Lower Withington Parish Council

Notice of Parish Council Meeting

Date: Monday 27th July, 2026

Time: 7:30p.m.

Venue: Lower Withington Parish Hall



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer.
Dated: 21st July, 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
    a. To receive and consider apologies for absence received in respect of the meeting.
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 29th June, 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 2026/27 as at 27th July, 2026. (Appendix A)
    b. To note receipts listed at Appendix B.
    c. To approve the payments listed at Appendix C.
    d. To approve the transfer of £1,000 from the business reserve account to the current account.
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. 26/2199/FUL: Dingle Bank Farm, Holmes Chapel Road, Lower Withington. SK11 9DP Erection of a replacement stock shed.
        ii. Any applications received following issue of Agenda may be included for discussion if required.

c. To receive and consider any updates relating to the Peak Cluster proposal.

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 options to address the findings 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, provision of speed sign/traffic calming measures.
   f. To consider updates and any further concerns about use of Parish highways for events and event diversions.
   g. To receive data from the speed indicator devices at Salters Lane. (Appendix F)
9. Assets and Parish Council Projects
   a. To receive and consider updates relating to the community newsletter.
   b. To receive and consider updates relating to the defibrillators.
   c. To receive and consider options relating to future Christmas lights displays.
   d. To receive and consider updates relating to provision of Tommy silhouettes for Remembrance events 2026.
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: Budget Prioritisation Survey 2026.
      ii. Cheshire Association of Local Councils: Wilder Cheshire Awards.
      iii. Cheshire East Council: Changes to recycling services.
      iv. Cheshire East Council: Update on the go-too service.
      v. Cheshire East Council: Cheshire East Local Plan Scoping Consultation.
11. Parish matters
   a. To receive a report on matters of interest/concern within the Parish from the Gawsworth Ward Policing Team.
   b. To receive and consider any updates available relating to empty properties at Jodrell Bank.
12. Parish councillor vacancy
   a. To consider co-opting an individual to fill current vacancy.
13. Matters for inclusion on next/future meeting agenda
14. Dates of next meeting: Monday 28th September, 2026
15. 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)

E.M.Maddock

Dr. E. M. Maddock, Clerk & Responsible Financial Officer. Dated: 21st July, 2026

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

Lower Withington Parish Council

Appendix A: Financial Statements

Financial Statement – 2026/27 as at 27th July, 2026					
Actual 2025/26 £	**Details**	**2026/27 Budget £**	**Actual to Jun. 26 £**	**Agenda Jul. 26 £**	**Budget Balance £**
	Receipts				
11,499.00	Precept	12,092.00	6,046.00		6,046.00
0.00	Balances	3,500.00	0.00		0.00
659.35	Investment interest		86.19	60.97	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants, donations & refunds		0.00		0.00
145.96	VAT refund		202.90		984.80
12,304.31	**Total receipts**	**15,592.00**	**6,335.09**	**60.97**	**7,030.80**
	Payments				
4,901.04	Salary (Clerk)	5,283.00	1,255.80	418.60	3,608.60
51.90	National Insurance (Employer)	42.00	0.72	0.24	41.04
312.00	Allowances (Clerk)	337.00	0.00		337.00
190.06	Administration	300.00	0.00		300.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
232.00	Audit fees (internal & external)	450.00	244.00		206.00
300.00	Insurance	350.00	300.00		50.00
1,013.67	Grants/Donations (inc. s.137)	2,650.00	0.00		2,650.00
540.00	Website	405.00	0.00		405.00
225.62	Subscriptions/affiliation fees	290.00	183.20		106.80
200.00	Room hire	325.00	0.00		325.00
0.00	Training	210.00	0.00		210.00
0.00	Professional Services	750.00	0.00		750.00
61.68	Assets – purchase	1,000.00	4,679.98		-3,679.98
231.62	Assets – maintenance	2,100.00	285.00	215.00	1,600.00
615.75	Newsletter	600.00	107.98		492.02
3,013.71	Contingency	500.00	0.00		500.00
148.10	VAT	0.00	984.80		
12,037.15	**Total payments**	**15,592.00**	**8,041.48**	**633.84**	**7,901.48**

Cash/Bank reconciliation	**01/04/26**	**26/06/26**	**27/07/26**	**31/03/27**
Balance B/Fwd	35,505.20	35,505.20	33,798.81	33,225.94
Add total receipts	15,592.00	6,335.09	60.97	7,030.80
Less total payments	15,592.00	8,041.48	633.84	7,901.48
Balance C/Fwd	35,505.20	33,798.81	33,225.94	32,355.26
Cumulative balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/26	**26/06/26**	**27/07/26**	**31/03/27**
General funds	10,081.54	8,375.15	12,482.26	11,611.58
Earmarked reserves	25,423.66	25,423.66	20,743.68	20,743.68
	35,505.20	33,798.81	33,225.94	32,355.26

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Cash/Bank Reconciliation as at 27th July, 2026

Cash

Balance brought forward 01/04/26				
Current Account		1,943.24		
Business Reserve Account		6,651.47		
Liquidity Manager Account		26,910.49		
		35,505.20		
Plus receipts		6,396.06		
Less payments		8,675.32		
Balance carried forward 27/07/26:		33,225.94		

Bank (NatWest)

Current Account		1,022.38		03/07/26
Add receipts/transfer since above statement				
	1,000.00			
		1,000.00		
Less unpresented cheques				
2026/27	-871.72			
For approval	-633.84			
		-1,505.56		
			516.82	27/07/26
Business Reserve Account		6,665.58		03/07/26
Add receipts/transfer since above statement				
	-1,000.00			
		-1,000.00		
Less unpresented cheques				
	0.00			
		0.00		
			5,665.58	27/07/26
Liquidity Manager Account		27,043.54		03/07/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			27,043.54	27/07/26
Total bank balances 27/07/26			33,225.94	

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Appendix B: Receipts

NatWest Bank plc	£4.65	Gross interest: April 2026 (BR)
NatWest Bank plc	£4.50	Gross interest: May 2026 (BR)
NatWest Bank plc	£46.86	Gross interest: June 2026 (LM)
NatWest Bank plc	£4.96	Gross interest: June 2026 (BR)

Appendix C: Payments for approval

Cheque No 000659	E. M. Maddock	£334.80	Salary: July 26 [A]
Direct Debit	HM Revenue & Customs	£84.04	PAYE payment [B]
Cheque No 000660	Home Assist	£215.00	Oiling of owl [C]

[A] Localism Act 2011 s.1 [Local Government Act 1972 s.112, Local Government Act 1972 s.111]
[B] Localism Act 2011 s.1 [Local Government Act 1972 s.111 - The Income Tax (Pay As You Earn) Regulations 2003 s.67G]
[C] Localism Act 2011 s.1 [Public Health Act 1875 s.164, Local Government Act 1972 Sch.14 para.27]

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Appendix D: Planning applications

(a) Recent planning decisions

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. Decision: Part approved / Part refused (08/07/26)

(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).
26/0983/DSC	Welltrough Hall Farm, Lower Withington. SK11 9EF Discharge of conditions on approval 25/2477/FUL - The proposed development is to apply for 7 extra hard standing pitches connected to existing touring caravan site and to use existing toilet/shower block. This application is to replace existing glamping pods on the site.
26/1259/HOUS	Farmgate Cottage, Farm Lane, Lower Withington. SK11 9DU The creation of a front dormer (to match the other dormer at the front of the house) and create a new master bedroom suite and also introduce a rear facing cottage window to match the first floor window arrangements at the rear of the property.
26/1649/HOUS	Lapwing Cottage, Lapwing Lane, Lower Withington. SK11 9AD Two storey rear extension.
26/1801/HOUS	Clay Hill Farm, Whitecroft Heath Road, Lower Withington. SK11 9DF Single storey rear orangery.
26/2075/CLEUD	Willow Lawn Farm, Salters Lane, Lower Withington. SK11 9LR Certificate of lawful development to establish the lawfulness of the use of Willow Cottage as a residential annexe ancillary to Willow Lawn Farm, on the basis that the use has been continuous for exceeding ten years and is therefore immune from enforcement action. The accommodation comprises sleeping accommodation together with kitchen facilities, shower, and toilet facilities, enabling occupation as a self-contained residential unit.
26/2088/CLPUD	Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD Lawful development certificate for proposed garage.
26/2221/HOUS	Withington House, Whisterfield Lane, Lower Withington. SK11 9DD Change of use of stables/garage/office to office and gym.

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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. Cats eyes not replaced on A535 during resurfacing work (near junction with Long Shoot Road)
Update: “Will be fulfilled by planned works.”

h. Lighting at Thorntree Bungalows not working
Update: Awaiting requested information from Members.

i. Broken stile and footbridge on Lower Withington FP3
Update: Cheshire East Council arranging for repair work to be undertaken.

j. Bent over sign at Catchpenny Lane
Update: Awaiting assessment.

k. Overgrown hedge at Chapel Lane
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.

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Appendix F: Speed indicator device data

The following summarises data collected by speed indicator devices at Salters Lane between 1st June, 2026 and 21st July 2026.

Site A1 = Dicklow Cob Village Green – incoming traffic
Site A2 = Dicklow Cob Village Green – outgoing traffic
Site B1 = Near telephone exchange – incoming traffic
Site B2 = Near telephone exchange – outgoing traffic

Total number of vehicles	01/06/26 – 30/06/26	01/07/26 – 21/07/26
Site A1	22,832	15,120
Site A2	23,684	15,830
Site B1	20,861	15,029
Site B2	26,526	18,218

Table 1: Total number of vehicles

Percentage of vehicles travelling within speed limit / %	01/06/26 – 30/06/26	01/07/26 – 21/07/26
Site A1	73.08	74.20
Site A2	56.81	58.05
Site B1	76.59	76.68
Site B2	63.89	63.18

Table 2: Percentage of vehicles travelling within speed limit

Maximum recorded speed / mph	01/06/26 – 30/06/26	01/07/26 – 21/07/26
Site A1	65	77
Site A2	85	73
Site B1	61	60
Site B2	67	67

Table 3: Maximum recorded speed

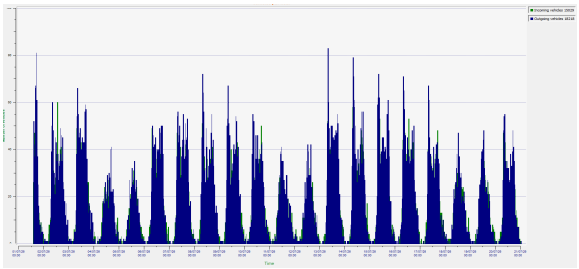


Figure 1: July 2026 - Vehicles per hour (Site B)

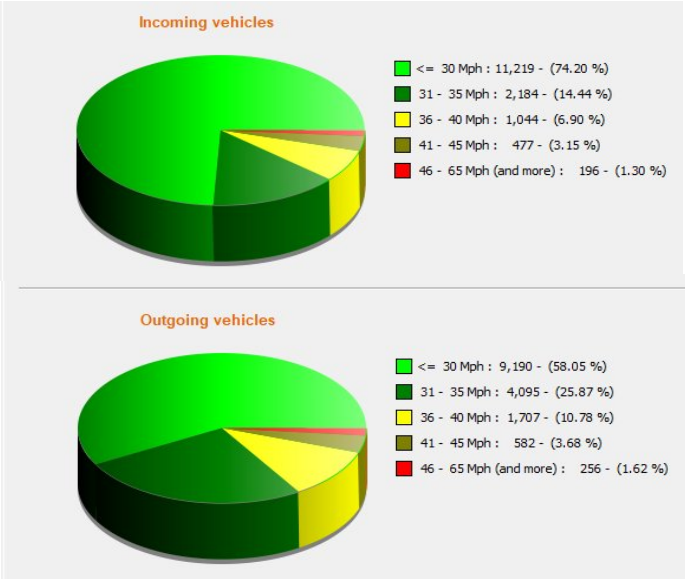


Figure 2: July 2026 - Vehicles distribution among velocity range (Site A)

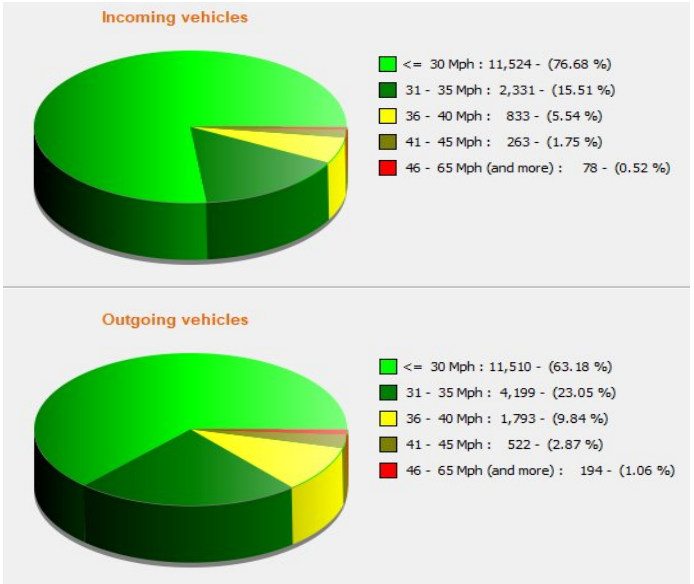


Figure 3: July 2026 - Vehicles distribution among velocity range (Site B)