Lower Withington Parish Council

Notice of Parish Council Meeting

Date: Monday 29th June, 2026

Time: 7:30p.m.

Venue: Lower Withington Parish Hall



Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer.
Dated: 24th June, 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 18th May, 2026 as a correct record and approve signing by the Chairman.
    b. To confirm the Minutes of the Annual Parish Meeting held 18th May, 2026 as a correct record.
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 29th June, 2026. (Appendix A)
    b. To note receipts listed at Appendix B.
    c. To approve the payments listed at Appendix C.
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. 26/1649/HOUS: Lapwing Cottage, Lapwing Lane, Lower Withington. SK11 9AD
        Two storey rear extension.

ii. 26/1801/HOUS: Clay Hill Farm, Whitecroft Heath Road, Lower Withington. SK11 9DF Single storey rear orangery.

iii. 26/2088/CLPUD: Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD Lawful development certificate for proposed garage.

iv. 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.

v. 26/2221/HOUS: Withington House, Whisterfield Lane, Lower Withington. SK11 9DD Change of use of stables/garage/office to office and gym.

vi. 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, 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 any updates relating to boundary treatment at Dicklow Cob Village Green.
10. Meetings of external organisations
   a. To receive updates from the Cheshire East Town and Parish Council Network meeting. (16/06/26)
   b. To receive updates from the Manchester Airport Town and Parish Council Forum. (24/06/26)
11. 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. ChALC: Invitation to submit motion for debate at the Annual Meeting.
12. 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.
   c. To receive and consider updates relating to provision of silhouettes for Remembrance events 2026.

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13. Parish councillor vacancy
    a. To consider co-opting an individual to fill current vacancy.
14. Matters for inclusion on next/future meeting agenda
    a. Peak Cluster project
15. Dates of next meetings
    a. Monday 27th July, 2026
    b. Monday 28th September, 2026
    c. Monday 26th October, 2026
    d. Monday 30th November, 2026
    e. Monday 25th January, 2027
    f. Monday 22nd February, 2027
    g. Monday 22nd March, 2027
    h. Monday 26th April, 2027
    i. Monday 24th May, 2027
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: 24th June, 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 – 2026/27 as at 29th June, 2026					
Actual 2025/26 £	**Details**	**2026/27 Budget £**	**Actual to May 26 £**	**Agenda Jun. 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		43.79	42.40	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**	**6,292.69**	**42.40**	**7,030.80**
	Payments				
4,901.04	Salary (Clerk)	5,283.00	837.20	418.60	4,027.20
51.90	National Insurance (Employer)	42.00	0.48	0.24	41.28
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	0.00	285.00	1,815.00
615.75	Newsletter	600.00	0.00	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**	**7,229.66**	**811.82**	**8,535.32**

Cash/Bank reconciliation	**01/04/26**	**18/05/26**	**29/06/26**	**31/03/27**
Balance B/Fwd	35,505.20	35,505.20	34,568.23	33,798.81
Add total receipts	15,592.00	6,292.69	42.40	7,030.80
Less total payments	15,592.00	7,229.66	811.82	8,535.32
Balance C/Fwd	35,505.20	34,568.23	33,798.81	32,294.29
Cumulative balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/26	**18/05/26**	**29/06/26**	**31/03/27**
General funds	10,081.54	9,144.57	13,055.13	11,550.61
Earmarked reserves	25,423.66	25,423.66	20,743.68	20,743.68
	35,505.20	34,568.23	33,798.81	32,294.29

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Cash/Bank Reconciliation as at 29th June, 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		6,335.09		
Less payments		8,041.48		
Balance carried forward 29/06/26:		33,798.81		

Bank (NatWest)

Current Account		3,223.35		02/04/26
Add receipts/transfer since above statement				
	6,248.90			
		6,248.90		
Less unpresented cheques				
2025/26	-1,280.11			
2026/27	-7,229.66			
For approval	-811.82			
		-9,321.59		
			150.66	29/06/26
Business Reserve Account		6,651.47		02/04/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			6,651.47	29/06/26
Liquidity Manager Account		26,996.68		05/06/26
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			26,996.68	29/06/26
Total bank balances 29/06/26			33,798.81	

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Appendix B: Receipts

NatWest Bank plc	£42.40	Gross interest: May 2026 (LM)

Appendix C: Payments for approval

Cheque No 000656	E. M. Maddock	£335.00	Salary: June 26 [A]
Direct Debit	HM Revenue & Customs	£83.84	PAYE payment [B]
Cheque No 000657	Home Assist	£285.00	Installation of speed indicator devices [C]
Cheque No 000658	P. Chrisp	£107.98	Newsletter printing [D]

[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] Local Government and Rating Act 1997 s.31
[D] Localism Act 2011 s.1 [Local Government Act 1972 s.142]

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Appendix D: Planning applications

(a) Recent planning decisions

26/0748/CLPUD	Boundary Farm, Whisterfield Lane, Siddington. SK11 9DB Lawful Development Certificate for proposed single storey side extensions and two-storey rear extension to the existing dwellinghouse. Decision: Positive certificate (15/05/26)
26/0926/CLPUD	Oakwood Farm, Lapwing Lane, Lower Withington. SK11 9AB Certificate of lawful development for proposed single storey side extensions and two-storey rear extension to the existing dwellinghouse. Decision: Positive certificate (22/05/26)
26/0975/CLPUD	The Cottage, Macclesfield Road, Jodrell Bank. CW4 8BU Certificate of lawful development for proposed double garage. Decision: Positive certificate (14/05/26)

(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.
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.

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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 of Catchpenny Lane)
Update: “Will be fulfilled by planned works.”

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

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

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

k. Carriageway depressions at Trap Street (near to Welltrough Hall Farm)
Update: Some depressions repaired.

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 28th May, 2026 and 24th June 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	28/05/26 – 03/06/26	04/06/26 – 10/06/26	11/06/26 – 17/06/26	18/06/26 – 24/06/26
Site A1	5,661	4,870	4,118	4,207
Site A2	5,624	5,020	4,208	4,274
Site B1	4,910	4,294	4,638	3,976
Site B2	6,615	5,590	5,764	4,835

Table 1: Total number of vehicles

Percentage of vehicles travelling within speed limit / %	28/05/26 – 03/06/26	04/06/26 – 10/06/26	11/06/26 – 17/06/26	18/06/26 – 24/06/26
Site A1	71.91	72.73	73.26	72.50
Site A2	55.55	56.08	56.20	55.71
Site B1	77.49	77.78	77.08	75.23
Site B2	65.62	64.20	62.66	63.54

Table 2: Percentage of vehicles travelling within speed limit

Maximum recorded speed / mph	28/05/26 – 03/06/26	04/06/26 – 10/06/26	11/06/26 – 17/06/26	18/06/26 – 24/06/26
Site A1	69	60	64	64
Site A2	80	58	62	72
Site B1	56	55	54	54
Site B2	55	62	67	63

Table 3: Maximum recorded speed