LOWER WITHINGTON PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Monday 28th February, 2022

Time: 7:30p.m.

Venue: Lower Withington Parish Hall

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer. Dated 22nd February, 2022

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 or Covid symptoms.

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

AGENDA

To Members of Lower Withington 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**
2. **Declarations of Interest** - To receive Declarations of Interest in any items on the agenda.
3. **Public Forum for Questions**
4. **Reports from External Organisations**
   (a) Gawsworth Ward Policing Team - To receive a report on matters of interest / concern within the Parish.
   (b) Cheshire East Ward Member Cllr. L. Smetham - Report on items of interest to the Parish Council.
5. **Minutes** - To approve the Minutes of the All Member Working Party meeting held on 31st January, 2022 as a correct record and approve all recommendations contained therein.
6. **Finance**
   (a) To receive and consider the Financial Statement 2021/22 as at 28th February, 2022. (Appendix A)
   (b) To note receipts since the last meeting - None.
   (c) To authorise payments listed at Appendix B.
   (d) Website accessibility - To receive and consider options to allow the upgrade of the website to meet the website accessibility regulations.
7. **Planning Applications**
   (a) To receive and note recent planning decisions issued by Cheshire East Council. (Appendix C)

(b) To consider the following planning application -

i. 22/0447C - Highfield, Holmes Chapel Road, Lower Withington. SK11 9DT Extensions / alterations.
[Link to information: http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/0447C&row=1&query=b0bf09e53f704d0d9db34af577c0c81e&from=i]

ii. Any applications received following issue of Agenda may be included for discussion if required.

8. Highway Maintenance and Enhancements

(a) To receive updates on recently reported highway matters;

i. Surface water drainage issues at Catchpenny Lane.
[Awaiting further assessment]

ii. Dislodged coping stone on bridge at Catchpenny Lane.
[Awaiting completion date from Structures Team]

iii. Flooding along A535 (in particular outside Farmwood View). [Current planned work complete, Highways will respond to further reports of flooding as required]

iv. Pothole on A535 opposite to Daisy Bank Farm.

v. Deteriorating white lines along Salters Lane between the Parish Hall and the Chapel. [On priority list for completion when funding available.]

vi. Overhanging hedge at junction of Farm Lane and Holmes Chapel Road.
[Awaiting assessment]

vii. Potholes at junction of Trap Street and Salters Lane. [Work complete]

viii. Raised ironwork at gully on Salters Lane (opposite junction with Leach Lane).
[Work complete]

ix. Holes in road at junction of Whisterfield Lane and Chapel Lane.

x. Polluted run-off entering ditch along Catchpenny Lane. [Awaiting assessment]

(b) To receive highway matters for attention from Members.

(c) To receive, if available, quotation for siding out work along Salters Lane.

9. 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. Cheshire East Council - Introduction to Rural Affordable Housing (for Parish Councils) webinar. (22/03/22, 2:00p.m.)

ii. Cheshire East Council - Community Governance Review update.

iii. Bluedot Festival - Update for 2022 event.

10. Parish Matters

(a) To receive updates from the Jodrell Bank Observatory World Heritage Site Steering Group.

(b) To receive an update on developing a local contact list for key organisations and groups within the community.

(c) To consider timing, frequency and format of future newsletters.

(d) To consider possible dates and arrangements for the spring parish litter pick.

(e) To consider options for the oiling of the owl carving at Dicklow Cob Village Green.

(f) To consider possible options for fruit tree varieties to be planted at Dicklow Cob Village Green (subject to final permissions/conditions from Cheshire East Council).

(g) To consider options to improve the appearance of the island at the entrance to the Parish Hall car park.

(h) To consider updates relating to The Queen's Platinum Jubilee including:

i. Receipt of advertisement for firework display provision.

ii. Receipt of advertisement for bunting display services.

11. Lower Withington Parish Hall

(a) To receive and consider information, if available, relating to previous request (2019) for financial support towards waste collections.

(b) To consider additional information, if available, relating to a grant application from Lower Withington Parish Hall for the provision of a new sound system with integrated induction hearing loop.

(c) To consider matters relating to the future relationship between the Parish Hall and Parish Council.

(d) To receive update on possible inclusion of a Parish Hall page on the Parish Council website.

12. Matters for inclusion on next/future meeting agenda

(a) Parish Council project - Red telephone kiosk.

(b) Highways - Double white lines on A535 near to junction with Catchpenny Lane.

13. Date of next meeting - Monday 28th March, 2022 at 7:30p.m.

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.

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

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer. Dated 22nd February, 2022

For further information please contact: Tel: 01477 571444 Email: clerk@lowerwithington.com

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APPENDIX A

Financial Statement - 2021/22 as at 28 February 2022					
Actual 2020/21 £.	**Details**	**2021/22 Budget £.**	**Actual to Jan. 22 £.**	**Agenda Feb. 22 £.**	**Budget Balance £.**
	Receipts				
11,470.00	Precept	10,375.00	10,375.00		0.00
0.00	Balances	1,000.00	0.00		0.00
6.30	Investment Interest	0.00	1.18		0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	9,000.00	110.00		8,890.00
576.85	V.A.T. Refund		1,061.87		34.74
12,053.15	**Total Receipts**	**20,375.00**	**11,548.05**	**0.00**	**8,924.74**
	Payments				
3,512.64	Salary (Clerk)	3,350.00	2,985.90	298.57	65.53
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	200.00		325.00
60.00	Website	155.00	5.00	15.00	135.00
220.60	Subscriptions/Affiliation Fees	330.00	190.60	35.00	104.40
38.00	Room Hire	325.00	0.00		325.00
0.00	Training	210.00	0.00		210.00
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	3.00	
10,951.74	**Total Payments**	**20,375.00**	**4,069.15**	**351.57**	**15,989.02**

Cash/Bank Reconciliation	**01/04/21**	**31/01/22**	**28/02/22**	**31/03/22**
Balance B/Fwd.	27,245.18	27,245.18	34,724.08	34,372.51
Add Total Receipts	20,375.00	11,548.05	0.00	8,924.74
Less Total Payments	-20,375.00	-4,069.15	-351.57	-15,989.02
Balance C/Fwd.	**27,245.18**	**34,724.08**	**34,372.51**	**27,308.23**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/21	**31/01/22**	**28/02/22**	**31/03/22**
General Funds	10,921.52	18,400.42	14,938.85	7,874.57
Earmarked Reserves	16,323.66	16,323.66	19,433.66	19,433.66
	27,245.18	**34,724.08**	**34,372.51**	**27,308.23**

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CASH/BANK RECONCILIATION AS AT - 28th February, 2022

CASH

Balance Brought Forward 01/04/21				
Current Account		11,792.63		
Business Reserve Account		15,452.55		
Plus Receipts		11,548.05		
		38,793.23		
Less Payments		4,420.72		
Balance Carried Forward 28/02/22		**34,372.51**		

BANK (Natwest)

Business Reserve Account -		15,453.73		05/01/22
Add income/transfer received since above Statement	0.00			
		0.00		
Less unpresented cheques				
		0.00		
			15,453.73	28/02/22
Current Account -		19,914.29		05/01/22
Add income received since above Statement	0.00			
		0.00		
Less unpresented cheques/ Transfer				
Approved	-643.94			
For approval	-351.57			
		-995.51		
			18,918.78	28/02/22
Total Bank Balances 28/02/22			**34,372.51**	

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APPENDIX B

Payments for approval

a.	Direct Debit	Information Commissioner's Office	£35.00	Data Protection fee 2022/23
b.	Direct Debit	aql	£18.00	Website domain fee
c.	Cheque No 000503	E. M. Maddock	£238.77	Salary: February 2022
d.	Cheque No 000504	H.M. Revenue & Customs	£59.80	Employee income tax

APPENDIX C

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

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

21/2968M - 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

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

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

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

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

21/5451M - Farmgate Cottage, Farm Lane, Lower Withington. SK11 9DU
Certificate of proposed lawful use for incidental building.
DECISION STATUS - Undecided

21/5563D - Old Hall Cottage, Holmes Chapel Road, Lower Withington.
Discharge of conditions 4 and 8 of app 21/0765M - 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 (07/02/22)

21/5611M - Oakfield House, Leach Lane, Lower Withington. SK11 9DY
Construction of a 1.5 storey side extension on the north side of the main entrance and demolition of previous low-quality extensions.
DECISION STATUS - Undecided

21/5668M - Piggotts Hall, Congleton Lane, Lower Withington.
Variation of condition 3 on application 17/5997M - Variation of condition 2 to existing permission 15/2852M; Change of use of existing agricultural buildings to residential use to form 4 dwellings. Change of use and alterations of existing single dwelling house to form two dwellings. Change of use, extension and alteration of existing agricultural building to domestic garages. Landscaping works in connection with change of use from agricultural to residential curtilage.
DECISION STATUS - Undecided

21/5692M - The Bungalow, Salters Lane, Lower Withington. SK11 9LR
Proposed 2 storey side, single storey side and single storey rear extension, new porch.
DECISION STATUS - Undecided

21/6152M - Welltrough Hall Farm, Trap Street, Lower Withington. SK11 9EF
The proposed development is to apply for 5 extra hardstanding pitches connected to existing touring caravan site and to use existing toilet/shower block.
DECISION STATUS - Undecided

21/6173M - Boundary House, Hodgehill Lane, Lower Withington. SK11 9LU
Proposed part two storey, part single storey rear extension.
DECISION STATUS - Undecided

21/6209M - Jodrell Bank Observatory, Bomish Lane, Lower Withington. SK11 9DL
Listed building consent for internal alteration to existing toilet facilities in the electrical workshop building.
DECISION STATUS - Approved with conditions (16/02/22)

22/0116M - 2 South View, Salters Lane, Lower Withington. SK11 9DZ
Construction of rear single storey extension.
DECISION STATUS - Undecided