LOWER WITHINGTON PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Monday 26th September, 2022

Time: 7:30p.m.

Venue: Lower Withington Parish Hall

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer. Dated 20th September, 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.

Government guidance available at: https://www.gov.uk/guidance/people-with-symptoms-of-a-respiratory-infection-including-covid-19

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. **Death of Her Majesty Queen Elizabeth II**
   The Chairman will lead the Parish Council in making a tribute to mark the death of Her Majesty Queen Elizabeth II on 8th September, 2022.

2. **Apologies for absence** - To receive apologies for absence from Members.
3. **Declarations of Interest** - To receive Declarations of Interest in any items on the agenda.
4. **Public Forum for Questions**
5. **Reports from External Organisations**
   (a) The benefice of Chelford with Lower Withington and Marthall - To receive information from representative of the Church.
   (b) Gawsworth Ward Policing Team - To receive a report on matters of interest / concern within the Parish.
   (c) Cheshire East Ward Member Cllr. L. Smetham - Report on items of interest to the Parish Council.
6. **Minutes** - To approve the Minutes of the Parish Council meeting held 25th July, 2022 as a correct record.
7. **Finance**
   (a) To receive and consider the Financial Statement 2022/23 as at 26th September, 2022. (Appendix A)

(b) To note receipts since the last meeting - None.

(c) To approve the payments listed at Appendix B.

(d) To receive and consider notice of option to opt-out of the SAAA central external auditor appointment arrangements.

8. Planning Applications

(a) To receive and note recent planning decisions issued by Cheshire East Council. (Appendix C)

(b) To consider the following planning applications -

i. 22/2867M - Briarfield, Long Shoot Road, Lower Withington. SK11 9DX
Construction of new bungalow to the north of Briarfield.
[Link to information: https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/2867M&row=5&query=73e2b0918a3f471283e9866c9455cdd5&from=i]

ii. 22/3114M - Highfield, Holmes Chapel Road, Lower Withington. SK11 9DT
Extensions and alterations (resubmission 19/5161M).
[Link to information: https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3114M&row=4&query=f063893baf06498a9b2edc70f2136e11&from=i]

iii. 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.
[Link to information: https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3574M&row=2&query=f063893baf06498a9b2edc70f2136e11&from=i]

iv. 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.
[Link to information: https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3609D&row=1&query=f063893baf06498a9b2edc70f2136e11&from=i]

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

9. Highway Maintenance and Enhancements

(a) To receive updates on reported highway matters including:

i. Dislodged coping stone on bridge at Catchpenny Lane.

ii. Overhanging hedge at junction of Farm Lane and Holmes Chapel Road.

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

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

v. Deteriorating white lines along Salters Lane between Parish Hall and the Chapel.
vi. Potholes at junction of Lapwing Lane and Holmes Chapel Road.
vii. Sunken manhole at Farm Lane (opposite to church).
viii. Over hanging hedge on Salters Lane (at Windy Arbour).
ix. Replanting of speed limit signs at junction of Farm Lane and Salters Lane.

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

(c) To receive any updates available relating to the siding out work at Salters Lane.

(d) To note that Lapwing Lane will be closed from junction with Holmes Chapel Road for its full extent from 28th - 30th September, 2022 to allow Cheshire East Council to carry out patching works.

(e) To note that Salters Lane, from junction with Congleton Road to Farm Lane will be closed on 10th - 11th October, 2022 to allow Cheshire East Council to carry out Level 3 Lining.

(f) To note that Forty Acre Lane (full length) will be closed between 5th - 13th November, 2022 to allow installation of new surface water drain and manhole.
[Proposed diversion route: Forty Acre Lane, Trap Street, Salters Lane, Farm Lane, Macclesfield Road, Chelford Road and vice versa.]

(g) To receive an update relating to the proposal for double white lines on A535 near to junction with Catchpenny Lane.

(h) Re-launch of Highways Services:
i. To receive an update regarding the re-launch of the local highways services.
ii. To receive feedback from Cheshire East Council, if available, on the submitted highway priority issues.

10. Parish Council Projects

(a) To nominate representatives to attend the ChALC Annual Meeting to present the submitted motion.

(b) To receive an update relating to the development of the new Parish Council website.

(c) To receive an update relating to the collation of a community contact list.

(d) To receive an update relating to the planting of fruit trees at Dicklow Cob.

(e) To receive suggestions for locations of possible floral planting within the Parish.

(f) To receive an update relating to the provision of an additional defibrillator.

(g) To discuss arrangements for the displaying of the street poppies within the Parish.

(h) To discuss arrangements for Christmas displays within the Parish.

11. Parish Matters

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

(b) To receive updates and feedback following the Bluedot Festival event 2022 (including relating to the charitable donations).

(c) To receive information relating to the introduction of a community newsletter.

(d) To receive an update relating to arrangements for the 2023 Parish elections.

12. Vacancy for Parish Councillor

(a) To consider co-opting an individual to fill the current vacancy.

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13. Matters for inclusion on next/future meeting agenda

(a) Review of: Subscriptions and assets.

14. Date of next meeting - 31st October, 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.

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

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer. Dated 20th September, 2022

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

LOWER WITHINGTON PARISH COUNCIL

APPENDIX A

Financial Statement - 2022/23 as at 26th September 2022					
Actual 2021/22 £.	**Details**	**2022/23 Budget £.**	**Actual to Jul. 22 £.**	**Agenda Sep. 22 £.**	**Budget Balance £.**
	Receipts				
10,375.00	Precept	9,807.00	4,903.50		4,903.50
0.00	Balances	2,453.00	0.00		0.00
1.56	Investment Interest	0.00	3.71		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**	**0.00**	**4,952.56**
	Payments				
3,645.40	Salary (Clerk)	3,350.00	1,239.32	619.66	1,491.02
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	5.00	581.00	-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**	**4,796.10**	**1,200.66**	**6,312.30**

Cash/Bank Reconciliation	**01/04/22**	**25/07/22**	**26/09/22**	**31/03/23**
Balance B/Fwd.	33,156.82	33,156.82	33,309.00	32,108.34
Add Total Receipts	12,260.00	4,948.28	0.00	4,952.56
Less Total Payments	-12,260.00	-4,796.10	-1,200.66	-6,312.30
Balance C/Fwd.	**33,156.82**	**33,309.00**	**32,108.34**	**30,748.60**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/22	**25/07/22**	**26/09/22**	**31/03/23**
General Funds	11,833.16	13,985.34	12,784.68	11,424.94
Earmarked Reserves	21,323.66	19,323.66	19,323.66	19,323.66
	33,156.82	**33,309.00**	**32,108.34**	**30,748.60**

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CASH/BANK RECONCILIATION AS AT - 26th September, 2022

CASH

Balance Brought Forward 01/04/22				
Current Account		17,702.71		
Business Reserve Account		15,454.11		
Plus Receipts		4,948.28		
		38,105.10		
Less Payments		5,996.76		
Balance Carried Forward 26/09/22		**32,108.34**		

BANK (Natwest)

Business Reserve Account -		15,457.82		05/07/22
Add income/transfer received since above Statement				
	0.00			
		0.00		
Less unpresented cheques				
		0.00		
			15,457.82	26/09/22
Current Account -		21,293.22		05/07/22
Add income received since above Statement				
	0.00			
		0.00		
Less unpresented cheques/ Transfer				
Approved	-3,442.04			
For approval	-1,200.66			
		-4,642.70		
			16,650.52	26/09/22
Total Bank Balances 26/09/22			**32,108.34**	

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APPENDIX B

Payments for approval

a.	Cheque No 000531	Adam Keppel-Green	£82.00	Website hosting - 2021/22/23
b.	Cheque No 000532	Narked Design Ltd.	£499.00	Website design, build & hosting
c.	Cheque No 000533	E. M. Maddock	£495.86	Salary: Aug - Sep 2022
d.	Cheque No 000534	H.M. Revenue & Customs	£123.80	Employee income tax

[Note: Cheques 000518 to 000522 cancelled and reissued using cheques 000526 to 000530.]

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

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

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 - Approved with conditions (15/08/22)

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 - Approved with conditions (17/08/22)

21/6173M - Boundary House, Hodgehill Lane, Lower Withington. SK11 9LU
Proposed part two storey, part single storey rear extension.
DECISION STATUS - Approved with conditions (07/09/22)

22/0700M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed front porch.
DECISION STATUS - Approved with conditions (21/07/22)

22/0704M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed single storey rear extension.
DECISION STATUS - Approved with conditions (21/07/22)

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 - Undecided

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 - Undecided

22/1408M - Sunnyside, Salters Lane, Lower Withington. SK11 9LL
Proposed replacement dwelling.
DECISION STATUS - Approved with conditions (06/09/22)

22/1656M - Haddon Cottage, Whisterfield Lane, Lower Withington. SK11 9DD
Proposed single storey rear kitchen and dining room extension. New structural opening to front elevation with insertion of bi-fold doors/windows. Proposed lantern light to existing flat roof area.
DECISION STATUS - Approved with conditions (19/08/22)

22/1959M - Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD
Two storey rear extension, with single storey side extension, porch to main entrance, driveway alterations and conversion of double garage to annexe accommodation with leisure building extensions.
DECISION STATUS - Approved with conditions (07/09/22)

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

22/3421D - Welltrough Hall Farm, Trap Street, Lower Withington. SK11 9EF
Discharge of condition 04 on approved application 21/6152M: 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 - Approved (06/09/22)