



## MOSTON PARISH COUNCIL

14<sup>th</sup> June 2023

Commenced: 7.30 pm Terminated: 8.35 pm

Present: Councillors Nixon, Haigh, Moran, Lockett and Tumilty  
Councillor Wray

Apologies for  
Absence: None

Also in attendance were 6 members of the public.

### 1. APOLOGIES FOR ABSENCE

No apologies for absence were received for this meeting.

### 2. DECLARATIONS OF INTEREST

No declarations of interest were received from Members of the Parish Council

### 3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 10<sup>th</sup> May 2023 were approved and signed by the Chair of the Parish Council as a correct record.

### 4. PUBLIC FORUM

Discussions ensued regarding the broadband service, and Councillor Nixon reported on a Digital Inclusion Plan for the area, which included supporting residents in the safe use of the internet.

### RESOLVED

That Councillor Nixon look into ensuring the Parish Council is included in the Digital Inclusion Plan and provide updates to future meetings of the Parish Council.

### 5. FINANCES AND BUDGET 2023-2024

#### RESOLVED

- (i) That the Budget Expenditure at 31<sup>st</sup> May 2023, as detailed below be noted.
- (ii) To note that a refund had been received (earlier in the day) in the sum of £363.00, which accounted for the variation to the Insurance Budget Head, caused by a duplicated renewal policy request, sent by Zurich Insurance, and that the credit would be applied to the next Budget update.

Budget Head	Total	BUDGET ALLOCATED	DIFFERENCE
Salary	£522.60	£3,300.00	15.84%
General Admin	£0.00	£500.00	0.00%
Website/ICT Costs	£396.00	£500.00	79.20%
Insurance	£578.32	£400.00	144.58%
Payroll Costs	£0.00	£300.00	0.00%
Audit Fees (internal)	£128.10	£500.00	25.62%

Subscriptions	£236.06	£320.00	73.77%
Meeting Room Hire	£0.00	£150.00	0.00%
Training	£0.00	£200.00	0.00%
Parish Improvements/Events	£153.88	£800.00	19.24%
Chair's Fund	£0.00	£30.00	0.00%
	£2,014.96	£7,000.00	

(iii) That the Bank Reconciliation at 31<sup>st</sup> May 2023, as detailed below be noted:-

<b>Bank Reconciliation 31 May 2023</b>			
<b>MOSTON PARISH COUNCIL</b>			
<b>Financial year ending 31 March 2024</b>			
Prepared by: Muna Clough, Parish Clerk & RFO			
Balance per bank statements as at 31 May 2023			£
Current Account (07572433)	£19,416.29		
Reserve Account (including interest)	5050.92		£24,467.21
			£24,467.21
Less: any unpresented cheques			£0.00
Add: any unbanked cash	None		
			<b>£24,467.21</b>
<b>Net bank balances as at 31 May 2023</b>			
<b>The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows</b>			
<b>CASH BOOK</b>			
Main and Reserve @ 01.04.2023			22693.04
Add: Receipts in the year (including interest)	£3,789.13		£26,482.17
Less: Payments in the year	£2,014.96		£24,467.21
<b>Closing balance per cash book [receipts and payments book] must equal net bank balances above</b>			<b>£24,467.21</b>

## 6. PLANNING APPLICATIONS

Councillor Nixon reported on the following planning updates:-

- **Ongoing Planning Applications**

- (i) 17/5070C – Former Albion Chemical Works, Booth Lane, Moston, Cheshire. Outline planning application for 100 residential units.

The Chair reported that planning application 17/5070C had been approved, with conditions, on 26th May 2023. It was hoped that Bluefield would commence improvements to the footpath and street lighting, as soon as possible, but in all likelihood due to nesting season, the start date was likely to be in August.

In response to a question, the Chair advised that the improvements (S106 Agreements) would not be completed before the first brick was laid however, Bluefield would be using its own contractors for the works and had given assurances that this would be completed within

6 months. The Chair also explained the historic agreements involving works to the footpath which were prioritised over the towpaths.

- (ii) 21/4283C Reserved Matters following outline approval, Land off, Warmingham Lane, Middlewich (including appearance, landscaping, layout and scale). Development of 235 dwellings and associated infrastructure - outline planning permission not subject to Environmental Impact Assessment

The Chair reminded the Members that following the boundary changes, this application was now outside the Parish of Moston. He added that prior to the changes, only a small number of houses, those bordering up to Warmingham Lane, were in Moston. This was still however, an opportunity for the Parish Council to ensure improvements to the lanes were maintained and to ensure the area was protected whilst the estate was being built.

The Chair further reminded the Members of the Parish Council's previous detailed objections to the application.

### **RESOLVED**

**That the following comment be submitted to Cheshire East Planning from the Parish Council:-**

**Whilst accepting that the application for 235 houses was approved, the Parish Council's original concerns are yet to be addressed, which are as follows:**

**Traffic on Moston Lanes continues to increase at an alarming rate. A condition for funding of the re-surfacing of Dragons Lane, speed restrictions and improved signage at the junctions of Warmingham Lane with Dragons Lane, Dragons Lane with Whitehall Lane and Dragons Lane with Tetton Lane, remains outstanding.**

**Tetton Lane traffic has increased considerably since the application was approved. The increase will continue on this narrow, subsidence ridden lane, more so when the Middlewich Eastern Bypass eventually opens and the 450 houses on Glebe Farm begin occupation. The Parish Council considers that it is now appropriate to impose a sensible speed limit on Tetton Lane.**

**A traffic management scheme applied by Seddon Housing during the building of 84 houses on the opposite of Warmingham Lane worked well and the Parish Council would expect a similar scheme to be adopted during the building of the 235 houses.**

**The Parish Council wishes to strongly recommend that all construction traffic must access the site directly from Both Lane A533. No construction traffic to use Warmingham Lane which is south of the site.**

- (iii) 22/3244C - Fairacre, East Booth Lane, Moston. Change of use to Showman's Yard with facilitating development (hardstanding, fencing, septic tank (retrospective)).

The Parish Council noted that this application remained undecided.

- (iv) 22/3186C – Ivy Fields Farm, extension to agricultural worker's dwelling. The Parish Council noted that this application remained undecided.

The Chair reported that it was now more than 9 months since comments on the application were submitted by the Parish Council. The Parish Council gave its full support to the building of an agricultural workers dwelling and wished every success to Ivy Fields Farm.

The Members agreed that they could not support the application for an extension to the dwelling which was granted planning permission less than 2 years ago, but neither did they wish to object to the proposal. During this period the farming enterprise had increased with

further land being acquired and the original plans modified in line with the planning officer's comments to the applicant. The requirement for a farm office however, was considered to be reasonable. However, it was felt that the delay to make a decision, of over 9 months, by Cheshire East Council was unacceptable.

- (v) 22/2140M – Advertising right, Moston Garage, Booth Lane, Moston. Demolition and redevelopment of former garage with 5 houses.

The Chair reminded Members that contamination of the site was the major concern regarding this application, and also added that the Parish Council had objected to the application, on the basis that it considered 5 houses was over development and 4 houses would be more appropriate. Regardless of these objections, the Environment Agency focussed on the contamination matter, and had asked for further time to study the latest contamination survey. In addition to the Environment Agency concerns, Cheshire East Council Environmental Protection was now recommending refusal of the application, on the grounds that they were not satisfied with the extent of the contamination report, due to lack of clarity on the contamination issue.

The Chair reported that the following 2 applications would be decided by the Cheshire East Council Planning Committee and not by delegated authority. The Planning Committee dates had been regularly changed, and the latest scheduled date was 2nd August 2023 where they were scheduled to be heard at the Southern Planning Committee:-

- (vi) 21/5187C 1 Gypsy/Traveller Pitch on a piece of land adjacent to Horseshoe Farm on Warmingham Lane. This land had previously obtained planning permission for stables and a parking area [Ref. 19/2223C].
- (vii) 22/2471C 1 Gypsy/Traveller pitch on Meadow View  
This application had previously received planning permission but was not developed within the 3 year timeframe and as a result, the planning permission had lapsed. The site had been purchased by the owner of Thimsworra, was adjacent to that site and had been part of the application [Ref.19/5213C by the owner of Thimsworra] to increase the number of caravans on the site to 16. This was refused by The Planning Inspectorate on 11th May 2022.

## **7. CO-OPTION OF COUNCILLORS**

Mr Richard Gordon Bower-Lowe introduced himself to the Parish Council and confirmed that he would be delighted to support his local community by becoming a Parish Councillor

### **RESOLVED**

**That Richard Gordon Bower-Lowe be coopted onto the Membership of the Parish Council, and the Chair extended a warm welcome.**

## **8. CHAIR'S REPORT**

The Chair reported on the following matters pertinent to the Parish:

- (i) Following receipt of substantial evidence Cheshire East Council had made an order to add the track from Plant Lane to Dragons Lane onto The Definitive Map as a Restricted Byway which would carry a higher status than the Bridleway which was applied for. This would allow usage by pedestrians, push bikes, horses and horse and carriages. Representations regarding this Order could be made in writing until 13<sup>th</sup> July 2023, the details of which had been outlined in a public notice.
- (ii) The Police and Crime Commissioner would be holding a meeting in Holmes Chapel on 4<sup>th</sup> July 2023 at 6.00 pm, to which Town and Parish Councils and other agencies/organisations were invited. The Chair asked for a volunteer to accompany him to the meeting. Councillor Lockett expressed his interest and agreed to attend with Councillor Nixon.

- (iii) A number of dead fish were observed in the canal, since the heavy storm. Members considered the cause and agreed that it was likely due to a disturbance of settlement on the bottom of the canal.
- (iv) A Highways Newsletter had been distributed to all Parish Councillors via email.
- (v) As the Parish Council was now only meeting once every two months, Councillors were asked to read their emails at least twice a week.
- (vi) It was hoped that the summer flowers would be in the planters this week.
- (vii) Since the boundary changes, the Parish Council was responsible for changing the road signage. The Chair was currently considering the best and most precise location for the sign.

## **9. REPORT FROM CHESHIRE EAST COUNCILLOR**

Councillor Wray, Cheshire East Councillor reported on the following matters relating to the Parish:

- Albion Lock – The costs involved in this project had risen significantly since work commenced 6 years ago.
- Cheshire East Democratic Services had been populating all the Committees and appointing a large number of new Members to the Council (around 30).

Councillor Luckett raised concerns relating to the quality of grasscutting by Cheshire East Council, which he considered was not of a satisfactory standard. Councillor Wray agreed to feedback to Cheshire East Council.

### **RESOLVED**

**That the report be noted.**

## **10. REVISED SCHEDULE OF DATES OF MEETING**

### **RESOLVED**

**That the revised schedule of meetings for 2023-2024 as follows (all to be held at 7.30 pm at St Peter's Church Hall, Elworth, Sandbach) be approved:-**

**9<sup>th</sup> August 2023**

**11<sup>th</sup> October 2023**

**13<sup>th</sup> December 2023**

**14<sup>th</sup> February 2024**

**10<sup>th</sup> April 2024**