LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 31st October, 2022 at 7:30p.m.

at Lower Withington Parish Hall

Present - Councillors P. Duffy (Chairman), J. Blackburn, A. Brocklehurst, H. Lewis, R. Robinson.
Members of the public (1).
Cheshire East Borough Councillor L. Smetham.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **Apologies for absence** -
Councillor C. Hamilton - Personal reason.
2. **Declarations of interest** - None.
3. **Public forum for questions** - No questions had been received from or were presented by members of the public.
4. **Reports from external organisations**

(a) Gawsworth Ward Policing Team - **Matters of interest / concern within the Parish** - It was reported that during September, 2022 Salters Lane had been blocked due to a fire at Lower Withington Chapel.

158/22 RESOLVED (a) To receive and note the report from the Police. (All in favour)

(b) Cheshire East Ward Member Cllr. L. Smetham - Borough Councillor L. Smetham reported that Cheshire East Council is experiencing financial pressures, particularly within adult and child services. Concern had been expressed regarding the significant number of paedophiles operating in the UK. Developers are able to access discounts to water services if they adopt systems which keep foul and surface water separate. There had been an increase in flooding incidents within the Borough. Cheshire East Council had launched a Warm Spaces initiative to support residents during the winter months. The ChALC Annual Meeting had recently taken place. A bus trial is being carried out in the Nantwich area which may be of interest to other communities if it is shown to be successful.

159/22 RESOLVED (a) To receive and note the report from Borough Councillor L. Smetham. (All in favour)

(c) Manchester Airport meeting held 21st October, 2022 - It was reported that the meeting had provided an update on development at the airport and surrounding area; complaints received; community outreach events and progress with the airspace review project.

160/22 RESOLVED (a) To receive and note the report. (All in favour)

(d) ChALC Annual Meeting held 27th October, 2022 - It was reported that the meeting had been very interesting. Information had been provided relating to an average speed camera pilot scheme which is taking place in three areas within the county. If successful, it is planned that the scheme could be expanded to other areas. It was also reported that the motion submitted by Lower Withington Parish Council had been carried unanimously at the meeting.

161/22 RESOLVED (a) To receive and note the report. (All in favour)

(e) 20s Plenty for Us briefing held 28th October, 2022 - It was reported that the campaign group is promoting greater use of 20mph speed limits within Cheshire East.

162/22 RESOLVED (a) To receive and note the report. (All in favour)

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5. Minutes

(a) The Minutes of the Parish Council Meeting held 26th September, 2022 had been previously circulated to all Members.

163/22 RESOLVED **(a) That the Minutes of the Parish Council Meeting held 26th September, 2022 be confirmed as a correct record and signed by the Chairman. (All in favour)**

6. Finance

(a) Financial Statement 2022/23 as at 31st October, 2022 - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) Receipts - The Chairman noted the receipts since the last meeting. (Appendix B)

(c) Payments - The Chairman outlined the payments listed at Appendix C.

164/22 RESOLVED **(a) That the Statement of Account as at 31st October, 2022 be received and the Chairman's observations duly noted. (Appendix A)**
(b) That the report on receipts be received and duly noted. (Appendix B)
(c) That the schedule of payments listed at Appendix C be approved. (All in favour)

7. Planning Applications

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

(b) Planning applications -

i. **22/3903M** - Walnut Cottage, Chapel Lane, Lower Withington. SK11 9DE
Side and rear single-storey extension.

165/22 RESOLVED **(a) That no observations be submitted in respect of planning application 22/3903M. (All in favour)**

ii. **22/4044D** - Piggotts Hall, Congleton Lane, Lower Withington. SK11 9LD
Discharge of condition 2 on approved application 21/2796M: Demolition of 2 no. storage buildings, change of use of land to residential and construction of swimming pool and subterranean plant room.

166/22 RESOLVED **(a) That no observations be submitted in respect of planning application 22/4044D. (All in favour)**

iii. **22/3937M** - Jodrell Bank Powerhouse, Bomish Lane, Lower Withington. SK11 9DL
Permission is sought for installation of ventilation extract grilles and cable entry box to external walls of Jodrell Bank Observatory Powerhouse.

167/22 RESOLVED **(a) That no observations be submitted in respect of planning application 22/3937M. (All in favour)**

iv. Further applications received following issue of agenda - None.

8. Highway maintenance and enhancements

(a) Updates on highway matters - The following updates were noted by Members.

i. Dislodged coping stone and fallen tree on bridge at Catchpenny Lane.
It was noted that some vegetation had been cleared near to the bridge.

ii. Holes in road at junction of Whisterfield Lane and Chapel Lane.
No update.

iii. Polluted run-off entering ditch along Catchpenny Lane.

No update.

iv. Deteriorating white lines along Salters Lane between Parish Hall and the Chapel.
Work complete.

v. Potholes at junction of Lapwing Lane and Holmes Chapel Road.
Work complete.

vi. Sunken manhole at Farm Lane (opposite to church).
No update.

vii. Overhanging hedge at junction of Farm Lane and Holmes Chapel Road.
It was noted that vegetation had been cut back at this location.

viii. Over hanging hedge on Salters Lane (at Windy Arbour).
No update.

ix. Replanting of speed limit signs at junction of Farm Lane and Salters Lane.
No update.

x. Rigbys Lane - deteriorating carriageway surface.
No update.

168/22 RESOLVED **(a) That the Clerk continue to pursue updates in respect of outstanding highway matters.**
(b) That the Clerk thank Cheshire East Highways for the white lining work which has now been completed. (All in favour)

(b) Highway matters for attention - None.

(c) Siding out along Salters Lane - It was reported that the work is due to be completed in December, 2022.

(d) Double white lines on A535 near to junction with Catchpenny Lane - No update had 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 - Information relating to Parish elections 2023.

169/22 RESOLVED **(a) To receive and note the information. (All in favour)**

ii. Cheshire East Council - Community Governance Review of Town and Parish Council Governance Engagement sessions.

170/22 RESOLVED **(a) To receive and note the information. (All in favour)**

iii. Cheshire East Council - Consultation on Draft Developer Contributions SPD.

171/22 RESOLVED **(a) That no response be submitted to the consultation. (All in favour)**

iv. Cheshire East Council - Strategic Planning Update.

172/22 RESOLVED **(a) To receive and note the information. (All in favour)**

v. Cheshire East Council - Update regarding Inspector's final report on the examination of the Site Allocations and Development Policies Document and planned adoption of the amended policy document on 14th December, 2022.

173/22 RESOLVED **(a) To receive and note the information. (All in favour)**

vi. Cheshire East Council - Invitation to attend Town and Parish Council Engagement Network Launch.

174/22 RESOLVED **(a) That no Members are available to attend. (All in favour)**

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vii. Cheshire East Council - Road Closure: Salters Lane, Lower Withington, from junction with Manchester Road to Long Shoot Road on 28/10/22 for lining works.

175/22 RESOLVED (a) To receive and note the information. (All in favour)

viii. Cheshire East Council - Road Closure: Salters Lane, Siddington from Chelford Road to Colshaw Lane between 14/11/22 - 18/11/22.

176/22 RESOLVED (a) To receive and note the information. (All in favour)

ix. Cheshire East Council - Proposals to modernise Planning Service.

177/22 RESOLVED (a) To receive and note the information. (All in favour)

10. Parish Council Projects

(a) Parish Council website - It was reported that the new website was now live and the new email accounts had also been set up.

178/22 RESOLVED (a) To receive and note the update. (All in favour)

(b) Fruit trees at Dicklow Cob - Item deferred.

(c) Additional defibrillator - It was reported that, due to availability issues of the quoted defibrillator and cabinet, it was now possible to immediately purchase an alternative, higher specification defibrillator and cabinet at a cost marginally greater than the quoted value.

179/22 RESOLVED (a) That approval be given to purchase the alternative, higher specification defibrillator at a cost of £1,525. (All in favour)

(d) Christmas displays - It was proposed that Christmas displays, as provided in previous years, should be continued.

180/22 RESOLVED (a) That Councillor J. Blackburn make arrangements for the Christmas tree display at Lower Withington Parish Hall.
(b) That Councillor P. Duffy establish whether the team that installed the festive lights onto the Lower Withington Parish Hall building last year are willing to volunteer again this year.
(All in favour)

11. Parish Matters

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

(b) Community contact list - It was reported that the contact list was nearing completion and would be distributed to households with the first edition of the new newsletter.

181/22 RESOLVED (a) That approval be given for the community contact list to be distributed within the Parish. (All in favour)

(c) Community Newsletter - It was reported that the local volunteers were progressing development of a community newsletter.

182/22 RESOLVED (a) That the Clerk arrange for an email account to be set up to support the collation of newsletter material. (All in favour)

(d) Fire hydrants - Item deferred.

(e) Memorial bench at Dicklow Cob Village Green - It was reported that the family of a former resident wished to site a memorial bench at Dicklow Cob Village Green. It was noted that permission for the installation would need to be obtained from Cheshire East Council.

183/22 RESOLVED (a) That Councillor P. Duffy contact the family to advise them

that permission would be needed from Cheshire East Council. (b) That Lower Withington Parish Council has no objection to the installation of the memorial bench. (All in favour)

12. **Vacancy for a Parish Councillor** - Item deferred.
13. **Matters for inclusion on next/future meeting agenda** -
    (a) Review of: Subscriptions and assets.
    (b) Budget 2023/24.
    (c) Maintenance of land at Catchpenny Lane/Holmes Chapel Road.
14. **Date of next meeting** - Monday 28th November, 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.

184/22 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 15. (All in favour)**

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

The meeting was declared closed by the Chairman at 8:43p.m.

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

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APPENDIX A

Financial Statement - 2022/23 as at 31st October 2022					
Actual 2021/22 £.	**Details**	**2022/23 Budget £.**	**Actual to Sep. 22 £.**	**Agenda Oct. 22 £.**	**Budget Balance £.**
	Receipts				
10,375.00	Precept	9,807.00	4,903.50	4,903.50	0.00
0.00	Balances	2,453.00	0.00		0.00
1.56	Investment Interest	0.00	3.71	5.43	0.00
0.00	Sale of Assets	0.00	0.00		0.00
110.00	Grants, Donations & Refunds	0.00	0.00		0.00
1,061.87	V.A.T. Refund		41.07		49.06
11,548.43	**Total Receipts**	**12,260.00**	**4,948.28**	**4,908.93**	**49.06**
	Payments				
3,645.40	Salary (Clerk)	3,350.00	1,858.98	309.83	1,181.19
0.00	National Insurance (Employer)	0.00	0.00		0.00
250.00	Allowances (Clerk)	300.00	0.00		300.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
98.81	Administration	290.00	0.00		290.00
153.72	Audit Fees (internal & external)	175.00	171.00		4.00
204.19	Insurance	250.00	300.00		-50.00
200.00	Donations (Sect. 137)	525.00	0.00		525.00
500.00	Grants	3,000.00	2,603.72		396.28
20.00	Website	155.00	586.00		-431.00
200.60	Subscriptions/Affiliation Fees	330.00	162.00		168.00
0.00	Room Hire	325.00	0.00		325.00
25.00	Training	210.00	0.00		210.00
0.00	Professional Services	750.00	0.00		750.00
0.00	Assets - Purchase	1,000.00	0.00		1,000.00
298.00	Assets - Maintenance	1,100.00	266.00		834.00
0.00	Contingency	500.00	0.00		500.00
41.07	V.A.T.		49.06		
5,636.79	**Total Payments**	**12,260.00**	**5,996.76**	**309.83**	**6,002.47**

Cash/Bank Reconciliation	**01/04/22**	**26/09/22**	**31/10/22**	**31/03/23**
Balance B/Fwd.	33,156.82	33,156.82	32,108.34	36,707.44
Add Total Receipts	12,260.00	4,948.28	4,908.93	49.06
Less Total Payments	-12,260.00	-5,996.76	-309.83	-6,002.47
Balance C/Fwd.	**33,156.82**	**32,108.34**	**36,707.44**	**30,754.03**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/22	**26/09/22**	**31/10/22**	**31/03/23**
General Funds	11,833.16	12,784.68	17,383.78	11,430.37
Earmarked Reserves	21,323.66	19,323.66	19,323.66	19,323.66
	33,156.82	**32,108.34**	**36,707.44**	**30,754.03**

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CASH/BANK RECONCILIATION AS AT - 31st October, 2022

CASH

Balance Brought Forward 01/04/22			
Current Account	17,702.71		
Business Reserve Account	15,454.11		
Plus Receipts	9,857.21		
	43,014.03		
Less Payments	6,306.59		
Balance Carried Forward 31/10/22	**36,707.44**		

BANK (Natwest)

Business Reserve Account -	15,463.25		05/10/22
Add income/transfer received since above Statement	0.00		
	0.00		
Less unpresented cheques	0.00		
		15,463.25	31/10/22
Current Account -	22,421.51		05/10/22
Add income received since above Statement	0.00		
	0.00		
Less unpresented cheques/ Transfer			
Approved -867.49			
For approval -309.83			
	-1,177.32		
		21,244.19	31/10/22
Total Bank Balances 31/10/22		**36,707.44**	

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APPENDIX B

Receipts

a.	NatWest Bank plc	£1.23	Gross interest - July 2022
b.	NatWest Bank plc	£1.40	Gross interest - August 2022
c.	Cheshire East Borough Council	£4,903.50	Precept 2022/23 (50%)
d.	NatWest Bank plc	£2.80	Gross interest - September 2022

APPENDIX C

Payments for approval

a.	Cheque No 000535	E. M. Maddock	£247.83	Salary: October 2022
b.	Cheque No 000536	H.M. Revenue & Customs	£62.00	Employee income tax

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

21/4653M - Little Gleads Moss Farm, Gleadsmoss Lane, Lower Withington.
Conversion of existing barn into accessible holiday let.
DECISION STATUS - Approved with conditions (24/10/22)

22/1031M - Smiths Green Farm, Catchpenny Lane, Lower Withington.
Reserved matters of access, appearance, landscaping, layout and scale in connection with outline approval 20/0499M.
DECISION STATUS - Undecided

22/1176M - Jodrell Bank Observatory, Macclesfield Road, Cheshire. SK11 9DL
Removal/variation of condition 2 (approved plans) on planning approval 17/4370M - The proposal includes the creation of a new, single storey building to house a heritage exhibition and visitor centre. In conjunction with this, new footpaths, landscaping and associated enabling works are provided.
DECISION STATUS - Undecided

22/1232M - Old Hall Cottage, Holmes Chapel Road, Lower Withington. SK11 9DT
Removal of condition 3 on approval 21/0765M - Revocation of Permitted Development Rights.
DECISION STATUS - Approved with conditions (07/10/22)

22/1361M - The Old Cheshire Hunt, Holmes Chapel Road, Lower Withington. SK11 9DH
Listed building consent for, courtyard - renovation of existing cobbled areas; addition of new flagged areas; new walls to create courtyard enclosures; new stone set edgings to driveway, buildings and hard standing edges. Outbuilding conversion to garage and associated works.
DECISION STATUS - Approved with conditions (10/10/22)

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22/2389M - Bank View Farm, Hodgehill Lane, Siddington. SK11 9LU
Barn conversion.
DECISION STATUS - Undecided

22/2465M - Lowndes Farm, Messuage Lane, Lower Withington.
Proposed demolition of existing utility and replacement with new utility and bathroom above at first floor, new bay window off lounge and front bedroom above.
DECISION STATUS - Undecided

22/2533M - Piggotts Hall, Congleton Lane, Lower Withington.
Erection of a single storey extension to coach house annex to provide additional ground floor space.
DECISION STATUS - Undecided

22/2659M - Land at Pitt Lane, Lower Withington. SK11 9ED
Prior approval for change of use of an agricultural building to a C1 use (hotel) as aparthotel accommodation.
DECISION STATUS - Undecided

22/2867M - Briarfield, Long Shoot Road, Lower Withington. SK11 9DX
Construction of new bungalow to the north of Briarfield.
DECISION STATUS - Undecided

22/3114M - Highfield, Holmes Chapel Road, Lower Withington. SK11 9DT
Extensions and alterations (resubmission 19/5161M).
DECISION STATUS - Undecided

22/3574M - Lower Welltrough Farm, Rigbys Lane, Lower Withington. SK11 9EF
Construction of farm building for livestock accommodation for cows and dairy replacements. Application is to replace existing building which will be demolished.
DECISION STATUS - Undecided

22/3609D - Sunnyside, Salters Lane, Lower Withington. SK11 9LL
Discharge of conditions 10 & 11 of application 22/1408M: 10. Prior to the use of any building materials in the new development the applicant to submit a strategy for the incorporation of features to enhance the biodiversity value of the proposed development. The submitted strategy should include proposals for the provision of features for nesting birds including house sparrow and roosting bats (any external lighting should avoid direct light spill upon bat roost features), and native species planting. The proposals shall be permanently installed in accordance with approved details. Reason: to safeguard biodiversity in accordance with the NPPF and Local Plan Policy SE3. 11. Prior to occupation, a plan indicating the positions, design, height, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority The development shall be carried out in accordance with the approved details. Reason: To ensure the development respects the character of the area and amenity of neighbours.
DECISION STATUS - Undecided

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