planning decisions:

26/3090/HOUS	14 Robin Lane, Chelford. SK11 9AZ A single storey side extension with minor fenestration changes to the front and rear elevation. Decision: Approved with conditions (19/10/26)
26/3117/CLPUD	10 Millbank Close, Chelford. SK11 9SJ Lawful development certificate for proposed rear extension. Decision: Positive certificate (02/10/26)

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]
26/2736/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.
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.
26/3616/FUL	Scouts Hall, Knutsford Road, Chelford. SK11 9AS Siting of a 6.5m portable office and storage unit to the rear of the existing building. Unit is delivered flat-packed and assembled in situ to avoid the necessity for craneage and disturbance to any surrounding trees etc.

Appendix F: Parish Council project/activity updates

1. Installation of picnic tables at Mere Court Park
   Update: Cheshire East Council still awaiting release of necessary authorisations to enable the project to progress.
2. New notice board at Chelford Station
   Update: New notice board awaiting installation by Northern Rail
3. New notice board at The Hub
   Update: New notice board awaiting installation
4. Highway sign cleaning within Parish
   Update: Awaiting work date.
5. Installation of additional sign adjacent to fitness equipment
   Update: Post installed on 30th September, 2026. Sign has been returned for re-printing as it was supplied in Polish.
6. Repair of rear fence at Chelford Activity Park
   Update: Work complete.
7. Completion of Chelford Activity Park general maintenance tasks
   Update: In progress.
8. Request for handrail along pathway to southbound railway platform
   Update: Northern Rail exploring opportunities for partnership working to deliver pathway improvements.
9. Repair/refurbishment of traditional direction sign at Holmes Chapel Road
   Update: Awaiting quotation and further information from Cheshire East Council.
10. Replacement of telephone kiosk at Knutsford Road (centre of village)
    Update: Clarification being sought regarding a number of issues relating to the installation of a telephone kiosk at the original location. Issues to be considered at a future meeting.
11. Provision of Christmas tree at Chelford Roundabout.
    Update: Working with contractors to address issues relating to access to electricity connection and permission to locate tree on highway land.
12. Traffic calming on Knutsford Road.
    Update: Awaiting further information from Cheshire East Council relating to amendments to lining, improved terminal signage and potential new traffic management arrangements.

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Appendix G: Achievements over last three months

Summary of some Parish Council activities which have taken place during the last three months.



- Secured the re-painting of the yellow warning lines at the station waiting areas
- Installed new gym and trim trail equipment at Chelford Activity Park
- Secured the installation of a new litter bin at Dixon Drive
- Continued to provide residents with dog bags to reduce faecal waste being left on pavements
  (3,079 dog bags have been used over the last 3 months)
- Continued to collect and share with relevant authorities traffic data from the two speed indicator devices



- Consulted with residents about the potential acquisition of land north of Knutsford Road – information provided online, by post, via the website, via social media, on the telephone and at an in person drop-in event
- Used online polls to seek views from residents
- Responded to the Cheshire East Local Plan Scoping Consultation
- Considered 7 planning applications and submitted responses where appropriate
- Challenged Cheshire East Council Planning Officers regarding development proposals within the Parish.
- Completed the summer tree safety inspection at Chelford Activity Park
- Repaired the rear fence at Chelford Activity Park
- Cut the hedges at Chelford Activity Park and Chelford Station to support pedestrian use of footways along Knutsford Road
- Secured a £650 grant from Northern Rail to support the provision of a new notice board
- Completed the 2025/26 audit programme with clear internal and external audit reports



- Secured the release of s.106 community facilities funds to local organisations. This represents an investment of £68,396.59 in the community.
- Held positive discussions with Cheshire East Council about traffic calming on Knutsford Road
- Engaged with a number of organisations regarding issues in the Parish including: Cheshire East Council, Openreach, David Wilson Homes, Jones Homes, Network Rail, Northern Rail, Chelford Edging Group, Connecting Chelford, Chelford Knitting Group, Chelford Parish Hall, Chelford Scouts, Chelford Primary School, Chelford Social Committee
- Reported a number of highway defects which achieved repair work including potholes, leaning chevrons, overflowing litter bins

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Appendix H: 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: “The root of the issues falls on Electricity North West. I have asked the assigned officer to follow up with them.”
3. 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.
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. Burst water main at Knutsford Road (near to butchers)
   Update: United Utilities repaired issue.
6. Width of Chelford FP4
   Update: Awaiting response from Cheshire East Council.
7. Uneven and sloped footways at Elmstead Road
   Update: Issue raised with Senior Highways Officer – awaiting response.
8. Pothole on Station Road outside No. 8
   Update: Work complete.
9. Pothole on Station Road outside No. 11
   Update: Work complete.
10. Chevron leaning on Chelford roundabout opposite to Alderley Road
    Update: Work complete.

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 (opposite former school site)
- 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

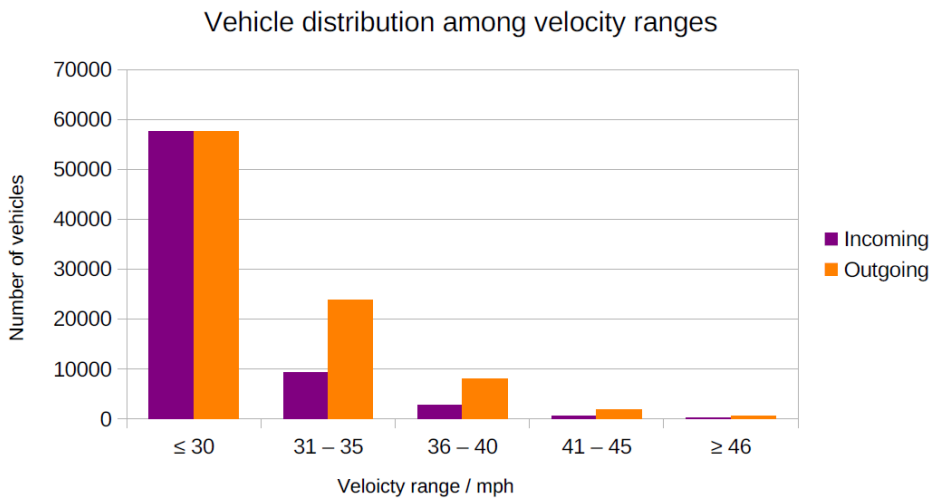
Chelford Parish Council

Appendix I: Speed indicator device data

Speed Indicator Device Data: Chelford

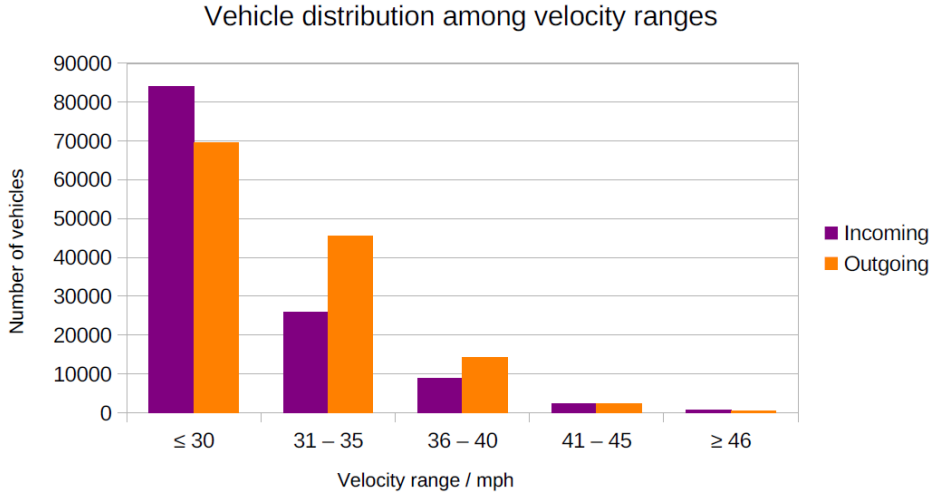
Period: 1st – 31 October 2026

Location: Knutsford Road (near to Chelford Parish Hall)



85th Percentile Speed	Maximum speed (incoming)	Maximum speed (outgoing)	No. of vehicles (incoming)	No. of vehicles (outgoing)
33 mph (in) **34 mph** (out)	**69 mph**	**76 mph**	**121,782**	**131,805**

Location: Knutsford Road (near to Pepper Street)



85th Percentile Speed	Maximum speed (incoming)	Maximum speed (outgoing)	No. of vehicles (incoming)	No. of vehicles (outgoing)
31 mph (in) **34 mph** (out)	**73 mph**	**78 mph**	**70,366**	**91,581**