

Lower Withington Parish Council

Notice of Parish Council Meeting

Date: Monday 29th September, 2025

Time: 7:30p.m.

Venue: Lower Withington Parish Hall



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

Dated: 23rd September, 2025

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 28th July, 2025 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 29th September, 2025. (Appendix A)
 - b. To note receipts listed at Appendix B.
 - c. To approve the payments listed at Appendix C.
 - d. To receive and note the issue of the updated Local Government Pay scales 2025/26.
 - e. To approve the setting up of a direct debit arrangement for PAYE payments due to HM Revenue and Customs.

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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. 25/1479/HOUS: Oak Lea, Salters Lane, Lower Withington. SK11 9LL
Demolish existing single-story outbuilding and erect new single-storey extension connected to the side elevation of house.
 - ii. 25/2477/FUL: Welltrough Hall Farm, Trap Street, Lower Withington. SK11 9EF
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.
 - iii. 25/2975/VOC: The Old Pub, Trap Street, Lower Withington. SK11 9EQ
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.
 - iv. 25/3220/FUL: The Old Pub, Trap Street, Lower Withington. SK11 9EQ
Proposed change of use of public house with food provision (sui generis) to flexible commercial use (class E).
 - v. Any applications received following issue of Agenda may be included for discussion is 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 update relating to the refreshing of white lining at Salters Lane.
- d. To receive and consider updates relating to the proposed village gateways at Salters Lane.
- e. To receive and consider updates relating to speed monitoring survey at Trap Street.
- f. To receive and consider updates relating to use of Parish highways for events and event diversions.

9. Assets

- a. To receive and consider updates relating to the Parish Council owned defibrillators.

10. Parish Council Website

- a. To note that the Lower Withington Parish Hall events calendar has been removed from the website (at the request of Lower Withington Parish Hall).
- b. To receive details of an offer from the existing website provider to migrate existing website/email services to a gov.uk domain.

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. Police and Crime Commissioner: Invitation to meeting (09/10/25, 6p.m.)
 - ii. ChALC: Invitation to Annual Meeting (22/10/25, 6p.m.)

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12. 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 (09/09/25).
13. 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 updates relating to the community newsletter.
 - c. To receive and consider, if available, updates relating to the provision of an external electricity supply at Lower Withington Parish Hall.
 - d. To consider arrangements for 2025 festive displays.
 - e. To receive and consider updates relating to boundary treatment at Dicklow Cob Village Green.
14. Parish councillor vacancies
 - a. To consider co-opting individuals (2) to fill current vacancies.
15. Matters for inclusion on next/future meeting agenda
 - a. Consideration of speed review criteria in respect of A535, Salters Lane and Trap Street.
 - b. Updates relating to concerns about motorbikes and car racing along A535.
 - c. Update relating to empty properties at Jodrell Bank.
16. Date of next meeting: 27th October, 2025 at 7:30p.m.
17. 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: 23rd September 2025.

For further information contact by telephone 01477 571444 or email clerk@lowerwithington.com

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Appendix A

Financial Statement – 2025/26 as at 29 th September, 2025					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Jul. 25 £	Agenda Sep. 25 £	Budget Balance £
	Receipts				
11,142.00	Precept	11,499.00	5,749.50	5,749.50	0.00
0.00	Balances	3,500.00	0.00		0.00
887.04	Investment interest	0.00	185.48	99.97	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		97.83
12,124.79	Total receipts	14,999.00	6,080.94	5,849.47	97.83
	Payments				
4,625.40	Salary (Clerk)	4,844.00	1,582.52	874.39	2,387.09
0.00	National Insurance (Employer)	0.00	0.00		0.00
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	230.00		115.00
221.04	Subscriptions/affiliation fees	285.00	178.62		106.38
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
110.95	Assets – purchase	1,000.00	0.00		1,000.00
674.33	Assets – maintenance	2,100.00	131.62		1,968.38
542.39	Newsletter	600.00	148.00	148.00	304.00
560.18	Contingency	500.00	0.00		500.00
200.76	VAT		97.83		
11,402.32	Total payments	14,999.00	3,122.26	1,022.39	10,952.18

Cash/Bank reconciliation	01/04/24	28/07/25	29/09/25	31/03/26
Balance B/Fwd	35,238.04	35,238.04	38,196.72	43,023.80
Add total receipts	14,999.00	6,080.94	5,849.47	97.83
Less total payments	14,999.00	3,122.26	1,022.39	10,952.18
Balance C/Fwd	35,238.04	38,196.72	43,023.80	32,169.45
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	28/07/25	29/09/25	31/03/26
General funds	9,814.38	12,773.06	17,600.14	6,745.79
Earmarked reserves	25,423.66	25,423.66	25,423.66	25,423.66
	35,238.04	38,196.72	43,023.80	32,169.45

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Cash/Bank Reconciliation as at 29th September 2025

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	11,930.41
Less payments	4,144.65
Balance carried forward 29/09/25:	<u><u>43,023.80</u></u>

Bank (NatWest)

Current Account	6,413.01		04/07/25
Add receipts/transfer since above statement			
	<u>5,749.50</u>		
	5,749.50		
Less unrepresented cheques			
Approved	-1,304.38		
For approval	<u>-1,022.39</u>		
	<u>-2,326.77</u>		
		9,835.74	29/09/25
Business Reserve Account	6,602.47		04/07/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
	0.00		
Less unrepresented cheques			
	<u>0.00</u>		
	<u>0.00</u>		
		6,602.47	29/09/25
Liquidity Manager Account	26,585.59		05/09/25
Add receipts/transfer since above statement			
	<u>0.00</u>		
	0.00		
Less unrepresented cheques			
	<u>0.00</u>		
	<u>0.00</u>		
		26,585.59	29/09/25
Total bank balances 29/09/25		<u><u>43,023.80</u></u>	

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Appendix B

Receipts

NatWest Bank plc	£52.95	Gross interest: Jul. 2025 (LM)
NatWest Bank plc	£47.02	Gross interest: Aug. 2025 (LM)
Cheshire East Borough Council	£5,749.50	Precept 2025/26 (50%)

Appendix C

Payments for approval

Cheque No 000634	E. M. Maddock	£694.40	Salary: Aug-Sep. 2025 plus backpay [A]
Cheque No 000635	HM Revenue & Customs	£179.99	PAYE payment [B]
Cheque No 000636	P. Chrisp	£148.00	Newsletter printing [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] Localism Act 2011 s.1 [Local Government Act 1972 s.142]

Appendix D

Planning applications

(a) Recent planning decisions

25/0627/NMA	Brook Farm, Catchpenny Lane, Lower Withington. SK11 9DG Non-material amendment to approval 23/2948M for Proposed demolition of a double garage and the construction of a single storey rear extension to accommodate a breakfast and garden room. Insertion of two rooflights to the front roof slope of the house and the construction of an open-sided porch to the east elevation. DECISION: Approved with conditions (29/08/25)
25/1279/HOUS	Lapwing Hall Barn, Lapwing Lane, Lower Withington. SK11 9AD Erection of two-storey rear extension including alterations to rear and side elevations and replacement of windows. DECISION: Approved with conditions (26/08/25)
25/1347/HOUS	Foden Bank Farm, Lapwing Lane, Lower Withington. SK11 9AD Erection of double storey side extension. DECISION: Withdrawn (17/09/25)
25/2051/VOC	Bank View Farm, Hodgehill Lane, Lower Withington. SK11 9LU Variation of condition 2 – approved plans on application 24/1276M. DECISION: Approved with conditions (29/07/25)

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- 25/2081/HOUS Daisy Bank Cottage, Trap Street, Lower Withington. SK11 9EQ
Erection of partial two storey and single storey extension 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 (28/07/25)
- 25/2244/HOUS Rose Cottage Farm, Holmes Chapel Road, Lower Withington. SK11 9DH
Erection of single storey extension to the front elevation.
DECISION: Approved with conditions (15/08/25)

(b) Outstanding applications

- 24/3271M Land at Pitt Lane, Lower Withington.
Proposed demolition of a two storey former agricultural building (now in hotel use (C1)) and replace it with a new farmhouse and garage.
- 24/4765/CLEUD 3 Welltrough Hall Cottages, Trap Street, Lower Withington. SK11 9EF
Certificate of Lawful Existing Use or Development to confirm the lawful use of no.3 Welltrough Hall Cottages as a dwelling which can be occupied by persons not employed in agriculture.
- 25/0742/HOUS Farmgate Cottage, Farm Lane, Lower Withington. SK11 9DU
Small extension that will externally rebalance the symmetry of the house across the front of the cottage from extensions completed by previous owners, and create a walk in closet and master bedroom suite along with a more proportionate hall, stairs and landing befitting the house.
- 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).

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: Linked to review of A535.
- d. Broken post on Parish boundary sign at Salters Lane.
Update: Sign re-installed.
- e. Blocked drains/gullies at Trap Street.
Update: “This is still in the system to be checked by our Drainage Team, we are currently

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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.”

- f. 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.
- g. Provision of grit bin at Longshoot Road.
Update: Information relating to grit bins is available on Cheshire East Council website.
- h. Surplus temporary signage warning of mud at Catchpenny Lane.
Update: No update.
- i. Overhanging vegetation at Leach Lane.
Update: The enquiry has been assessed and does not present a risk to highway users at this time.

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.