LOWER WITHINGTON PARISH COUNCIL

Minutes of the All Member Working Party meeting held

Monday 25th October, 2021 at 7:30p.m.

Meeting held remotely via Zoom due to Covid-19

Present - Councillors H. Lewis (Chairman), P. Duffy, R. Robinson, A. Brocklehurst, J. Frith, J. Blackburn.
Members of the public (0).
Cheshire East Borough Councillor L. Smetham.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **Apologies for absence** - None.
2. **Declarations of interest** - None.
3. **Public forum for questions**
   No questions had been received from or were presented by members of the public.

7:41p.m. - Councillor J. Frith joined the meeting.

4. **Reports from external organisations**
   (a) **Gawsworth & Chelford Wards Policing Team - Matters of interest / concern within the Parish** - It was reported that during September, 2021 the following incidents had been reported: suspicious activity at Salters Lane (all in order); branches in road at Salters Lane; possible drug driver near to Jodrell Bank; road traffic collisions at Salters Lane and Holmes Chapel Road and a noise complaint at Congleton Lane.
   (b) **Cheshire East Ward Member Cllr. L. Smetham** - Borough Councillor L. Smetham reported that she was encouraging Parish Councils to remind residents of local roads which were being removed from the winter gritting routes. Lobbying groups are voicing their concerns to Cheshire East Council regarding reduced winter gritting and poor quality highway repairs. Average speed cameras are now operational on A536 at Eaton. All parishes are urged to submit views in respect of the Community Governance Review.
5. **Minutes**
   (a) The Minutes of the Parish Council Meeting held 28th June, 2021 had been previously circulated to all Members. No objections to the accuracy of the Minutes were raised by Members.
   (b) It was noted that the Parish Council meeting scheduled for 26th July, 2021 had been cancelled due to being inquorate.
   (c) It was noted that the Parish Council meeting scheduled for 27th September, 2021 had been cancelled due to being inquorate.
6. **Finance**
   (a) **Financial Statement 2021/22 as at 25th October, 2021** - Members considered the financial statement 2021/22 which was unanimously accepted. (Appendix A)
   (b) **Receipts** - The Chairman noted the receipts listed at Appendix B.
   (c) **Street column poppy initiative** - A suggestion had been received that the Parish participate in the street column poppy initiative. Revised costs had been received indicating that 20 poppies would cost £200.

01-DD-21 DELEGATED DECISION (a) That the Parish Council participate in the street column poppy initiative at a cost of £200.

   (d) **Payments** - The Chairman outlined the basis of the payments listed at Appendix C.
   (e) **Budget 2022/23** - Members were invited to forward suggestions for items for inclusion within the 2022/23 budget to the Clerk.

7. Planning Applications

(a) **Recent planning decisions** - Members noted the new planning decisions that had been issued by Cheshire East Council in respect of development within the Parish. (Appendix D)

(b) **Planning applications** -

i. 21/4653M - Little Gleads Moss Farm, Gleadsmoss Lane, Lower Withington. Conversion of existing barn into accessible holiday let.

02-DD-21 DELEGATED DECISION (a) That no observations be submitted in respect of planning application 21/4653M.

ii. 21/5002M - Sunnyside, Salters Lane, Lower Withington. SK11 9LL Certificate of lawfulness for proposed single storey side extension and garage.

03-DD-21 DELEGATED DECISION (a) That no observations be submitted in respect of planning application 21/5002M.

iii. 21/5014M - Bank View Farm, Hodgehill Lane, Siddington. SK11 9LU Extension and alterations to existing dwelling, new build garage and new vehicular access.

04-DD-21 DELEGATED DECISION (a) That no observations be submitted in respect of planning application 21/5014M.

iv. Further application received following issue of agenda - 21/5022M - Sunnyside, Salters Lane, Lower Withington. SK11 9LL Prior approval for the enlargement of a dwellinghouse by additional storey.

05-DD-21 DELEGATED DECISION (a) That no observations be submitted in respect of planning application 21/5022M.

8. Highway maintenance and enhancements

(a) **Cheshire East Council - Highways Top Up Scheme** - It was reported that the Highways Officer had advised that he does not recommend proceeding with the application as the likely cost of the proposed work would be excessive for the level of improvement which would be achieved thereby not offering good value for money to residents. He also suggested that this type of work would be better carried out in the spring when a greater impact and a longer term effect can be achieved. The Highways Officer had, however, offered to arrange for the road sweeper to attend Catchpenny Lane and Salters Lane to provide some tidying to these areas.

06-DD-21 DELEGATED DECISION (a) That the recommendations of the Highways Officer be accepted and the matter be reviewed at a future date.

(b) **Update on recently reported highway matters -**

i. Flooding in vicinity of Dicklow Cob Village Green. [No update]

ii. Surface water drainage issues at Catchpenny Lane. [No further issues made known to Highways since jetting was carried out in June, 2021]

iii. Dislodged coping stone on bridge at Catchpenny Lane. [The Highways Officer is chasing the completion of this repair]

iv. Potholes along Leach Lane. [Work completed]

v. Potholes at junction of Salters Lane and Trap Street. [Holes filled]

vi. Protruding gully ironwork on Salters Lane (opposite junction with Leach Lane).

[The problem you have reported is not causing an immediate safety issue, therefore, we will now look at the best long- term approach for this location.]

vii. Flooding along A535 (in particular outside Farmwood View). [Highways have arranged a programme of work to make initial investigations and carry out follow up work to address issues along this stretch]

8:22p.m. - Councillor J. Blackburn joined the meeting.

(c) **Highway matters for attention** - It was reported that there was a pothole on A535 opposite to Daisy Bank Farm and that the white lines on Salters Lane between the Parish Hall and the Chapel were wearing away.

07-DD-21 DELEGATED DECISION (a) That the Clerk report the above highway defects to Cheshire East Council.

(d) **Provision of double white lines on A535 near to junction with Catchpenny Lane** - No update was available.

9. Parish Council Projects

(a) **Red Telephone Kiosk** - Item deferred to next meeting.

(b) **Community Orchard** - It was reported that a response was still awaited from Cheshire East Council regarding the planting of a fruit tree at Dicklow Cob Village Green.

08-DD-21 DELEGATED DECISION (a) That if a response to the latest communication is not received then a complaint be submitted to Cheshire East Council expressing dissatisfaction with the current situation.

(c) **Community Resilience** - Item deferred to next meeting to allow circulation of draft information.

(d) **Website Accessibility** - Item deferred to next meeting.

(e) **Christmas displays** - It was reported that Councillor J. Blackburn will liaise with Ashley Waller Auctioneers to secure a tree for the 2021 display.

(f) **Future Parish Council projects** - Members noted that they had been invited to a meeting with representatives of Lower Withington Parish Hall to discuss the future relationship between the two organisations.

10. Correspondence

(a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and to determine such action as Members consider appropriate thereto:

i. Boundary Commission for England - To note that confirmation has been received that current boundary change proposals do not include the splitting of the Parish of Lower Withington between two parliamentary constituencies.

09-DD-21 DELEGATED DECISION (a) That the information be received and noted.

ii. Manchester Airport - Update re Manchester Airport Future Airspace project.

10-DD-21 DELEGATED DECISION (a) That the information be received and noted.

iii. Manchester Airport - Manchester Airport Future Airspace project - Stage 2 'Develop & Assess' - Phase 1 - Stakeholder event.

11-DD-21 DELEGATED DECISION (a) To note that Councillor J. Blackburn is attending the event.

iv. Manchester Airport - Updates relating to ground based navigational aid failures.

12-DD-21 DELEGATED DECISION (a) That the information be received and noted.

v. ChALC - Local Nature Recovery Strategies consultation.
To consider the Local Nature Recovery Strategies consultation document and determine whether to make a response to the national consultation and/or the NALC call for views.

13-DD-21 DELEGATED DECISION (a) That no response be submitted to the consultation.

vi. Cheshire East Council - New draft Code of Conduct consultation.

14-DD-21 DELEGATED DECISION (a) That no response be submitted to the consultation.

vii. Cheshire East Council - Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (RoFFI Costs SPD) consultation.

15-DD-21 DELEGATED DECISION (a) That no response be submitted to the consultation.

viii. Cheshire East Council - Draft Environmental Protection Supplementary Planning Document (EP SPD) consultation.

16-DD-21 DELEGATED DECISION (a) That no response be submitted to the consultation.

11. Community Governance Review - Members noted the recording of the recent briefing meeting relating to the Community Governance Review. No specific objections were raised to the proposal to increase the number of councillors from seven to eight.

17-DD-21 DELEGATED DECISION (a) That a response to the consultation be submitted expressing no objection to the proposal to increase the number of councillors from seven to eight.

12. Community Matters

(a) **Centenary of the dedication of The Calvary War Memorial** - Members reported that the event had been a success and had been supplemented with an excellent display of poppies by the War Memorial together with an exhibition.

(b) **The Queen's Platinum Jubilee** - Members reported that local activities and events were being explored.

13. Matters for inclusion on next/future meeting agenda -

(a) Lower Withington Parish Hall - meeting with representatives.

(b) Jodrell Bank Observatory World Heritage Site Steering Group update.

14. Date of next meeting - Monday 29th November, 2021 at 7:30p.m.

The meeting was declared closed by the Chairman at 9:25p.m.

Signed:..... Date: 29th November, 2021

LOWER WITHINGTON PARISH COUNCIL

APPENDIX A

Financial Statement - 2021/22 as at 25th October 2021					
Actual 2020/21 £.	**Details**	**2021/22 Budget £.**	**Actual to Jun. 21 £.**	**Agenda Oct. 21 £.**	**Budget Balance £.**
	Receipts				
11,470.00	Precept	10,375.00	5,187.50	5,187.50	0.00
0.00	Balances	1,000.00	0.00		0.00
6.30	Investment Interest	0.00	0.00	0.39	0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	9,000.00	0.00		9,000.00
576.85	V.A.T. Refund		0.00	1,061.87	31.74
12,053.15	**Total Receipts**	**20,375.00**	**5,187.50**	**6,249.76**	**9,031.74**
	Payments				
3,512.64	Salary (Clerk)	3,350.00	878.36	1,170.88	1,300.76
0.00	National Insurance (Employer)	0.00	0.00		0.00
225.00	Allowances (Clerk)	275.00	0.00		275.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
45.65	Administration	280.00	0.00		280.00
144.00	Audit Fees (internal & external)	175.00	153.72		21.28
346.64	Insurance	400.00	204.19		195.81
152.00	Grants & Donations (inc. Sect. 137)	525.00	0.00	60.00	465.00
60.00	Website	155.00	5.00		150.00
220.60	Subscriptions/Affiliation Fees	330.00	165.60		164.40
38.00	Room Hire	325.00	0.00		325.00
0.00	Training	210.00	0.00	25.00	185.00
0.00	Professional Services	750.00	0.00		750.00
0.00	Assets - Purchase	2,000.00	0.00		2,000.00
0.00	Assets - Maintenance	1,100.00	298.00		802.00
5,145.34	Village Green Pathway Project	0.00	0.00		0.00
0.00	Neighbourhood Plan	9,500.00	0.00		9,500.00
0.00	Contingency	1,000.00	0.00		1,000.00
1,061.87	V.A.T.		31.74		
10,951.74	**Total Payments**	**20,375.00**	**1,736.61**	**1,255.88**	**17,414.25**

Cash/Bank Reconciliation	**01/04/21**	**28/06/21**	**25/10/21**	**31/03/22**
Balance B/Fwd.	27,245.18	27,245.18	30,696.07	35,689.95
Add Total Receipts	20,375.00	5,187.50	6,249.76	9,031.74
Less Total Payments	-20,375.00	-1,736.61	-1,255.88	-17,414.25
Balance C/Fwd.	**27,245.18**	**30,696.07**	**35,689.95**	**27,307.44**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/21	**28/06/21**	**25/10/21**	**31/03/22**
General Funds	10,921.52	14,372.41	19,366.29	10,983.78
Earmarked Reserves	16,323.66	16,323.66	16,323.66	16,323.66
	27,245.18	**30,696.07**	**35,689.95**	**27,307.44**

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CASH/BANK RECONCILIATION AS AT - 25th October, 2021

CASH

Balance Brought Forward 01/04/21				
Current Account		11,792.63		
Business Reserve Account		15,452.55		
Plus Receipts		11,437.26		
		38,682.44		
Less Payments		2,992.49		
Balance Carried Forward 25/10/21		**35,689.95**		

BANK (Natwest)

Business Reserve Account -		15,452.94		05/07/21
Add income/transfer received since above Statement				
	0.00			
		0.00		
Less unpresented cheques				
		0.00		
			15,452.94	25/10/21
Current Account -		17,100.30		05/07/21
Add income received since above Statement				
	5,187.50			
		5,187.50		
Less unpresented cheques/ Transfer				
Approved	-794.91			
For approval	-1,255.88			
		-2,050.79		
			20,237.01	25/10/21
Total Bank Balances 25/10/21			**35,689.95**	

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APPENDIX B

Receipts

a.	H.M. Revenue & Customs	£1,061.87	VAT Reclaim 2020/21
b.	NatWest Bank plc.	£0.13	Gross interest - April, 2021
c.	NatWest Bank plc.	£0.12	Gross interest - May, 2021
d.	NatWest Bank plc.	£0.14	Gross interest - June, 2021
e.	Cheshire East Borough Council	£5,487.50	Precept 2021/22 (50%)

APPENDIX C

Payments for approval

a.	Cheque No 000491	E. M. Maddock	£234.32	Salary: July 2021
b.	Cheque No 000492	H.M. Revenue & Customs	£58.40	Employee income tax
c.	Cheque No 000493	Cheshire Association of Local Councils	£25.00	Training Fee (Cllr. Lewis)
d.	Cheque No 000494	E. M. Maddock	£468.24	Salary: Aug - Sept 2021
e.	Cheque No 000495	H.M. Revenue & Customs	£117.20	Employee income tax
f.	Cheque No 000496	E. M. Maddock	£234.12	Salary: October 2021
g.	Cheque No 000497	H.M. Revenue & Customs	£58.60	Employee income tax
h.	Cheque No 000498	Royal British Legion	£200.00	Donation for provision of street poppies

APPENDIX D

Outstanding planning applications & recent planning decisions

18/3395M - Four Oaks, Farm Lane, Lower Withington. SK11 9DU
Change of use to include use of the site for the holding of auctions (retrospective).
DECISION STATUS - Undecided

19/2936W - Dingle Bank Quarry, Holmes Chapel Road, Lower Withington. SK11 9DR
Variation of Condition 4 on application 16/3064W - Variation of Condition 2, 4 & 5 of permission 10/3080W.
DECISION STATUS - Undecided

20/4973M - Bridge Farm, Hodgehill Lane, Marton. SK11 9LU
Proposed equine building comprising stabling, grooming, tack room and feed/bedding storage.
DECISION STATUS - Undecided

21/0340M - Holly Tree Farm, Holmes Chapel Road, Lower Withington. SK11 9DT
Erection of an organic free range egg unit to replace 3No. existing barn egg laying units.
DECISION STATUS - Approved with conditions (08/09/21)

21/0765M - Old Hall Cottage, Holmes Chapel Road, Lower Withington.
Replacement dwelling and associated development (resubmission of 20/3455M - Scheme B comprising re-modelled building to provide a garage, the demolition of the existing garage, with the new build house on the existing footprint).
DECISION STATUS - Approved with conditions (04/10/21)

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21/0769M - Old Hall Cottage, Holmes Chapel Road, Lower Withington.
Replacement dwelling and associated development (resubmission of 20/3455M).
DECISION STATUS - Withdrawn (12/10/21)

21/0902M - The Home Farm, Holmes Chapel Road, Lower Withington.
Construction of a detached garage and storage building.
DECISION STATUS - Approved with conditions (21/07/21)

21/1928M - Woodcroft Cottage, Whitecroft Heath Road, Lower Withington.
Certificate of proposed lawful use for construction of a new stable block within residential curtilage of Woodcroft Cottage.
DECISION STATUS - Undecided

21/2796M - 1 Piggotts Hall, Congleton Lane, Lower Withington. SK11 9LD
Demolition of 2 no storage buildings, change of use of land to residential and construction of a swimming pool and subterranean plant room.
DECISION STATUS - Undecided

21/2888M - Land at Pitt Lane, Lower Withington.
Demolition of existing commercial building and construction of a single dwelling house.
DECISION STATUS - Undecided

21/2950M - Jodrell Bank Observatory, Bomish Lane, Lower Withington.
Internal and external alterations to the Link Hut, Development Lab and Polarisation Hut which are located on the south side of the Jodrell Bank Observatory site.
[21/2951M - Listed Building Consent for above proposed development]
DECISION STATUS - Approved with conditions (24/09/21)

21/2968M - Land to the rear of The Croft, Chapel Lane, Lower Withington.
Change of use of a former area of land used as a paddock (agricultural) to residential garden (domestic) land (Use Class C3), associated with the residential property, The Croft.
DECISION STATUS - Undecided

21/3189M - Jodrell Bank Observatory, Bomish Lane, Lower Withington.
Internal alterations to the Park Royal Building located on the south side of Jodrell Bank Observatory site.
DECISION STATUS - Withdrawn (28/09/21)

21/3192M - Jodrell Bank Observatory, Bomish Lane, Lower Withington.
Listed building consent for internal alterations to the Park Royal Building located on the south side of the Jodrell Bank Observatory site.
DECISION STATUS - Approved with conditions (24/09/21)

21/3780M - 3 Dicklow Cob, Salters Lane, Lower Withington. SK11 9EA
Proposed vehicular access and pavement crossing.
DECISION STATUS - Undecided

21/4187M - Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD
Prior HH approval for single storey side and rear extension extending 8m from the rear elevation, max height of 4m and 3m to the ridge.
DECISION STATUS - Undecided

21/4329M - Highfields, Holmes Chapel Road, Lower Withington. SK11 9DH
New detached car garage.
DECISION STATUS - Undecided