

Lower Withington Parish Council

Notice of Parish Council Meeting

Date: Monday 23rd February, 2026

Time: 7:30p.m.

Venue: Lower Withington Parish Hall



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer.

Dated: 17th February, 2026

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, flu or Covid/flu symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

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. Apologies for absence
2. Declarations of interest
 - a. To receive declarations of interest in any items on the agenda.
3. Minutes
 - a. To approve the Minutes of the Parish Council meeting held 26th January, 2026 as a correct record and approve signing by the Chairman.
4. Public forum for questions
 - a. To receive questions from members of the public.
5. Cheshire East Ward Member: Cllr. L. Smetham
 - a. To receive a report on items of interest to the Parish Council.
6. Finance
 - a. To receive and consider the financial statement 2025/26 as at 23rd February, 2026. (Appendix A)
 - b. To note receipts listed at Appendix B.
 - c. To approve the payments listed at Appendix C.
 - d. To receive and consider a grant application from Lower Withington Parish Hall.
 - e. To receive, if available, and consider the outcome of the website accessibility audit and website update report.

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7. Planning
 - a. To receive and consider recent planning decisions issued by Cheshire East Council in respect of development within the Parish and any updates relating to outstanding applications. (Appendix D)
 - b. To consider the following planning applications:
 - i. 26/0253/DSC: The Old Pub, Trap Street, Lower Withington. SK11 9EQ
Discharge of condition 2 on approved application 25/2975/VOC – Removal of Condition 4 on approval 23/2257M for proposed demolition of existing extension, proposed new extensions, alterations, reorganisations of internal accommodation and associated works.
 - ii. 26/0456/PRIOR-6: Lower Welltrough Farm, Rigbys Lane, Lower Withington. SK11 9EF
Agricultural determination for proposed farm produce, machinery and general purpose farm building.
 - iii. Any applications received following issue of Agenda may be included for discussion if required.
8. Highway maintenance and enhancements
 - a. To consider updates relating to reported highway matters listed at Appendix E.
 - b. To receive new highway maintenance matters for attention from Members.
 - c. To receive and consider the outcome of speed monitoring survey at Trap Street.
 - d. To receive and consider update relating to proposed village gateways and white lining re-fresh at Salters Lane.
 - e. To consider updates and any further concerns about matters affecting A535, including: general speeding, motorbike and car racing and traffic conflicts near to junction with Catchpenny Lane.
 - f. To consider updates and any further concerns about use of Parish highways for events and event diversions.
9. Meetings of external organisations
 - a. To receive updates from the Jodrell Bank Observatory World Heritage Site Steering Group.
 - b. To receive a report from the Cheshire East Town and Parish Council Network meeting (17/02/26).
10. 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. Cheshire East Council: Local Plan call for sites update.
 - ii. Enterprise Cheshire and Warrington: Invitation to rural needs analysis online consultation event. (26/02/26)
11. Parish matters
 - a. To receive a report on matters of interest/concern within the Parish from the Gawsorth Ward Policing Team.
 - b. To receive and consider updates relating to the community newsletter.
 - c. To receive and consider updates relating to the defibrillators.

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- d. Christmas lights
 - i. To note that the defective Christmas tree lights have been replaced (no cost).
 - ii. To consider options relating to future Christmas lights displays.
- e. To consider possible dates and arrangements for the Spring litter pick 2026.
- f. To receive and consider any updates available relating to empty properties at Jodrell Bank.
- g. To receive and consider any updates relating to boundary treatment at Dicklow Cob Village Green.
- 12. Parish councillor vacancies
 - a. To consider co-opting individuals (2) to fill current vacancies.
- 13. Annual Parish Meeting 2026
 - a. To consider options for the content of the meeting (e.g. to invite a speaker, to invite local groups).
- 14. Matters for inclusion on next/future meeting agenda
- 15. Dates of next meetings
 - a. 30th March, 2026 at 7:30p.m.
 - b. 27th April, 2026 at 7:30p.m
 - c. 18th May, 2026 – Annual Parish Meeting (7:30p.m.) immediately followed by Annual Parish Council meeting.
- 16. Exclusion of public and press
 - a. 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.
 - b. Matters for consideration including those transferred from above items (as required)



Dr. E. M. Maddock, Clerk & Responsible Financial Officer.

Dated: 17th February, 2026

For further information email clerk@lowerwithington-pc.gov.uk or visit www.lowerwithington-pc.gov.uk

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Appendix A: Financial Statements

Financial Statement – 2025/26 as at 23 rd February, 2026					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Jan. 26 £	Agenda Feb. 26 £	Budget Balance £
	Receipts				
11,142.00	Precept	11,499.00	11,499.00		0.00
0.00	Balances	3,500.00	0.00		0.00
887.04	Investment interest	0.00	510.75	44.68	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	0.00		0.00
95.75	VAT refund	0.00	145.96		130.17
12,124.79	Total receipts	14,999.00	12,155.71	44.68	130.17
	Payments				
4,625.40	Salary (Clerk)	4,844.00	4,084.20	408.42	351.38
0.00	National Insurance (Employer)	0.00	6.39		-6.39
325.00	Allowances (Clerk)	350.00	0.00		350.00
177.27	Administration	300.00	0.00		300.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
220.00	Audit fees (internal & external)	440.00	232.00		208.00
300.00	Insurance	350.00	300.00		50.00
3,000.00	Grants/Donations (inc. s.137)	2,600.00	221.67		2,378.33
245.00	Website	345.00	405.00		-60.00
221.04	Subscriptions/affiliation fees	285.00	178.62	47.00	59.38
200.00	Room hire	325.00	200.00		125.00
0.00	Training	210.00	0.00		210.00
0.00	Professional Services	750.00	0.00		750.00
110.95	Assets – purchase	1,000.00	61.68		938.32
674.33	Assets – maintenance	2,100.00	231.62		1,868.38
542.39	Newsletter	600.00	453.00		147.00
560.18	Contingency	500.00	3,013.71		-2,513.71
200.76	VAT		130.17		
11,402.32	Total payments	14,999.00	9,518.06	455.42	5,155.69

Cash/Bank reconciliation	01/04/24	26/01/26	23/02/26	31/03/26
Balance B/Fwd	35,238.04	35,238.04	37,875.69	37,464.95
Add total receipts	14,999.00	12,155.71	44.68	130.17
Less total payments	14,999.00	9,518.06	455.42	5,155.69
Balance C/Fwd	35,238.04	37,875.69	37,464.95	32,439.43
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	26/01/26	23/02/26	31/03/26
General funds	9,814.38	15,465.74	15,055.00	10,029.48
Earmarked reserves	25,423.66	22,409.95	22,409.95	22,409.95
	35,238.04	37,875.69	37,464.95	32,439.43

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Cash/Bank Reconciliation as at 23rd February, 2026

Cash

Balance brought forward 01/04/25	
Current Account	2,335.43
Business Reserve Account	6,583.75
Liquidity Manager Account	26,318.86
	<u>35,238.04</u>
Plus receipts	12,200.39
Less payments	9,973.48
Balance carried forward 23/02/26:	<u><u>37,464.95</u></u>

Bank (NatWest)

Current Account	5,817.57		05/01/26
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
Approved	-1,355.24		
For approval	-455.42		
Less payments already issued	<u>0.00</u>		
		<u>-1,810.66</u>	
			4,006.91
			23/02/26
Business Reserve Account	6,636.32		05/01/26
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
	<u>0.00</u>		
		<u>0.00</u>	
			6,636.32
			23/02/26
Liquidity Manager Account	26,821.72		05/02/26
Add receipts/transfer since above statement			
	<u>0.00</u>		
		0.00	
Less unrepresented cheques			
	<u>0.00</u>		
		<u>0.00</u>	
			26,821.72
			23/02/26
Total bank balances 23/02/26		<u><u>37,464.95</u></u>	

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Appendix B: Receipts

NatWest Bank plc	£44.68	Gross interest: Jan. 2026 (LM)
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Appendix C: Payments for approval

Cheque No 000645	E. M. Maddock	£326.82	Salary: Feb. 26 [A]
Direct Debit	HM Revenue & Customs	£81.60	PAYE payment [B]
Direct Debit	Information Commissioner's Office	£47.00	Data Protection fee 2026/27 [C]

[A] Localism Act 2011 s.1 [Local Government Act 1972 s.112]

[B] Localism Act 2011 s.1 [Local Government Act 1972 s.111 - The Income Tax (Pay As You Earn) Regulations 2003 s.67G]

[C] The Data Protection (Charges and Information) Regulations 2018 s.2

Appendix D: Planning applications

(a) Recent planning decisions

25/4131/FUL	University of Manchester, Jodrell Bank Observatory, Bomish Lane, Lower Withington. SK11 9DL Installation of new playground at the side of the existing, behind First Light Pavilion building. DECISION: Approved with conditions (28/01/26)
25/4457/VOC	Daisy Bank Cottage, Trap Street, Lower Withington. SK11 9EQ Variation of condition on approval 25/2081/HOUS partial two storey and single storey extensions to rear elevation, erection of Oak framed orangery to the rear and erection of two dormer windows on the rear roof slopes. DECISION: Approved with conditions (16/02/26)
25/4764/PRIOR-1A	Boundary Farm, Whisterfield Lane, Siddington. SK11 9DB Prior approval of a single-storey rear extension, extending 8.00m beyond the rear wall, maximum height of 4.00m and eaves height of 3.00m. DECISION: Prior approval granted with conditions (21/01/26)
25/4825/HOUS	Bank View Farm, Hodgehill Lane, Lower Withington. SK11 9LU New outbuilding containing home office, covered store and carport. DECISION: Withdrawn (17/02/26)

(b) Outstanding applications

25/1975/HOUS	Oak Lea, Salters Lane, Lower Withington. SK11 9LL Erection of a prefabricated oak-framed wooden garage on a concrete base slab (retrospective).
25/3685/DSC	Bank View Farm, Hodgehill Lane, Lower Withington. SK11 9LU Discharge of conditions 3, 5, 7, 8, 9, 11, 12 and 13 on approval 24/1276M.

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Appendix E: Updates on reported highway matters

- a. Dislodged coping stone and fallen tree on bridge at Catchpenny Lane.
Update: “Unfortunately, funds have been really tight this year [2023/24], however, this will be prioritised in the new year, for replacement.”
- b. Holes in road at junction of Whisterfield Lane and Chapel Lane.
Update: “Unfortunately no available resource at the moment, we will only repair actionable defects collected by our routine safety inspectors.”
- c. Proposal for double white lines on A535 near to junction with Catchpenny Lane.
Update: “The enquiry has been assessed and does not present a risk to highway users at this time.”
- d. Blocked drains/gullies at Trap Street.
Update: “This is still in the system to be checked by our Drainage Team, we are currently working to get through a large back log of drainage and flooding enquiries due to recent weather events. You should receive the system notification when it has been actioned.”
- e. Flooding at A535 near junction with Catchpenny Lane.
Update: Gullies vary in the speed they can drain water away and some will overflow during heavy rain even if there is no blockage. This does not necessarily mean the gully requires cleaning. We will not visit overflowing gullies during heavy rainfall unless the water is causing a risk to life or property.
- f. Surplus temporary signage warning of mud at Catchpenny Lane.
Update: No update.
- g. Potholes at Salters Lane (nr. No. 1 Southview).
Update: Work complete.
- h. Pothole on Holmes Chapel Road (between The Cheshire Hunt and junction with Bomish Lane)
Update: Work complete.
- i. Verge damage at Catchpenny Lane (near junction with A535)
Update: No update.

Signage which has been reported for repair:

- Broken sign along A535 (near to The Old Cheshire Hunt).
- Broken sign along A535 (junction warning sign), north of junction with Catchpenny Lane.
- Uprooted street sign (Longshoot Road), at junction of Longshoot Road with A535.

Note: Cheshire East Council advise that non-emergency sign repairs are not currently being progressed due to lack of available budget.