LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 27th July, 2026 at 7:30p.m.

at Lower Withington Parish Hall

Present Councillors P. Duffy (Chairman), J. Bradley, A. Brocklehurst, P. Chrisp, L. Grant, C. Hamilton, A. Pascoe.
Members of the public (0).
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. **Apologies for absence**:
Cheshire East Ward Member Cllr. L. Smetham.

235/26 RESOLVED (a) To receive and note the apology for absence. (All in favour)

2. **Declarations of interest**: None.

236/26 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. **Minutes**

(a) The minutes of the Parish Council meeting held 29th June, 2026 had been previously circulated to all Members.

237/26 RESOLVED (a) That the minutes of the Parish Council Meeting held 29th June, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

4. **Public forum for questions**: No questions were presented by members of the public.

238/26 RESOLVED (a) To note that no questions were presented. (All in favour)

5. **Cheshire East Ward Member Cllr. L. Smetham**: Borough Councillor L. Smetham had submitted apologies to the meeting.

239/26 RESOLVED (a) To note that Borough Councillor L. Smetham had submitted apologies to the meeting. (All in favour)

6. **Finance**

(a) Financial Statement 2026/27 as at 27th July, 2026: Members considered the financial statement 2026/27 which was unanimously accepted. (Appendix A)

(b) Receipts: The Chairman noted the receipts since the last meeting at Appendix B.

(c) Payments: The Chairman outlined the payments listed at Appendix C.

240/26 RESOLVED (a) That the Statement of Account as at 27th July, 2026 be received and the Chairman's observations duly noted. (Appendix A)
(b) That the report on receipts be received and duly noted. (Appendix B)
(c) That the schedule of payments listed at Appendix C be approved. (All in favour)

(d) Funds transfer: It was reported that it had been necessary to transfer £1,000 from the business reserve account to the current account to enable payments to be made.

241/26 RESOLVED (a) To approve the transfer of £1,000 from the business reserve account to the current account. (All in favour)

7. **Planning Applications**

(a) Recent planning decisions: Members noted planning decisions that had been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix D)

242/26 RESOLVED (a) To receive and note the updates. (All in favour)

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(b) Planning applications

i. 26/2199/FUL: Dingle Bank Farm, Holmes Chapel Road, Lower Withington. SK11 9DP
Erection of a replacement stock shed.

243/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/2199/FUL. (All in favour)

ii. Further applications received following issue of agenda:

- 26/2661/DSC: University of Manchester, Jodrell Bank Observatory, Bomish Lane, Lower Withington. SK11 9DL
  Discharge of Conditions 4 (Biodiversity Gain Plan) and 5 (30 year Habitat Management Plan) on approval 25/4131/FUL.

244/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/2661/DSC. (All in favour)

(c) Peak Cluster: Members noted the motion that was to be considered by Cheshire East Council in respect of Peak Cluster.

245/26 RESOLVED (a) That Lower Withington Parish Council support the motion which seeks to object to the Peak Cluster proposal. (All in favour)

7:40p.m. – Councillor J. Bradley joined the meeting.

8. Highway maintenance and enhancements

(a) Updates on highway matters: Members noted the updates listed at Appendix E. It was noted that the lining works along Holmes Chapel Road had not taken place despite roadside message boards stating work dates.

246/26 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 matters were reported for attention.

247/26 RESOLVED (a) To note that no new highway matters had been identified. (All in favour)

(c) Speed monitoring at Trap Street: Item deferred.

248/26 RESOLVED (a) To defer the item to the next meeting. (All in favour)

(d) Village gateways and white lining: It was reported that no update had been received regarding the request for white lining. The request for village gateways was being assessed by a Highways Officer.

249/26 RESOLVED (a) To receive and note the update. (All in favour)

(e) Issues relating to A535: It was reported that vehicle activated signs which also collect data could be secured, however, approval would be needed from Cheshire East Council prior to any installations taking place.

250/26 RESOLVED (a) That the Clerk approach Cheshire East Council regarding the installation of data collecting, vehicle activated signs.
(b) That approval be given for the Clerk to apply for grant funding to support the proposal. (All in favour)

(f) Highway events: It was reported that residents had not yet received the letters from the organisers of the Cheshire half marathon.

251/26 RESOLVED (a) To receive and note the update. (All in favour)

(g) Speed indicator devices: Members reviewed the latest data from the speed indicator devices. It was noted that the data collected so far did not appear to show any changes to speeding trends. Speeding vehicles had continued to be observed

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travelling through the village. It was suggested that further traffic calming measures could be explored at a future date.

252/26 RESOLVED (a) To receive and note the speed indicator device data. (All in favour)

9. Assets and Parish Council projects

(a) Community newsletter: It was noted that the next edition of the newsletter would be issued over the summer. Updated speed indicator data would be included within the newsletter for resident information.

253/26 RESOLVED (a) To receive and note the update. (All in favour)

(b) Defibrillators: It was reported that both devices were currently operational.

254/26 RESOLVED (a) To receive and note the update. (All in favour)

(c) Christmas lighting: Item deferred to the next meeting.

255/26 RESOLVED (a) To consider Christmas lighting further at the next meeting. (All in favour)

(d) Tommy silhouettes: Members considered delivery and storage of the Tommy silhouettes.

256/26 RESOLVED (a) That Lower Withington Parish Hall be asked whether the silhouettes could be stored on site.
(b) That the purchase of the silhouettes be scheduled for September, 2026. (All in favour)

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.

257/26 RESOLVED (a) That no response be submitted to the survey. (All in favour)

ii. Cheshire Association of Local Councils: Wilder Cheshire Awards.

258/26 RESOLVED (a) To receive and note the information. (All in favour)

iii. Cheshire East Council: Changes to recycling services.

259/26 RESOLVED (a) To receive and note the information. (All in favour)

iv. Cheshire East Council: Update on the go-too service.

260/26 RESOLVED (a) To receive and note the information. (All in favour)

v. Cheshire East Council: Cheshire East Local Plan Scoping Consultation.

261/26 RESOLVED (a) That Members contact the Clerk with any points that they consider should be submitted to the consultation. (All in favour)

11. Parish Matters

(a) Gawsworth Ward Policing Team: It was reported that the latest crime report had identified no recent incidents in Lower Withington. No response had yet been received from the Police and Crime Commissioner to the queries raised.

Members noted that there had been a number of incidents locally including burglaries and an accident on Salters Lane.

262/26 RESOLVED (a) To receive and note the update. (All in favour)

(b) Empty properties at Jodrell Bank: It was reported that no response had yet been received from Manchester University.

263/26 RESOLVED (a) To receive and note the update. (All in favour)

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12. Parish Councillor Vacancy

(a) Co-option of parish councillor (1): No expressions of interest had been received.

264/26 RESOLVED (a) That the vacancy be considered at a future meeting. (All in favour)

13. Matters for inclusion on next/future meeting agenda: None.

14. Date of next meeting: Monday 28th September, 2026 at 7:30p.m.

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.

265/26 RESOLVED (a) That a resolution to exclude the public and press from the following item of business on the grounds that it could involve the likely disclosure of exempt information is not required as there are no items to discuss. (All in favour)

(b) Matters for consideration including those transferred from above items: None.

The meeting was declared closed by the Chairman at 8:12p.m.

Signed:..... Date: 28th September, 2026

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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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Lower Withington Parish Council
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

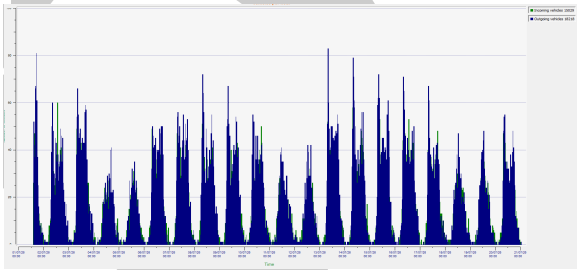


Figure 1: July 2026 - Vehicles per hour (Site B)

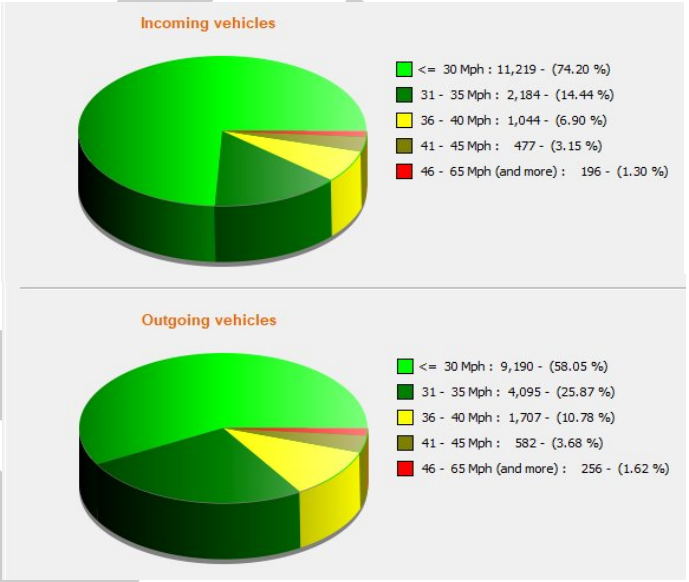


Figure 2: July 2026 - Vehicles distribution among velocity range (Site A)

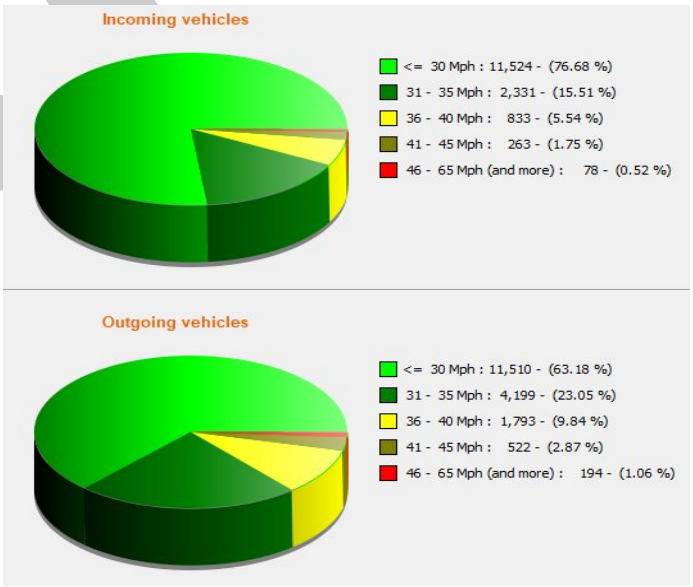


Figure 3: July 2026 - Vehicles distribution among velocity range (Site B)