

CHELFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Thursday 10th February, 2022

Time: 7:45p.m.

Venue: Chelford Parish Hall, Knutsford Road, Chelford



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

Dated 6th February, 2022

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, have been contacted by Test and Trace and asked to self isolate or if you have been in contact with anyone who has Covid or Covid symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

Anyone attending is asked to undertake a lateral flow test on the day of the meeting before embarking upon the journey to the venue. Please note that it can take up to 30 minutes for the true result to show on a lateral flow test. If your test shows a positive result, then you must not attend the meeting, and must follow the advice which can be found at:
<https://www.gov.uk/coronavirus>

AGENDA

To Members of Chelford 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** - To receive Declarations of Interest in any items on the agenda.
- 3. Public Forum for Questions** -
 - (a) To receive questions from members of the public.
 - (b) To receive a summary of issues raised via the Parish Council social media accounts.
- 4. Reports from External Organisations**
 - (a) Gawsworth & Chelford Wards Policing Teams - To receive a report on matters of interest / concern within the Parish.
 - (b) Cheshire East Ward Member Cllr. M. Asquith - To receive a report on items of interest to the Parish Council.
- 5. Minutes**
 - (a) To approve the Minutes of the meeting held 13th January, 2022 as a correct record.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2021/22 as at 10th February, 2022. (Appendix A)

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- (b) To note receipts since the last meeting listed at Appendix B.
- (c) To authorise payments listed at Appendix C.

7. Green Spaces in vicinity of Dixon Drive

- (a) To receive information and consider options relating to the future of green spaces in the vicinity of Dixon Drive.

8. Planning Matters

- (a) To receive and note recent planning decisions issued by Cheshire East Council. (Appendix D)
- (b) To consider the following planning application -
 - i. **21/6410M** - Land between Newcroft and Willow Glade, Peover Lane, Chelford. Outline planning application for the erection of two houses with all matters apart from access reserved.
 - ii. Any planning applications received following the issue of the agenda may included for discussion if required.
- (c) To receive and note update relating to the Cheshire East Council Site Allocations and Development Policies Document Examination.

9. Chelford Activity Park

- (a) To receive and consider proposed designs for the redevelopment of the play area.
- (b) To consider additional information relating to the redevelopment of the wider site.

10. Community Broadband Schemes

- (a) To consider information received at a recent presentation from ViSPA.
- (b) To receive request from Kloud9 to present information to the Parish Council.
- (c) To consider the role of the Parish Council, if any and/or appropriate, in raising local awareness of community broadband schemes.

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. Cheshire East Council - Commuted Sums Information.
 - ii. Greenfingers Landscapes Ltd. - Notice of revised fees for 2022/23.

12. Matters for inclusion on next/future meeting agenda

- (a) Several items carried forward from previous meetings

13. Date of next meeting - Thursday 10th March, 2022 at 7:45p.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.

14. Matters for consideration including those transferred from above items (as required)

E.M.Maddock

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

Dated 6th February, 2022

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APPENDIX A

Financial Statement for 2021/22 as at 10th February, 2022					
Actual 2020/21 £.	Details	2021/22 Budget £.	Actual to Jan. 22 £.	Agenda Feb. 22 £.	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	1.15	0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	0.00	2,745.00		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		1,406.21
43,837.26	Total Receipts	53,120.00	46,173.45	1.15	1,406.21
Payments					
10,186.56	Salary (Clerk)	10,911.00	8,658.40	865.84	1,386.76
223.90	National Insurance (Employer)	180.00	211.40	21.14	-52.54
0.00	Pension Contributions (Employer)	2,265.00	0.00	4,454.61	-2,189.61
417.26	Allowances (Clerk)	929.00	639.17	50.33	239.50
0.00	Chairman/Member Allowances	0.00	0.00		0.00
110.51	Administration	275.00	94.59		180.41
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	40.00		2,960.00
0.00	Parish Council Newsletter	300.00	0.00		300.00
65.36	Street Lighting (Electric & Repairs)	235.00	62.08		172.92
21.66	Website	50.00	39.98	2.00	8.02
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	497.20		27.80
80.00	Training	380.00	80.00		300.00
0.00	Room Hire	350.00	0.00		350.00
2,738.75	Chelford Activity Park - Maintenance	5,850.00	2,019.39	185.66	3,644.95
1,372.00	Chelford Village - Maintenance	2,990.00	1,388.00		1,602.00
0.00	Asset Maintenance	3,300.00	40.00		3,260.00
2,168.00	Asset Purchase	12,500.00	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	119.90	11.99	868.11
1,520.35	V.A.T.		1,366.28	39.93	
22,355.57	Total Payments	53,120.00	18,730.28	5,631.50	30,164.43

Cash/Bank Reconciliation	01/04/21	13/01/22	10/02/22	31/03/22
Balance B/Fwd.	81,640.58	81,640.58	109,083.75	103,453.40
Add Total Receipts	53,120.00	46,173.45	1.15	1,406.21
Less Total Payments	-53,120.00	-18,730.28	-5,631.50	-30,164.43
Balance C/Fwd.	81,640.58	109,083.75	103,453.40	74,695.18
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/21	13/01/22	10/02/22	31/03/22
General Funds	50,208.04	74,906.21	69,275.86	40,517.64
Earmarked Reserves	31,432.54	34,177.54	34,177.54	34,177.54
	81,640.58	109,083.75	103,453.40	74,695.18

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CASH/BANK RECONCILIATION AS AT - 10th February, 2022

CASH

Balance Brought Forward 01/04/21	
Current Account	35,816.00
Business Reserve Account	45,824.58
Plus Receipts	46,174.60
	127,815.18
Less Payments	24,361.78
Balance Carried Forward 10/02/22	<u><u>103,453.40</u></u>

BANK (Natwest)

Business Reserve Account -	45,828.03	05/01/22
Add income/transfer received since above statement		
	<u>0.00</u>	0.00
Less unpresented cheques		
	<u>0.00</u>	<u>0.00</u>
		45,828.03 10/02/22
Current Account -	64,639.43	05/01/22
Add income received since above Statement		
	<u>0.00</u>	0.00
Less unpresented cheques/ Transfer		
Approved	-1,382.56	
For approval	<u>-5,631.50</u>	
		<u>-7,014.06</u>
		57,625.37 10/02/22
Total Bank Balances 10/02/22		<u><u>103,453.40</u></u>

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APPENDIX B

Receipts

a. NatWest Bank plc	£0.36	Gross interest - October, 2021
b. NatWest Bank plc	£0.40	Gross interest - November, 2021
c. NatWest Bank plc	£0.39	Gross interest - December, 2021

APPENDIX C

Payments for approval

a. Cheque No 001434	E. M. Maddock	£871.96	Salary, allowances and expenses: February 2022
b. Cheque No 001435	H.M. Revenue & Customs	£32.12	Income tax and National Insurance contributions
c. Cheque No 001436	Cheshire Pension Fund	£4,502.23	Pension contributions 2020/21/22
d. Cheque No 001437	Greenfingers Landscape Ltd.	£222.79	Grounds maintenance - Jan 22
e. Direct Debit	1&1 IONOS Ltd.	£2.40	Email accounts fees

APPENDIX D

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

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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 - Refused at Strategic Planning Board 02/02/22

- 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
- 21/1729D - 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
- 21/4385M - 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 - Approved with conditions (17/01/22)
- 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