LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 29th July, 2024 at 7:30p.m.

at Lower Withington Parish Hall

Present Councillors P. Duffy (Chairman), J. Bradley, J. Blackburn, A. Brocklehurst, H. Lewis.
Members of the public (1).
Cheshire East Council Ward Member: Councillor L. Smetham.
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence: None.
Councillors P. Chrisp and C. Hamilton were absent from the meeting.

181/24 RESOLVED (a) To note the absences from the meeting. (All in favour)

2. Declarations of interest: None.

182/24 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 24th June, 2024 had been previously circulated to all Members.

183/24 RESOLVED (a) That the Minutes of the Parish Council Meeting held 24th June, 2024 be approved as a correct record and signed by the Chairman. (All in favour)

4. Public forum for questions – A resident raised concern regarding the two empty properties at Jodrell Bank. It was reported that several residents had expressed disappointment that the properties remained empty and the grounds did not appear to be maintained.
A representative of Lower Withington Parish Hall advised that running costs of the venue were being reviewed and consideration was being given to options to meet those costs. Members were advised that a request may be submitted at a future date for financial support towards electricity costs.

184/24 RESOLVED (a) To receive the comments from members of the public.
(b) That the Clerk contact Jodrell Bank regarding the empty properties. (All in favour)

7:34p.m. - Borough Councillor L. Smetham joined the meeting during item 4.

7:42p.m. - One resident excused themself from the meeting and left.

5. Cheshire East Ward Member Cllr. L. Smetham – Borough Councillor L. Smetham reported that Cheshire East Council had appointed a new Leader following the resignation of the previous Leader. Efforts are ongoing to address budgetary shortfalls including a reduction in the number of meetings being held, reviewing library service provision and reducing recycling centre provision costs. It was also noted that there was an incident, involving a cyclist, along Salters Lane this evening.

185/24 RESOLVED (a) To receive and note the report of Borough Councillor L. Smetham. (All in favour)

6. Finance

(a) Financial Statement 2024/25 as at 29th July, 2024 – Members considered the financial statement 2024/25 which was unanimously accepted. (Appendix A)

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

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

186/24 RESOLVED **(a) That the Statement of Account as at 29th July, 2024 be received and the Chairman's observations duly noted. (Appendix A)**
(b) That the report on receipts at Appendix B be received and duly noted.
(c) That the schedule of payments listed at Appendix C be approved. (All in favour)

(d) Grant application – Members considered the application from Lower Withington Parish Hall for a grant to support the provision of new curtains and redecorating of the Hall.

187/24 RESOLVED **(a) That a grant, in the sum of £3,000, be awarded towards the total cost of the two pieces of work (curtains and re-decorating).**
(b) That the funds will be released upon receipt of an invoice (or invoices) totalling at least the value of the grant.
(c) That no further grants will be made to Lower Withington Parish Hall for the remainder of the 2024/25 financial year.
(d) That no grants will be made to Lower Withington Parish Hall to support ongoing running costs of the Hall.
(All in favour)

7. Planning Applications

(a) Recent planning decisions – Members noted recent planning decisions which had been issued by Cheshire East Council in respect of development within the Parish. (Appendix D)

(b) Planning applications

i. **24/2383M**: Piggotts Hall, Congleton Lane, Lower Withington.
Amalgamation of two dwellings to return property to a single dwelling house.

188/24 RESOLVED **(a) That no comments be submitted to Cheshire East Council in respect of application 24/2383M. (All in favour)**

ii. **24/2396D**: 1 Thorntree Cottages, Salters Lane, Lower Withington. SK11 9FY
Discharge of condition 4 on approved application 24/0252M – New disabled parking bay, turning facility and dropped kerb.

189/24 RESOLVED **(a) That no comments be submitted to Cheshire East Council in respect of application 24/2396D. (All in favour)**

iii. **24/2623M**: Foden Bank Barn, Lapwing Lane, Lower Withington. SK11 9AD
Certificate of existing lawful use for internal reconfiguration of existing outbuilding to provide ancillary accommodation to the main dwelling house (C3 Use Class).

190/24 RESOLVED **(a) That no comments be submitted to Cheshire East Council in respect of application 24/2623M. (All in favour)**

iv. Further applications received following issue of agenda: None.

191/24 RESOLVED **(a) To note that no further planning applications had been received. (All in favour)**

8. 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. Manchester Airport: Manchester Airport Noise Action Plan Consultation.

192/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

9. Highway maintenance and enhancements

(a) Updates on highway matters – Members noted the updates listed at Appendix E.

193/24 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 defects were identified.

194/24 RESOLVED (a) To note that no new highway defects had been identified. (All in favour)

(c) Speed review of A535 – Members were invited to assist in the collation of information to build a case to request a further review of A535.

195/24 RESOLVED (a) That the Clerk circulate details of the information required to develop the case for a review of A535. (All in favour)

(d) Village gateways – Members considered the consultation feedback (Appendix F) and noted that many valid points had been received.

196/24 RESOLVED (a) That the Clerk request a design proposal from Cheshire East Council in order that further detail of the scheme can be reviewed.
(b) That feedback from the consultation be included within the next newsletter along with an update that further consultation opportunities will take place before a final decision to proceed with the project is made.
(c) That the Clerk request a review of Trap Street by Cheshire East Council to establish possible options to address speeding concerns in this area. (All in favour)

(e) Review of Salters Lane (between Windy Arbour crossroads and parish boundary) – Members were invited to assist in the collation of information to build a case to request a speed review of Salters Lane.

197/24 RESOLVED (a) That the Clerk circulate details of the information required to develop the case for a review of Salters Lane. (All in favour)

10. Parish Matters

(a) Gawsworth Ward Policing Team – It was reported that the latest crime report from the Policing Team had identified no reported crimes within the Gawsworth Ward.

198/24 RESOLVED (a) To receive and note the report. (All in favour)

(b) Community Newsletter – Members considered information for inclusion within the next newsletter.

199/24 RESOLVED (a) To receive and note the updates. (All in favour)

(c) Shrubs on island at entrance to Parish Hall car park – Item deferred to the next meeting.

200/24 RESOLVED (a) That Councillor J. Blackburn review the plants at the island to report to the next meeting. (All in favour)

(d) Christmas Lights 2024 – It was reported that the quotation for an independent electricity supply was still awaited.

201/24 RESOLVED (a) That this matter be considered further at the next meeting. (All in favour)

(e) Jodrell Bank Observatory World Heritage Site Steering Group – There was nothing to report.

202/24 RESOLVED (a) To receive and note the update. (All in favour)

11. Parish Councillor Vacancy – Item deferred.

12. Matters for inclusion on next/future meeting agenda

(a) Update relating to the proposed upgrade of the footbridge at Lower Withington FP5.

(b) Planting of fruit trees at Dicklow Cob.

(c) Review of standing orders and financial regulations.

(d) Review of trees and tree designations within the Parish.

13. Date of next meeting: Monday 30th September, 2024 at 7:30p.m.

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.

203/24 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)

14. Matters for consideration including those transferred from above items – None.

The meeting was declared closed by the Chairman at 9:16p.m.

Signed:..... Date: 30th September, 2024

LOWER WITHINGTON PARISH COUNCIL

APPENDIX A

Financial Statement – 2024/25 as at 29th July, 2024					
Actual 2023/24 £	**Details**	**2024/25 Budget £**	**Actual to Jun. 24 £**	**Agenda Jul. 24 £**	**Budget Balance £**
	Receipts				
10,892.00	Precept	11,142.00	5,571.00		5,571.00
0.00	Balances	3,000.00	0.00		0.00
228.09	Investment interest		143.41	86.77	0.00
0.00	Sale of assets		0.00		0.00
500.00	Grants, donations & refunds		0.00		0.00
519.96	VAT refund		0.00	95.75	103.00
12,140.05	**Total receipts**	**14,142.00**	**5,714.41**	**182.52**	**5,674.00**
	Payments				
4,334.22	Salary (Clerk)	4,722.00	1,115.40	371.80	3,234.80
0.00	National Insurance (Employer)	0.00	0.00		0.00
300.00	Allowances (Clerk)	350.00	0.00		350.00
136.41	Administration	300.00	0.00		300.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
185.00	Audit fees (internal & external)	200.00	220.00		-20.00
300.00	Insurance	350.00	300.00		50.00
2,114.96	Grants/Donations (inc. s.137)	2,600.00	0.00		2,600.00
345.00	Website	345.00	5.00	225.00	115.00
201.50	Subscriptions/affiliation fees	290.00	174.04		115.96
190.00	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
35.98	Assets – purchase	1,000.00	0.00		1,000.00
9.99	Assets – maintenance	1,600.00	290.00		1,310.00
771.49	Newsletter	600.00	146.94		453.06
0.00	Contingency	500.00	0.00	500.00	0.00
95.75	VAT		103.00		
9,020.30	**Total payments**	**14,142.00**	**2,354.38**	**1,096.80**	**10,793.82**

Cash/Bank reconciliation	**01/04/24**	**24/06/24**	**29/07/24**	**31/03/25**
Balance B/Fwd	34,515.57	34,515.57	37,875.60	36,961.32
Add total receipts	14,142.00	5,714.41	182.52	5,674.00
Less total payments	14,142.00	2,354.38	1,096.80	10,793.82
Balance C/Fwd	34,515.57	37,875.60	36,961.32	31,841.50
Cumulative balances	**Balance**	**Balance**	**Balance**	**Balance**
	01/04/24	**24/06/24**	**29/07/24**	**31/03/25**
General funds	8,091.91	11,451.94	10,537.66	5,417.84
Earmarked reserves	26,423.66	26,423.66	26,423.66	26,423.66
	34,515.57	37,875.60	36,961.32	31,841.50

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Cash/Bank Reconciliation as at 29th July, 2024

Cash				
Balance brought forward 01/04/24				
Current Account		2,500.00		
Business Reserve Account		6,492.38		
Liquidity Manager Account		25,523.19		
		34,515.57		
Plus receipts		5,896.93		
Less payments		3,451.18		
Balance carried forward 29/07/24:		36,961.32		
Bank (NatWest)				
Current Account		5,812.37		05/07/24
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
Approved	0.00			
For approval	-1,096.80			
		-1,096.80		
			4,715.57	29/07/24
Business Reserve Account		6,516.14		05/07/24
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			6,516.14	29/07/24
Liquidity Manager Account		25,729.61		05/07/24
Add receipts/transfer since above statement				
	0.00			
		0.00		
Less unpresented cheques				
	0.00			
		0.00		
			25,729.61	29/07/24
Total bank balances 29/07/24			36,961.32	

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APPENDIX B

Receipts

HM Revenue & Customs	£95.75	VAT reclaim 2023/24
NatWest Bank plc	£8.51	Gross interest – April 2024 (BR)
NatWest Bank plc	£8.01	Gross interest – May 2024 (BR)
NatWest Bank plc	£63.01	Gross interest – June 2024 (LM)
NatWest Bank plc	£7.24	Gross interest – June 2024 (BR)

APPENDIX C

Payments for approval

Cheque No 000591	E. M. Maddock	£297.40	Salary: July 2024
Cheque No 000592	HM Revenue & Customs	£74.40	PAYE payment
Cheque No 000593	Narked Ltd.	£225.00	Website hosting package
Cheque No 000594	Discover the Bluedot Ltd	£500.00	Return of erroneously paid donation

APPENDIX D

(a) Recent planning decisions

22/4550M Lakeside Cottage, Holmes Chapel Road, Lower Withington. SK11 9AE
Replacement dwelling and garage.
DECISION STATUS – Withdrawn (11/07/24)

23/1613M Foden Bank Barn, Lapwing Lane, Lower Withington. SK11 9AD
Conversion of existing gym/office/storage outbuilding to residential annexe.
DECISION STATUS – Refused (21/06/24)

23/2723M Briarfield, Long Shoot Road, Lower Withington. SK11 9DX
Certificate of lawful proposed development for construction of new incidental building within the grounds of Briarfield.
DECISION STATUS – Negative certificate (28/06/24)

23/4813M Black Swan, Trap Street, Lower Withington. SK11 9EQ
Proposed change of use of external covered dining area (formerly a stable building) to a single unit of self-catering accommodation.
DECISION STATUS – Refused (21/06/24)

24/1129M The Coppice, Lowndes Farm, Messuage Lane, Lower Withington. SK11 9HT
One and two storey rear extension to kitchen/living and bedroom.
DECISION STATUS – Approved with conditions (08/07/24)

24/2136M Land on Salters Lane, Lower Withington.
Prior determination for 2no. forestry buildings.
DECISION STATUS – Refused (05/07/24)

24/2156M Boundary House, Hodgehill Lane, Lower Withington. SK11 9LU
Certificate of proposed lawful development for proposed single-storey side extension intended to comply with Class A Permitted Development criteria.
DECISION STATUS – Positive certificate (10/07/24)

(b) Outstanding planning applications

23/2794M Mallerstang, Congleton Lane, Lower Withington. SK11 9LD
Demolition of existing dwelling and erection of replacement dwelling with detached garage, re-routing of driveway and associated hard and soft landscaping.
DECISION STATUS – Undecided

24/1216M Oaklyn, Lapwing Lane, Lower Withington. SK11 9AD
Side/rear and first-floor extensions which have already been approved or deemed lawful with a pitched roof to the single storey extension and closing of two gaps between approved extensions.
DECISION STATUS – Undecided

24/1276M Bank View Farm, Hodgehill Lane, Lower Withington. SK11 9LU
Demolition of existing building and construction of new dwelling using existing footprint.
DECISION STATUS – Undecided

24/1905M Oaklyn, Lapwing Lane, Lower Withington. SK11 9AD
Demolition and relocation of annexe outbuilding.
DECISION STATUS – Undecided

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. Broken sign along A535 (near to The Old Cheshire Hunt).
Update: A job has been raised for the sign to be repaired. (No timescale provided)

d. Proposal for double white lines on A535 near to junction with Catchpenny Lane.
Update: Linked to review of A535.

e. Broken post on Parish boundary sign at Salters Lane.
Update: Awaiting quotations.

f. 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.”

g. Water running on A535 near to junction with Catchpenny Lane
Update: Awaiting assessment.

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APPENDIX F

Feedback regarding proposed village gateways

Please note that the following is a summary of the points raised by residents via the online feedback form only.

- Care needs to be taken regarding the location of the gateways and assessments made of the surrounding risks.
- The cost of the gateways needs to be known by residents before proceeding as this may affect their opinions.
- Arrangements need to be made for the long term future maintenance of the gateways.
- The gateways should be placed at the parish boundaries.
- The gateways should be signed as ‘drive carefully’.
- Alternative signs, e.g. no overtaking / junction warning signs on A535, would be more beneficial to the community.
- Smaller signs alerting drivers to children playing would be better.
- The gateways, being at ground level, may obscure the visibility of cats, dogs, children and adults to oncoming drivers.
- The gateways are a fabulous idea as the village is used as a race track for work traffic.
- The gateways need to be located at safe places which do not hinder or conceal residents from entering/exiting driveways or crossing the road.
- The signs won’t work to reduce speed within the 30mph zone.
- Speed humps need to be installed to reduce vehicle speeds.
- Permanent speed cameras need to be installed to reduce vehicle speeds.
- The gateways are a good idea in general.
- Gateways should also be considered for the Trap Street 30mph area too.
- Signs saying ‘slow down for horses’ may be a good idea at Trap Street too as cars don’t slow down for horses.
- All speed related issues seem to concentrate on the main strip of the village but it would be great to give the Trap Street 30mph zone some focus.
- The gateways are a good idea.
- The 30/50mph zones are not easy to see and the larger boards, in clearer view, would help serve to remind drivers that they are entering a residential area.
- Gateways are attractive signs and draw the eye/attention more than a normal 30mph disk on its own.
- Maybe a ‘children’ sign or similar could be added as a reminder as to why speed restrictions apply.
- The gateways would be yet more signage in our already over signed village.
- The speed van attends on a very regular basis and these signs are a waste of public money.
- These signs denote a village feel, rather than a road through a few houses. The 30mph is a reminder to ‘slow down’ and they also denote the start of the village and act as a boundary marker with other villages which are close by.