LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 30th January, 2023 at 7:30p.m.

at Lower Withington Parish Hall

Present - Councillors P. Duffy (Chairman), J. Blackburn, P. Chrisp, C. Hamilton, H. Lewis, R. Robinson.
Members of the public (2).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. Apologies for absence -
Councillor A. Brocklehurst - Prior engagement.
Cheshire East Borough Councillor L. Smetham.

001/23 RESOLVED (a) To receive and approve the apologies for absence. (All in favour)

2. Declarations of interest - None.

3. Public forum for questions - Two residents had attended the meeting to share their observations relating to planning application 22/4550M. A number of points relating to the application were discussed and noted in preparation for item 8(b)(ii). The Chairman thanked the residents for attending the meeting.

7:54p.m. - 8:05p.m. - Mrs. P. Chrisp temporarily left the meeting.

8:12p.m. - Two residents excused themselves from the meeting and left.

4. Vacancy for a Parish Councillor

002/23 RESOLVED (a) That Mrs. P. Chrisp be co-opted to Lower Withington Parish Council.
(b) To receive the declaration of acceptance of office from Councillor P. Chrisp. (All in favour)

5. Reports from external organisations

(a) Gawsworth Ward Policing Team - Matters of interest / concern within the Parish - It was reported that during December, 2022 there had been no reported crimes or incidents. Two Trucam events had recorded 11 vehicles travelling in excess of the speed limit withing the Parish.

003/23 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 was not present at the meeting, however, had forwarded a written report alerting Members to the Cheshire East Council budget consultation.

004/23 RESOLVED (a) To receive and note the report from Borough Councillor L. Smetham. (All in favour)

6. Minutes

(a) The Minutes of the Parish Council Meeting held 28th November, 2022 had been previously circulated to all Members.

005/23 RESOLVED (a) That the Minutes of the Parish Council Meeting held 28th November, 2022 be confirmed as a correct record and signed by the Chairman. (All in favour)

7. Finance

(a) Financial Statement 2022/23 as at 30th January, 2023 - 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.

006/23 RESOLVED **(a) That the Statement of Account as at 30th January, 2023 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)

8. 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. 22/4791M - Land off Catchpenny Lane, Lower Withington.
Prior determination of agricultural building to store hay, animal feeds and agricultural machinery and new track.

007/23 RESOLVED **(a) To receive an update noting that the planning officer was not seeking comments from the Parish Council due to the type of application.**

(b) To note that the application had been approved prior to the meeting. (All in favour)

ii. 22/4550M - Lakeside Cottage, Holmes Chapel Road, Lower Withington. SK11 9AE
Replacement dwelling and garage.

008/23 RESOLVED **(a) That the following comments be submitted to Cheshire East Council in respect of application 22/4550M:**
Lower Withington Parish Council raise reservations about the proposed development on the following grounds:

1. That the planning application does not appear to clearly set out proposed safeguards to protect the adjacent, remaining portion of the existing building during and following the proposed demolition. Given the integrated structural relationship between the two attached dwellings, it is vital that such safeguards are in place to ensure the safety and residential amenity of the neighbouring property and occupants.

2. That the site of the proposed dwelling lies within the Jodrell Bank Radio Telescopes Consultation Zone and relevant consideration of its impact should be given.

3. That the site lies very close to the boundaries of the Area of Special County Value (Bollin Valley and Parklands) and a Site of Special Biological Importance and, as such, should be assessed to ensure that the proposed development will not diminish the features and aesthetics of these designations.

4. That the proposed building style and materials (stone and timber cladding) are not consistent with the building style and materials typically observed within the surrounding area, therefore, the proposed dwelling is likely to be out of character with the local area.

5. That the proposed detached dwelling appears to be of significant volume and mass when compared to the existing semi-detached dwelling which is likely to negatively impact upon the openness of the Green Belt and the residential amenity of neighbouring properties. The use of a large balcony area, creating both covered ground floor space and usable first floor space, also contributes to the overall increase in volume and massing of the dwelling which will also affect the openness of the Green Belt.

6. That the loss of the existing semi-detached property will represent the loss of a heritage feature of the Parish. The existing cottage forms part of the old Withington Estate which provides historic context to the local area. Its demolition would represent the loss of a tangible heritage asset of the parish and impact upon local historic aesthetics.

(All in favour)

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

9. 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 concerns had been raised regarding the lack of the coping stone during frosty weather and the potential impact this could have on the overall structure.

ii. Holes in road at junction of Whisterfield Lane and Chapel Lane.
Work at this location to be determined if budget allows at end of year.

iii. Polluted run-off entering ditch along Catchpenny Lane.
It was noted that concerns had been raised regarding the reprofiling of the land using imported soil and the impact this may be having on natural drainage.

iv. Sunken manhole at Farm Lane (opposite to church).
An update indicated that no work was currently planned to complete any repairs to the manhole.

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

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

vii. Proposal for double white lines on A535 near to junction with Catchpenny Lane.
No update.

009/23 RESOLVED **(a) That the Clerk continue to pursue updates in respect of outstanding highway matters.**
(b) That the concerns raised in respect of items (i) and (iii) be forwarded to the relevant organisations. (All in favour)

(b) Highway matters for attention - It was noted that a number of areas along Long Shoot Road had been highlighted with white paint, perhaps indicating that a repair will be carried out in the near future.

(c) Cheshire East Highways meeting (11/01/23) - It was reported that the meeting had been disappointing. It was acknowledged that there are ongoing issues

relating to highways, however, work is limited by available resources. Rural areas and matters considered to be low priority are not currently progressing. It was also acknowledged that the online defect reporting system is generating many complaints due to the way in which updates are provided.

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. Cheshire East Council - Notice of approval of taxbase 2023/24.

010/23 RESOLVED (a) To receive and note the information. (All in favour)

ii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.

011/23 RESOLVED (a) To receive and note the information. (All in favour)

iii. Manchester Airport - Civil Aviation Authority (CAA) response to the documentation submitted by Manchester Airport relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.
It was reported that the CAA was not satisfied that the change sponsor had met the requirements of the Process up to this point. The CAA does not approve progress to the next step.

012/23 RESOLVED (a) To receive and note the information. (All in favour)

iv. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.

013/23 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

v. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24.

014/23 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

11. Parish Council Projects

(a) Fruit trees at Dicklow Cob - It was reported that Cheshire East Council had responded positively to the proposal and that progress could now be made towards planting the trees.

(b) Planting of island at entrance to Lower Withington Parish Hall car park - It was reported that the planting was now complete.

12. Parish Matters

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

(b) Community Newsletter - It was reported that the first newsletter had been issued and was also available on the Parish Council website. Preparations for the second newsletter were progressing. It was planned to advertise the spring litter pick within the newsletter.

015/23 RESOLVED (a) That the Clerk prepare an article for the newsletter relating to the new requirement for voter photo ID.
(b) That Councillors J. Blackburn and P. Duffy carry out an editorial check for each issue of the newsletter.
(c) That the Clerk arrange for the litter pick to be added to activities insured by the Parish Council. (All in favour)

(c) Fly tipping in vicinity of Dairy House Farm - It was noted that debris and large logs were still at the site.

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

(a) Review of assets.

(b) Maintenance of land at Catchpenny Lane/Holmes Chapel Road.

14. Date of next meeting - Monday 27th February, 2023 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.

016/23 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 9:19p.m.

Signed:..... Date: 27th February, 2023

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APPENDIX A

Financial Statement - 2022/23 as at 30th January, 2023					
Actual 2021/22 £.	**Details**	**2022/23 Budget £.**	**Actual to Nov. 22 £.**	**Agenda Jan. 23 £.**	**Budget Balance £.**
	Receipts				
10,375.00	Precept	9,807.00	9,807.00		0.00
0.00	Balances	2,453.00	0.00		0.00
1.56	Investment Interest	0.00	9.14	24.12	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		375.08
11,548.43	**Total Receipts**	**12,260.00**	**9,857.21**	**24.12**	**375.08**
	Payments				
3,645.40	Salary (Clerk)	3,350.00	2,478.64	858.03	13.33
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	2,650.36		349.64
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	190.00	135.00
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	1,583.50		-583.50
298.00	Assets - Maintenance	1,100.00	266.00		834.00
0.00	Contingency	500.00	0.00	34.00	466.00
41.07	V.A.T.		375.08		
5,636.79	**Total Payments**	**12,260.00**	**8,572.58**	**1,082.03**	**2,980.47**

Cash/Bank Reconciliation	**01/04/22**	**28/11/22**	**30/01/23**	**31/03/23**
Balance B/Fwd.	33,156.82	33,156.82	34,441.45	33,383.54
Add Total Receipts	12,260.00	9,857.21	24.12	375.08
Less Total Payments	-12,260.00	-8,572.58	-1,082.03	-2,980.47
Balance C/Fwd.	**33,156.82**	**34,441.45**	**33,383.54**	**30,778.15**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/22	**28/11/22**	**30/01/23**	**31/03/23**
General Funds	11,833.16	15,117.79	14,059.88	11,454.49
Earmarked Reserves	21,323.66	19,323.66	19,323.66	19,323.66
	33,156.82	**34,441.45**	**33,383.54**	**30,778.15**

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CASH/BANK RECONCILIATION AS AT - 30th January, 2023

CASH

Balance Brought Forward 01/04/22				
Current Account		17,702.71		
Business Reserve Account		15,454.11		
Plus Receipts		9,881.33		
		43,038.15		
Less Payments		9,654.61		
Balance Carried Forward 30/01/23		**33,383.54**		

BANK (Natwest)

Business Reserve Account -		15,487.37		05/01/23
Add income/transfer received since above Statement				
	0.00			
		0.00		
Less unpresented cheques				
		0.00		
			15,487.37	30/01/23
Current Account -		19,343.99		05/01/23
Add income received since above Statement				
	0.00			
		0.00		
Less unpresented cheques/ Transfer				
Approved	-365.79			
For approval	-1,082.03			
		-1,447.82		
			17,896.17	30/01/23
Total Bank Balances 30/01/23			**33,383.54**	

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APPENDIX B

Receipts

a.	NatWest Bank plc.	£5.04	Gross interest - October, 2022
b.	NatWest Bank plc.	£8.90	Gross interest - November, 2022
c.	NatWest Bank plc.	£10.18	Gross interest - December, 2022

APPENDIX C

Payments for approval

a.	Cheque No 000541	Lower Withington Parish Hall	£190.00	Room Hire 2022/23
b.	Cheque No 000542	E. M. Maddock	£686.43	Salary: Dec. 2022 - Jan. 2023 plus backpay.
c.	Cheque No 000543	H.M. Revenue & Customs	£171.60	Employee income tax
d.	Cheque No 000544	T. Chrisp	£34.00	Newsletter printing

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

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

22/2389M - Bank View Farm, Hodgehill Lane, Siddington. SK11 9LU
Barn conversion.
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 - Approved with conditions (28/11/22)

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 - Determination, approval with conditions (stage 2) (24/11/22)

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

22/3903M - Walnut Cottage, Chapel Lane, Lower Withington. SK11 9DE
Side and rear single-storey extension.
DECISION STATUS - Approved with conditions (23/01/23)

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.
DECISION STATUS - Approved with conditions (19/01/23)

22/4296M - Gleads Cottage, Trap Street, Lower Withington. SK11 9EG
Demolition of rear lean-tos and front porch and replacement with two storey and single storey rear extension, single storey side extension and new front porch.
DECISION STATUS - Undecided

22/4603M - Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD
Non-material amendment to application 22/1959M: Addition of two small windows to either side of the front porch. Small dormer/gable added to south elevation at first floor, roof lights omitted.
DECISION STATUS - Undecided