

CHELFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Thursday 11th November, 2021 at 7:45p.m.

at Chelford Parish Hall, Knutsford Road, Chelford.

Present - Councillors B. Brindley (Chairman), D. Wilson, G. Willis, C. Howlett, C. Montaldo, C. Wright, J. Fielding.

Members of the public (4).

Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **Apologies for absence** - Borough Councillor M. Asquith.

DECISION (a) To note the apologies for absence received.

2. **Declarations of interest** - Councillor C. Wright - item 6(d) - Some association with the group and neighbour to the site where work takes place.

DECISION (a) To note the above declaration of interest.

3. **Public forum for questions** -

(a) **Questions at the meeting** - Two representatives of the Chelford Edging Group attended the meeting to provide background information to the grant application to be considered at agenda item 6(d). Clarification was provided in respect of the current structure of the group and the activities of the group.

Two residents attended the meeting to express concern about the proposed development within planning application 21/4993M. Clarification was provided about the anticipated impact of the proposed development on neighbouring properties.

8:08p.m. - One member of the public excused themselves from the meeting and left.

8:10p.m. - Three members of the public excused themselves from the meeting and left.

DECISION (a) To receive the information provided by residents.

(b) That the information be taken into consideration during agenda items 6(d) and 7(b).

(b) **Summary of issues raised on social media accounts** - This item was deferred to the next meeting.

DECISION (a) That this item be deferred to the next meeting.

4. **Reports from external organisations**

(a) **Gawsworth & Chelford Wards Policing Team - Matters of concern / interest within the Parish** - A written report had been provided which identified the following incidents within the Parish during October, 2021: suspicious activity at Knutsford Road; anti-social behaviour at Elmstead Road; dangerous driving at Chelford Roundabout; a 999 alarm (all in order) at Alderley Road; a vehicle check at Alderley Road and a male in the road at Pepper Street.

DECISION (a) To receive and note the report of the Gawsworth & Chelford Wards Policing Team.

(b) **Cheshire East Ward Member Cllr. M. Asquith - report of matters of interest** - Borough Councillor M. Asquith had forwarded a written report advising that there was little to report as the November meeting of Cheshire East Council had been cancelled.

DECISION (a) To receive and note the report from Borough Councillor M. Asquith.

5. **Minutes**

(a) The Minutes of the Parish Council Meeting held 14th October, 2021 had been

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previously circulated to all Members. Councillor C. Howlett thanked the Clerk for drafting the representation in respect of planning application 21/4795M.

095/21 RESOLVED (a) That the Minutes of the Parish Council Meeting held 14th October, 2021 be confirmed as a correct record.

Proposed: Councillor D. Wilson Seconded: Councillor C. Howlett All in favour

6. Finance

(a) **Financial Statement 2021/22 as at 11th November 2021** - Members considered the financial statement 2021/22 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted that there had been no receipts since the date of the last meeting.

(c) **Payments** - The Chairman outlined the basis of the payments listed at Appendix B.

096/21 RESOLVED (a) That the Statement of Account as at 11th November, 2021 be received and the Chairman's observations duly noted.

(Appendix A)

(b) That the report on receipts since the last meeting be received and duly noted.

(c) That the schedule of payments at Appendix B be approved and duly authorised.

Proposed: Councillor C. Howlett Seconded: Councillor D. Wilson All in favour

(d) **Grant application** - Members considered the grant application submitted by the Chelford Edging Group along with information provided at item 3(a).

097/21 RESOLVED (a) That the grant application not be approved.

(b) That, in recognition of the work carried out by the local volunteers, the Parish Council purchase daffodil bulbs and invite the Chelford Edging Group to lead the planting of the bulbs on behalf of the Parish Council.

(c) That the Clerk arrange for the purchase of bulbs up to a value of £200.

Proposed: Councillor C. Howlett Seconded: Councillor G. Willis All in favour

8:20 - 8:22p.m. - Borough Councillor M. Asquith briefly joined the meeting and asked if there were any items which required his attention.

7. Planning & Licensing Matters

(a) **Recent planning decisions** - Members noted that no recent planning decisions had been issued by Cheshire East Council in respect of development within the Parish. (Appendix C)

(b) **Planning applications for review**

- i. **21/4993M** - Grangelands, 2 Grangewood Drive, Chelford. SK11 9BY
Demolition of conservatory and construction of two storey rear extension and single storey front / side extension.

098/21 RESOLVED (a) That the following additional comment be submitted to Cheshire East Council in respect of planning application 21/4993M: Chelford Parish Council has received representations from residents who live near to the application site expressing concern about the likely detrimental impact of the proposed development on their properties and residential amenity. It is requested that the planning officer seriously consider the concerns raised to ensure that the residential amenity of nearby residents is

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protected.

Proposed: Councillor D. Wilson Seconded: Councillor C. Howlett All in favour

- (c) **Planning applications for consideration** - No planning applications had been received since the date of the last meeting.

8. Assets

- (a) **Chelford Activity Park** - It was reported that there were no significant issues identified at the site. The tennis net had been removed for winter storage. It was noted that the site appears to be being used by residents more frequently.
- (b) **Asset condition reports** - There were no reports of damage or deterioration to the assets which had been inspected by Members since the last meeting.

9. Highway Maintenance and Enhancements

- (a) **Matters requiring attention** - It was reported that a sign along Knutsford Road (between the Parish Hall and the roundabout) had been damaged.

DECISION (a) That the Clerk report the damaged sign to Cheshire East Council for attention.

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. ChALC - Annual Meeting 2021 - Outcome of meeting.

DECISION (a) That the information be received and duly noted.

- ii. E.ON - Notification of change to energy prices from 1st December, 2021.

DECISION (a) That the information be received and duly noted.

- iii. Police & Crime Commissioner - Police and Crime Plan 2021-2024.

DECISION (a) That the information be received and duly noted.

- iv. Manchester Airport - Manchester Airport Future Airspace project - Stage 2 'Develop & Assess' - Phase 1 - Stakeholder event.

DECISION (a) That Councillors D. Wilson and C. Montaldo attend the above meeting.

- v. Manchester Airport - Updates relating to ground based navigational aid failures.

DECISION (a) That the information be received and duly noted.

11. Consultations for consideration

- (a) To consider the following consultations received by the Parish Council and determine such actions as Members consider appropriate thereto:

- i. Cheshire East Council - Community Governance Review consultation. Members considered a suggestion relating to the proposed change in number of councillors.

DECISION (a) That the response, as determined at the last meeting, be submitted to the consultation.

- ii. Cheshire East Council - Parks Strategy Review.

DECISION (a) That no response be submitted to the consultation.

- iii. Cheshire East Council - Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (RoFFI Costs SPD) consultation.

DECISION (a) That no response be submitted to the consultation.

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- iv. Cheshire East Council - Draft Environmental Protection Supplementary Planning Document (EP SPD) consultation.

DECISION (a) That no response be submitted to the consultation.

- v. DEFRA - Consultation on Amendments to the Environmental Permitting (England and Wales) Regulations 2016 as applied to Groundwater Activities and related Surface Water Discharge Activities.

DECISION (a) That no response be submitted to the consultation.

- vi. Cheshire East Council - Draft Hackney Carriage and Private Hire Licensing Policy Consultation.

DECISION (a) That no response be submitted to the consultation.

- vii. Cheshire Fire Authority - Draft 2022-2023 Annual Action Plan consultation.

DECISION (a) That no response be submitted to the consultation.

12. Parish Council Priorities

- (a) **Red telephone kiosk at Knutsford Road** - It was reported that the insurers were willing to offer a financial settlement for the kiosk.

099/21 RESOLVED (a) That the financial settlement from the insurers be accepted.

(b) That the Clerk proceed to make preparations for the re-instatement of a telephone kiosk at Knutsford Road.

Proposed: Councillor C. Howlett Seconded: Councillor C. Wright All in favour

- (b) **Possible re-use of station area building** - It was reported that a meeting had been arranged with railway representatives to discuss the matter.

DECISION (a) To receive and note the update.

- (c) **Community newsletter** - It was reported that work was ongoing to develop a community newsletter. It was proposed that the newsletter would be funded through adverts and be delivered to all properties within the Parish.

DECISION (a) To receive and note the update.

13. Community Issues

- (a) **Chelford Community Hub** - It was reported that no further updates had been received from Cheshire East Council regarding the future management of the venue.

DECISION (a) That the Parish Council approach Cheshire East Council to enquire whether any support can be offered to press for this matter to be resolved.

- (b) **Scarecrow competition** - It was reported that the scarecrow competition had been well received within the community. Future events of a similar nature were now being explored.

DECISION (a) To receive and note the update.

- (c) **Village energy project** - It was reported that a resident had contacted the Parish Council with a suggestion that there may be an opportunity to investigate the feasibility of a village energy project.

DECISION (a) That the resident be asked to supply further background information relating to the suggestion for consideration at a future meeting.

- (d) **Christmas charity** - Members were asked whether the Parish Council would consider supporting the Bare Necessities charity over the Christmas period.

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DECISION (a) That Councillor C. Howlett arrange for suitable boxes to be located within the Parish to collect toiletries for the charity.

14. Matters for inclusion on next/future meeting agenda

- (a) Several items carried forward from previous meetings.
- (b) The Queen's Platinum Jubilee.
- (c) Request for purchase of additional speed radar gun.

15. Date of next meeting - Thursday 9th December, 2021 at 7:45p.m.
(A Member noted that they were unable to attend the next meeting.)

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.

100/21 RESOLVED (a) That the Public and Press be excluded from the the following item of business on the grounds that it could involve the likely disclosure of exempt information.

Proposed: Councillor D. Wilson Seconded: Councillor B. Brindley All in favour

21:33p.m. - Councillor G. Willis declared an interest in the following item of business as a current Trustee of Chelford Parish Hall. He excused himself from the meeting and left.

16. Matters for consideration including those transferred from above items

(a) **Chelford Parish Hall**

101/21 RESOLVED (a) That the verbal report relating to the meeting held with representatives of Chelford Parish Hall be received.
(b) That the Clerk seek advice relating to the matters discussed.

Proposed: Councillor D. Wilson Seconded: Councillor B. Brindley All in favour

The meeting was declared closed by the Chairman at 10:10p.m.

Signed:.....

Approval date: 9th December 2021

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APPENDIX A

Financial Statement for 2021/22 as at 11th November, 2021					
Actual 2020/21 £.	Details	2021/22 Budget £.	Actual to Oct. 21 £.	Agenda Nov. 21 £.	Budget Balance £.
Receipts					
41,913.00	Precept	41,913.00	41,913.00		0.00
0.00	Balances	11,207.00	0.00		0.00
18.64	Investment Interest	0.00	2.30		0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	0.00	0.00		0.00
565.28	Unpresented cheques	0.00	0.00		0.00
0.00	Contra Income	0.00	0.00		0.00
1,340.34	V.A.T. Refund & Income Tax adjustment		1,513.15		1,201.39
43,837.26	Total Receipts	53,120.00	43,428.45	0.00	1,201.39
Payments					
10,186.56	Salary (Clerk)	10,911.00	6,060.88	865.84	3,984.28
223.90	National Insurance (Employer)	180.00	147.98	21.14	10.88
0.00	Pension Contributions (Employer)	2,265.00	0.00		2,265.00
417.26	Allowances (Clerk)	929.00	451.31	69.28	408.41
0.00	Chairman/Member Allowances	0.00	0.00		0.00
110.51	Administration	275.00	24.75		250.25
369.00	Audit Fees (Internal & External)	480.00	381.86		98.14
558.69	Insurance	650.00	0.00		650.00
50.00	Sect. 137 Donations	350.00	60.00		290.00
570.00	Grants	3,000.00	0.00	40.00	2,960.00
0.00	Parish Council Newsletter	300.00	0.00		300.00
65.36	Street Lighting (Electric & Repairs)	235.00	49.56		185.44
21.66	Website	50.00	14.00	2.00	34.00
1,357.00	Professional Services	2,000.00	263.00		1,737.00
0.00	Advertising	100.00	0.00		100.00
497.20	Subscriptions/Affiliation Fees	525.00	462.20		62.80
80.00	Training	380.00	25.00		355.00
0.00	Room Hire	350.00	0.00		350.00
2,738.75	Chelford Activity Park - Maintenance	5,850.00	1,462.41	185.66	4,201.93
1,372.00	Chelford Village - Maintenance	2,990.00	784.00	245.00	1,961.00
0.00	Asset Maintenance	3,300.00	40.00	12.00	3,248.00
2,168.00	Asset Purchase	12,500.00	0.00	2,769.03	9,730.97
0.00	Neighbourhood Plan	500.00	0.00		500.00
0.00	Community Day / Platinum Jubilee	4,000.00	0.00		4,000.00
49.33	Contingency	1,000.00	83.93	11.99	904.08
1,520.35	V.A.T.		558.66	642.73	
22,355.57	Total Payments	53,120.00	10,869.54	4,864.67	38,587.18

Cash/Bank Reconciliation	01/04/21	14/10/21	11/11/21	31/03/22
Balance B/Fwd.	81,640.58	81,640.58	114,199.49	109,334.82
Add Total Receipts	53,120.00	43,428.45	0.00	1,201.39
Less Total Payments	-53,120.00	-10,869.54	-4,864.67	-38,587.18
Balance C/Fwd.	81,640.58	114,199.49	109,334.82	71,949.03
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/21	14/10/21	11/11/21	31/03/22
General Funds	50,208.04	82,766.95	77,902.28	40,516.49
Earmarked Reserves	31,432.54	31,432.54	31,432.54	31,432.54
	81,640.58	114,199.49	109,334.82	71,949.03

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CASH/BANK RECONCILIATION AS AT - 11th November, 2021

CASH

Balance Brought Forward 01/04/21	
Current Account	35,816.00
Business Reserve Account	45,824.58
Plus Receipts	43,428.45
	125,069.03
Less Payments	15,734.21
Balance Carried Forward 11/11/21	<u><u>109,334.82</u></u>

BANK (Natwest)

Business Reserve Account -	45,826.88		05/10/21
Add income/transfer received since above statement			
	<u>0.00</u>	0.00	
Less unrepresented cheques			
	<u>0.00</u>	<u>0.00</u>	
		45,826.88	11/11/21
Current Account -	69,820.03		05/10/21
Add income received since above Statement			
	<u>0.00</u>	0.00	
Less unrepresented cheques/ Transfer			
Approved	-1,447.42		
For approval	<u>-4,864.67</u>		
		<u>-6,312.09</u>	
		63,507.94	11/11/21
Total Bank Balances 11/11/21		<u><u>109,334.82</u></u>	

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APPENDIX B

Payments for approval

a. Cheque No 001419	Greenfingers Landscape Ltd.	£222.79	Grounds maintenance - Oct 2021
b. Cheque No 001420	E. M. Maddock	£928.93	Salary, allowances and expenses: November 2021
c. Cheque No 001421	H.M. Revenue & Customs	£41.72	Income tax and National Insurance contributions
d. Cheque No 001422	Mr. C. Wright	£12.00	Expenses: Paint for bench
e. Cheque No 001423	Mrs. C. Montaldo	£40.00	Expenses: Amazon vouchers for Scarecrow Competition
f. Cheque No 001424	Greenbarnes Ltd.	£3,322.83	Purchase of noticeboards (2)
g. Cheque No 001425	Northwich Town Council	£294.00	Floral display watering - Sep 2021
h. Direct Debit	1&1 IONOS	£2.40	Email account fee - Nov 2021

APPENDIX C

Outstanding planning applications & recent planning decisions

- 19/2936W - Dingle Bank Quarry, Holmes Chapel Road, Lower Withington. SK11 9DR
Variation of Condition 4 on application 16/3064W - Variation of Conditions 2, 4 and 5 of permission 10/3080W.
DECISION STATUS - Undecided
- 19/4049M - Land at former Chelford Agricultural Centre, Dixon Drive, Chelford.
Non-material amendment to approved application 18/0171M.
DECISION STATUS - Undecided
- 19/5674M - The Coach House, Peover Lane, Chelford. SK11 9AN
Planning permission for replacement of the existing Gardener's Cottage, together with ancillary garaging/store and garden building and associated works.
DECISION STATUS - Undecided
- 20/3607M - Eddie Stobart Ltd, Knutsford Road, Chelford. SK11 9AS
Amendment to s106 (release the local connection criteria for the Shared Ownership units) on application 16/0504M - Reserved matters application for access, appearance, landscaping, layout and scale following approval 13/4640M.
DECISION STATUS - Undecided
- 20/4976M - Holly Tree House, Pepper Street, Chelford. SK11 9BE
Proposed development of a Retirement Care Community (Class C2) involving the demolition of existing dwelling and outbuildings, retained single point of vehicular access, retained tennis court, fishing/boating lake, Japanese Water Garden, secret/sensory garden, with new allotments, bowling/feature greenspace and woodland walks; construction of a 60 bed registered care home with isolation capability; 72 no. assisted living extra care 1, 2 and 3 bed apartments; a village centre hub building comprising health and wellness and communal facilities, integrated satellite community healthcare (GP) clinic and 5 no. 2 bed and 9 no. 1 bed close care suites and health and wellness; associated parking (including electric car share and community minibus), bin storage, pumping station, electricity sub-station, means of access and off-site pedestrian footpath link along Pepper Street, highway improvements and biodiversity net gain.
DECISION STATUS - Undecided [Currently scheduled for Strategic Planning Board]

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- 20/5353M - 4 Station Road, Chelford. SK11 9AX
Single storey rear and side extension.
DECISION STATUS - Undecided
- 20/5564M - The Gardener's Cottage, Peover Lane, Chelford. SK11 9AN
Certificate of lawful development for two storey extension, single storey side extension, alterations to the roof and new porch, together with 2no. free standing buildings to be used for purposes incidental to the enjoyment of the dwellinghouse.
DECISION STATUS - Undecided
- 21/1729M - Former Mere Farm Quarry, Chelford Road, Nether Alderley. SK10 4SZ
Discharge of conditions 5, 8, 9, 11, 12, 16, 21, 22, 23 and 24 on approval 19/2513M for delivery of watersports and outdoor activity centre including new vehicular access, car parking and multi-use building.
DECISION STATUS - Undecided
- 21/2637M - 1 Drumblefield, Chelford. SK11 9BT
Erection of timber shed.
DECISION STATUS - Undecided
- 21/2698M - Willow Glade, Peover Lane, Chelford. SK11 9AJ
Erection of new garage.
DECISION STATUS - Undecided
- 21/2785M - 1 Burnt Acre, Chelford. SK11 9SS
Demolition of existing car port and conservatory and the erection of a single storey side and rear extension to original dwelling with associated internal alterations.
DECISION STATUS - Undecided
- 21/4385M - Shamba Cottage, Alderley Road, Chelford. SK11 9AP
Certificate of lawful proposed development for erection of two storey rear extension and single storey side extension. Enlargement of permeable driveway.
DECISION STATUS - Undecided
- 21/4413M - Thorn Bank, Knutsford Road, Chelford. SK11 9BB
Erection of a single-storey extension to the rear, demolition of existing garage and erection of a single-storey garage and officer.
DECISION STATUS - Undecided
- 21/4795M - Westminster House, Knutsford Road, Chelford. SK11 9AS
Proposed rear extension and refurbishment of existing commercial premises, maintaining current building use class. Associated landscaping and alterations to parking layout. Vehicular access point to site to be retained.
DECISION STATUS - Undecided
- 21/4935M - 1 Oak Road, Chelford. SK11 9AY
Proposed ground floor kitchen and dining room extension with revised first floor bathroom layout.
DECISION STATUS - Undecided
- 21/4979M - 23 Wheat Moss, Chelford. SK11 9SP
Single storey / two storey extension to side of house. Extend driveway and form new garden wall.
DECISION STATUS - Undecided
- 21/4993M - Grangelands, 2 Grangewood Drive, Chelford. SK11 9BY
Demolition of conservatory and construction of two storey rear extension and single storey front / side extension.
DECISION STATUS - Undecided