LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 28th February, 2022 at 7:30p.m.

at Lower Withington Parish Hall

Present - Councillors H. Lewis (Chairman), P. Duffy, C. Hamilton, R. Robinson, J. Blackburn.
Members of the public (3).
Cheshire East Borough Councillor L. Smetham.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. Apologies for absence -
Councillor A. Brocklehurst - On holiday.

001/22 RESOLVED (a) That the above apology for absence be approved. (All in favour)

Councillor J. Frith was absent from the meeting.

2. Declarations of interest - None.

7:35p.m. - Councillor J. Blackburn joined the meeting.

3. Public forum for questions
Representatives from Lower Withington Parish Hall provided further information relating to the request for financial support to install a sound system and hearing loop within the main hall. It was reported that a revised quotation for the work was currently awaited.

8:03p.m. - Three members of the public excused themselves from the meeting and left.

4. Reports from external organisations

(a) **Gawsworth & Chelford Wards Policing Team** - **Matters of interest / concern within the Parish** - It was reported that during January, 2022 the following incidents had been reported: damage to vehicle at Catchpenny Lane and lapping at Lapwing Lane.

(b) **Cheshire East Ward Member Cllr. L. Smetham** - Borough Councillor L. Smetham reported that Cheshire East Council is reviewing the implications of the Integrated Care Bill. Council tax charges for 2022/23 and the budget had been approved. Costs to Cheshire East Council relating to Covid were to be met by Government funding. Crewe is seeking to be a key location within the HS2 network. Projects to develop 'parklets' are being promoted. Timescales were now available for the consideration of the Community Governance Review outcomes.

5. Minutes

(a) The Minutes of the All Member Working Party Meeting held 31st January, 2022 had been previously circulated to all Members.

002/22 RESOLVED (a) That the Minutes of the All Member Working Party meeting held 31st January, 2022 be confirmed as a correct record and signed by the Chairman.
(b) That all recommendations within the All Member Working Party meeting minutes be approved. (All in favour)

6. Finance

(a) **Financial Statement 2021/22 as at 28th February, 2022** - Members considered the financial statement 2021/22 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted that no receipts had been received since the last meeting.

(c) **Payments** - The Chairman outlined the basis of the payments listed at Appendix B.

003/22 RESOLVED (a) That the Statement of Account, as at 28th February, 2022,

be received and the Chairman's observations duly noted.
(b) That the report on receipts since the last meeting be received and duly noted.
(c) That the schedule of payments be approved and duly authorised. (All in favour)

(d) **Website Accessibility** - The Clerk reported that it was necessary to address the issues relating to website accessibility on the current website. The existing provider had confirmed that the site was not designed to be accessible and had recommended that a new site be developed.

004/22 RESOLVED (a) That the Clerk collate information outlining options available for the development of a new website. (All in favour)

7. Planning Applications

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

(b) **Planning applications** -

i. 22/0447C - Highfield, Holmes Chapel Road, Lower Withington. SK11 9DT
Extensions / alterations.

005/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/0447C. (All in favour)

ii. Further applications received following issue of agenda -

- 22/0700M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed front porch.

006/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/0700M. (All in favour)

- 22/0704M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed single storey rear extension.

007/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/0704M. (All in favour)

8. Highway maintenance and enhancements

(a) **Update 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. [No update]

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) **Highway matters for attention** - It was reported that Leach Lane had recently been swept and was much improved. Following recent storms, there was a hanging tree branch along Salters Lane (between Leach Lane and Thorntree bungalows).

008/22 RESOLVED (a) That the Clerk continue to press for updates relating to the outstanding highway matters. (All in favour)

(c) **Quotation for siding out works on Salters Lane** - It was reported that the quotation had not yet been received.

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.

009/22 RESOLVED (a) That no representative of the Parish Council attend the webinar. (All in favour)

ii. Cheshire East Council - Community Governance Review update.

010/22 RESOLVED (a) To receive and note the information. (All in favour)

iii. Bluedot Festival - Update for 2022 event.
Members discussed the proposed changes to the charity donation allocation process for 2022. Concern was raised that the expansion of the eligible area may lead to Lower Withington parish being disadvantaged despite experiencing a significant part of the impact of the festival.

011/22 RESOLVED (a) That the Clerk raise concerns with the organisers of the Bluedot Festival regarding the change to the charity donation allocation and seek clarification of the processes being adopted to safeguard against skewing which may disadvantage Lower Withington parish. (All in favour)

10. Parish Matters

(a) **Jodrell Bank Observatory World Heritage Site Steering Group** - There was nothing to report at this time.

(b) **Local Contact Directory** - It was reported that efforts were still being made to review the existing list and the identify new groups for inclusion.

(c) **Newsletter** - It was reported that it was likely that local communications may be circulated relating to the Platinum Jubilee events, therefore, the next Parish Council newsletter should be deferred until the autumn.

(d) **Spring Litter Pick** - It was suggested that the litter pick could take place on 2nd April, 2022.

(e) **Oiling of Carved Owl at Dicklow Cob Village Green** - It was noted that the owl was due to be oiled.

012/22 RESOLVED (a) That the Clerk obtain quotations for the oiling of the owl. (All in favour)

(f) **Community Orchard** - Members considered possible options for fruit trees to be planted at Dicklow Cob Village Green (subject to final permissions). It was

suggested that apple trees may be the most appropriate and that the Women's Institute tree should be included within the planting.

(g) **Island at Lower Withington Parish Hall** - It was suggested that the island should be maintained to improve the appearance of the Parish. Suggestions of possible shrubs to be included within the scheme were discussed.

013/22 RESOLVED **(a) That the Clerk obtain quotations for the provision and planting of the suggested shrubs at the island at Lower Withington Parish Hall. (All in favour)**

(h) **The Queen's Platinum Jubilee**

i. Advertisement for firework display

014/22 RESOLVED **(a) That the Parish Council will not pursue provision of a firework display for the Parish. (All in favour)**

ii. Advertisement for bunting display services

015/22 RESOLVED **(a) That the Clerk respond to the advertisement received to ask for a quotation for provision of bunting around Dicklow Cob Village Green. (All in favour)**

11. Lower Withington Parish Hall

(a) **Waste collection support** - It was noted that the representatives present earlier in the meeting had agreed to supply copies of the relevant invoices to support the previous request for financial support towards waste collections.

016/22 RESOLVED **(a) That upon receipt of copies of the relevant invoices the Clerk be authorised to release the funds to Lower Withington Parish Hall. (All in favour)**

(b) **Grant application for provision of new sound system with integrated hearing loop** - Members considered the information which had been supplied by representatives of Lower Withington Parish Hall.

017/22 RESOLVED **(a) That a grant, in the sum of £2,000, be provided towards the provision of the new sound system with integrated hearing loop. (All in favour)**

(c) **Future relationship between the Parish Hall and Parish Council** - Members noted the written communication received from the Parish Hall suggesting that there was no opposition to possible collaborative working to progress projects which may be beneficial to the Parish.

(d) **Parish Hall information on Parish Council website** - It was suggested that it may be possible to offer website space to the Parish Hall to allow greater exposure of the venue to potential users.

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.

018/22 RESOLVED **(a) That a resolution to exclude the Public and Press from the**

remainder of the Meeting was not necessary as no items were to be considered at Item 14. (All in favour)

14. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 10:00p.m.

Signed:..... Date: 28th March, 2022

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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