LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 27th March, 2023 at 7:30p.m.

at Lower Withington Parish Hall

Present - Councillors P. Duffy (Chairman), J. Blackburn, A. Brocklehurst, P. Chrisp, C. Hamilton, R. Robinson.
Members of the public (2).
Cheshire East Borough Councillor L. Smetham.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. Apologies for absence -
Councillor H. Lewis – Work commitment.

029/23 RESOLVED **(a) To receive and approve the apology for absence.**
(All in favour)

2. Declarations of interest - None.

3. Public forum for questions – Two residents attended the meeting to ask the Parish Council to support their application for quiet lane status for Lapwing Lane (north). It was reported that the lane is regularly used by bird watchers, dog walkers, horses, cyclists and ramblers and, due to the lack of footways, fast travelling vehicles pose a risk to these users.

030/23 RESOLVED **(a) That the Clerk submit a letter to Cheshire East Council in support of the application for quiet lane status for Lapwing Lane (north). (All in favour)**

7:48p.m. - Two residents excused themselves from the meeting and left.

4. Reports from external organisations

(a) Gawsworth Ward Policing Team - Matters of interest / concern within the Parish – It was reported that suspicious activity had been reported at Rigbys Lane (investigation established this was authorised utility works); anti-social behaviour by vehicles on Holmes Chapel Road and a parking issue on Leach Lane which had been referred to the housing team. Police surgeries had been temporarily suspended whilst staffing re-allocations were being completed.

(b) Cheshire East Ward Member Cllr. L. Smetham - Borough Councillor L. Smetham reported that the Cheshire East Highways interactive map is to be updated. Senior staff at Cheshire East Council are continuing to leave the authority. There will be a briefing on the impact of HS2 on the borough tomorrow (28/03/23). United Utilities are exploring ways to address concerns relating to water supply and pollution. The proposed charges for green waste bins appear to be proceeding as planned. It was also reported that the schemes being progressed through the Ward Highways Budgets were being reviewed.

031/23 RESOLVED **(a) To receive and note the report from Borough Councillor L. Smetham. (All in favour)**

5. Minutes

(a) The Minutes of the Parish Council Meeting held 27th February, 2023 had been previously circulated to all Members.

032/23 RESOLVED **(a) That the Minutes of the Parish Council Meeting held 27th February, 2023 be confirmed as a correct record and signed by the Chairman. (All in favour)**

6. Finance

(a) Financial Statement 2022/23 as at 27th March, 2023 - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)

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

DRAFT

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

033/23 RESOLVED **(a) That the Statement of Account as at 27th March, 2023 be received and the Chairman's observations duly noted. (Appendix A)**
(b) That the report on receipts be received and duly noted.
(c) That the schedule of payments listed at Appendix B be approved. (All in favour)

(d) Asset review – It was reported that a review of assets held by the Parish Council was being undertaken and information was requested relating to assets held by Members.

034/23 RESOLVED **(a) To note that the speed radar gun together with high-viz vests is being held by a Member.**
(b) To note that litter picking hoops and pickers are being held by Members. (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 C)

(b) Planning applications -

i. **23/0633M** - Land on Pitt Lane, Lower Withington. SK11 9ED
Operational development following approval of application 22/2659M (Part 3 Class R of the Town and Country Planning (GDPO) 2015 (as amended)).

035/23 RESOLVED **(a) That the following comments be submitted to Cheshire East Council in respect of planning application 23/0633M:**
That an objection to the above proposed development be raised on the following grounds:

1. That no details have been provided identifying how foul sewage is to be managed. The application form states that method of disposal is currently 'unknown'.

2. That details of waste management arrangements are not shown within the proposed plans. The application form refers to areas to store and aid the collection of waste as being 'on site', however, the block plan suggests that the development site (edged red) is fully utilised by the building and car parking spaces, thereby, raising a query as to where waste containers will be stored.

3. That local information suggests that the existing cladding of the building may contain asbestos, therefore, there is concern regarding the proposal to 'insert doors and windows into the existing walls/cladding'. It is requested that the materials forming the building structure are assessed to ensure that potential users of the facility will not be exposed to hazardous materials.

4. That a review should be carried out to ensure that ecological assessments have been undertaken for the site within an acceptable time scale to the current application. Given the significant nature of the change of use of the existing building and the possible change to the outdoor landscaping any wildlife present at the site will be significantly impacted (e.g. bats etc.).

5. That clarification is required regarding the parking arrangements for the proposed development. The photograph of the application building submitted within the original application (22/2659M, Planning Statement page 4) appears to show a grassed/green area to the front of the building. Is this the

DRAFT

intended appearance/material of the parking area and, if so, how will this be sustainably managed bearing in mind the potential volume of traffic movements within the site?

6. That confirmation is requested that the visibility at the entrance to the site is acceptable, particularly if exiting the site by turning left, given the positioning of the tree and hedge of the neighbouring property at the edge of the carriageway. Pitt Lane is a single track lane with limited opportunities for vehicles to pass. The introduction of additional traffic arising from the 11 proposed units is likely to lead to additional traffic conflicts.

7. Members note that an application for a new agricultural building was approved under reference 22/4791M. The Planning Officer commented, "Although there is no relevant planning history on the application site, it is noted that the applicant gained Prior Approval for change of use of an agricultural building to a C1 use (hotel) as aparthotel accommodation was approved on land at Pitt Lane in Lower Withington on the 24 November 2022, under reference 22/2659M."

It is interesting that the justification of the new agricultural building was justified on the basis that: "Pitt Lane Building:

It is understood that the site at Pitt Lane was too small for cattle accommodation. The building at Pitt Lane sits alone and does not have a sufficiently sized plot. The previous application building was used in the potato production business, however due to its offlaying location it became redundant for the potato business. The proposed building under this application will be specifically used for storage of hay/machinery as the applicant wishes to diversify his business into cattle grazing. "

It is questioned, therefore, whether the plot is 'sufficiently sized' to sustainably support the activities and traffic arising from 11 aparthotel units. (All in favour)

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

8. Correspondence

(a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto -

i. Resident - Suggestion for designation of quiet lanes within Parish.

036/23 RESOLVED (a) To note the discussion and resolution made at item 3. (All in favour)

ii. Cheshire East Council - Strategic Planning Update (March 2023).

037/23 RESOLVED (a) To receive and note the information. (All in favour)

iii. Manchester Airport - Invitation to Parish Council Forum meeting (19/04/23).

038/23 RESOLVED (a) To note that Councillor J. Blackburn will attend the meeting. (All in favour)

iv. Manchester Airport - Notice of submission of amended documents to the Civil Aviation Authority in respect of the airspace review project.

039/23 RESOLVED (a) To receive and note the information. (All in favour)

v. Cheshire East Council - Road Closure: Whisterfield Lane (full extent) – 19/05/23.

040/23 RESOLVED (a) To receive and note the information. (All in favour)

vi. Rural Housing Trust Ltd. - Notice of property for sale at Dooleys Grig.

041/23 RESOLVED **(a) To receive and note the information.**
(b) To note that notice of the property sale had been posted on the Parish Council notice boards for resident information.
(All in favour)

vii. Cheshire East Council - Notice of withdrawal of petition against High Speed Rail (Crewe – Manchester) Bill after accepting a package of commitments from both HS2 Ltd and the Government.

042/23 RESOLVED **(a) To receive and note the information.** **(All in favour)**

viii. Cheshire East Council - Advance notice of road closures for the Bluedot Festival (06:00 on Wednesday 19th July 2023 to 20:00 on Monday 24th July 2023).

043/23 RESOLVED **(a) To receive and note the information.** **(All in favour)**

9. Highway maintenance and enhancements

(a) Updates on highway matters - It was noted that no updates had been received in respect of the following highway matters.

i. Dislodged coping stone and fallen tree on bridge at Catchpenny Lane.

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

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

iv. Sunken manhole at Farm Lane (opposite to church).

v. Rigbys Lane - deteriorating carriageway surface.

vi. Potholes on Long Shoot Road.

vii. Knocked down chevron sign near junction of Bomish Lane with A535.

viii. Holes at carriageway edges along several lanes.

ix. Proposal for double white lines on A535 near to junction with Catchpenny Lane.

044/23 RESOLVED **(a) That the Clerk continue to pursue updates in respect of outstanding highway matters.** **(All in favour)**

(b) Highway matters for attention - No new highway defects were identified. It was suggested, however, that consideration could be given at a future meeting to the installation of village gateways at either end of the centre of the village as a traffic calming measure.

045/23 RESOLVED **(a) That the Clerk make preliminary enquiries relating to village gateways for consideration at a future meeting.** **(All in favour)**

10. Parish Council Projects

(a) Parish Council website

i. Website content – It was reported that information relating to local groups had been updated and that Parish Council archive material was being collated for publication.

ii. Parish Hall online bookings calendar – It was reported that recent communications with representatives of the Parish Hall had indicated that this was not a priority project for the Parish Hall at this time.

046/23 RESOLVED **(a) To receive and note the update regarding website updates.**
(b) That no further action be taken in respect of the Parish Hall online bookings calendar at this time. **(All in favour)**

11. Parish Matters

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

(b) Community Newsletter - It was reported that positive feedback had been received

DRAFT

following distribution of the newsletter. Consideration was being given to material for the next edition.

(c) Litter picking

i. Spring litter pick – It was reported that the recent litter pick had been successful. It was also reported that Cheshire East Council had carried out a litter pick along Holmes Chapel Road.

047/23 RESOLVED **(a) To record an expression of thanks to all those who volunteered at the recent litter pick.**
(b) To note that the Clerk had forwarded an expression of thanks to Cheshire East Council for their litter pick along Holmes Chapel Road. (All in favour)

ii. Future litter picks – It was reported that a suggestion had been received from a resident for litter picks to be held on a more frequent basis.

048/23 RESOLVED **(a) That consideration be given to holding a second litter pick in late summer. (All in favour)**

(d) Improvement works at Lower Withington Parish Hall – It was reported that the Parish Hall Management Committee is looking to carry out extensive improvement works. Grant funding opportunities were being explored to support the project.

12. Elections 2023 – Members were reminded that nomination packs needed to be submitted to Cheshire East Council by 4th April, 2023.

13. Matters for inclusion on next/future meeting agenda

(a) Planting of fruit trees at Dicklow Cob Village Green.

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

14. Date of next meeting – Monday 15th May, 2023 at 7:30p.m. - Annual Parish Meeting immediately followed by Annual Parish Council meeting.

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.

049/23 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 8:56p.m.

Signed:..... Date: 15th May, 2023

DRAFT

LOWER WITHINGTON PARISH COUNCIL

APPENDIX A

Financial Statement - 2022/23 as at 27th March, 2023					
Actual 2021/22 £.	**Details**	**2022/23 Budget £.**	**Actual to Feb. 23 £.**	**Agenda Mar. 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	33.26		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		519.96
11,548.43	**Total Receipts**	**12,260.00**	**9,881.33**	**0.00**	**519.96**
	Payments				
3,645.40	Salary (Clerk)	3,350.00	3,668.17	331.50	-649.67
0.00	National Insurance (Employer)	0.00	0.00		0.00
250.00	Allowances (Clerk)	300.00	0.00	275.00	25.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
98.81	Administration	290.00	0.00	98.42	191.58
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	601.00		-446.00
200.60	Subscriptions/Affiliation Fees	330.00	197.00		133.00
0.00	Room Hire	325.00	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	733.00	92.15	-325.15
41.07	V.A.T.		517.88	2.08	
5,636.79	**Total Payments**	**12,260.00**	**10,877.91**	**799.15**	**1,102.90**

Cash/Bank Reconciliation	**01/04/22**	**27/02/23**	**27/03/23**	**31/03/23**
Balance B/Fwd.	33,156.82	33,156.82	32,160.24	31,361.09
Add Total Receipts	12,260.00	9,881.33	0.00	519.96
Less Total Payments	-12,260.00	-10,877.91	-799.15	-1,102.90
Balance C/Fwd.	**33,156.82**	**32,160.24**	**31,361.09**	**30,778.15**
Cumulative Balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/22	**27/02/23**	**27/03/23**	**31/03/23**
General Funds	11,833.16	12,836.58	12,037.43	11,454.49
Earmarked Reserves	21,323.66	19,323.66	19,323.66	19,323.66
	33,156.82	**32,160.24**	**31,361.09**	**30,778.15**

DRAFT

LOWER WITHINGTON PARISH COUNCIL

CASH/BANK RECONCILIATION AS AT - 27th March, 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	11,677.06		
Balance Carried Forward 27/03/23	**31,361.09**		

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	27/03/23
Current Account -	19,343.99		05/01/23
Add income received since above Statement			
0.00			
	0.00		
Less unpresented cheques/ Transfer			
Approved -2,671.12			
For approval -799.15			
	-3,470.27		
		15,873.72	27/03/23
Total Bank Balances 27/03/23		**31,361.09**	

DRAFT

LOWER WITHINGTON PARISH COUNCIL

APPENDIX B

Payments for approval

a.	Cheque No 000548 expenses	E. M. Maddock	£585.80	Salary: March, 2023, and allowances
b.	Cheque No 000549	H.M. Revenue & Customs	£121.20	Employee income tax
c.	Cheque No 000550	P. Chrisp	£92.15	Newsletter printing

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

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 - Refused (08/03/23)

22/2867M - Briarfield, Long Shoot Road, Lower Withington. SK11 9DX
Construction of new bungalow to the north of Briarfield.
DECISION STATUS - Refused (24/02/23)

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

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

23/0516M - Oaklyn, Lapwing Lane, Lower Withington. SK11 9AD
Ground and first floor alterations and extensions with a new porch and a utility room extension to re-configure previous extensions.
DECISION STATUS - Undecided

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