



# Moston Parish Council

11<sup>th</sup> October 2023

Commenced: 7.30 pm

Terminated: 8.35pm

Present: Councillor Nixon (Chair)  
Councillors Haigh, Moran, Lockett, Bower-Lowe and Tumilty  
Councillor Wray – Cheshire East Councillor

Apologies for  
Absence: None

Also in attendance were 10 members of the public.

## 1. APOLOGIES FOR ABSENCE

There were no apologies for absence from Members of the Parish Council.

## 2. DECLARATIONS OF INTEREST

There were no declarations of interest received from Members of the Parish Council.

## 3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 9<sup>th</sup> August 2023 were approved as a correct record and signed by the Chair.

## 4. PUBLIC FORUM

In response to a question by a Member of the Public, the Chair agreed to contact Digital Cheshire for an update on the introduction of fibre broadband to Moston.

## RESOLVED

That the Chair to report back to the next meeting.

## 5. FINANCES AND BUDGET 2023-2024

(i) The Clerk reported that at the 30<sup>th</sup> September 2023, the budget expenditure for 2023-2024 was as follows:-

Budget Head	Total	BUDGET ALLOCATED
Salary	£1,567.80	£3,300.00
General Admin	£0.00	£500.00
Website/ICT Costs	£396.00	£500.00
Insurance	£215.32	£400.00
Payroll Costs	£85.20	£300.00
Audit Fees (internal)	£128.10	£500.00
Subscriptions	£291.06	£320.00
Meeting Room Hire	£50.00	£150.00
Training	£0.00	£200.00
Parish Improvements/Events	£153.88	£800.00
Chair's Fund	£0.00	£30.00
	£2,887.36	£7,000.00

## RESOLVED

That the Budget Expenditure at 30<sup>th</sup> September 2023 be noted.

(ii) The Clerk reported that the bank reconciliation at 30<sup>th</sup> September 2023 was as follows:-

<b>Bank Reconciliation 30th September 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 30th September 2023		
		£
Current Account (07572433)	£22,043.89	
Reserve Account (including interest)	5073.25	£27,117.14
Add: any unbanked cash	None	
<b>Net bank balances as at 30th September 2023</b>		<b>£27,117.14</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		£22,693.04
Add: Receipts in the year (including interest)	£7,311.46	£30,004.50
Less: Payments in the year	£2,887.36	£27,117.14
<b>Closing balance per cash book [receipts and payments book] must equal net bank balances above</b>		<b>£27,117.14</b>

**RESOLVED**

**That the bank reconciliation at 30<sup>th</sup> September 2023 be noted.**

(iii) Parish Projects for 2024-2025

Members considered the following projects for 2024-2025, which should be included within the precept application:-

- Reinstatement of some oak trees on oakwood lane;
- The purchase of £100 worth of daffodils;
- Replanting of Parish Planters;
- Repair/replacement of the 3 Parish Notice boards;
- Refurbish the bench on the Green;
- Upkeep of Tetton Post

**RESOLVED**

**(i) That the projects detailed above be approved.**

**(ii) That photos of Parish Councillors be placed on the Parish Council website.**

(iv) Annual Pay Review of the Clerk and Responsible Financial Officer

**RESOLVED**

**That the annual pay review of the Clerk and Responsible Financial Officer from National Scale Point 9 £12.06 per hour to Point 10 £12.28 per hour be approved.**

- (v) Signatory for the Parish Council Bank Account.

**RESOLVED**

**That approval be given for Councillor Haigh to be a signatory on the Parish Council Bank Account.**

**6. PLANNING APPLICATIONS**

The Chair reported on the following planning applications:-

**(i) New Planning Applications**

- 23/3570/0C – Land south of Warmingham Lane. Change of Use of land for use as a natural burial ground for the burial of coffins and urns with associated infrastructure  
Members discussed visual implications, parking considerations and additional traffic.

**RESOLVED**

**That the Parish Council does not object to this application, subject to the following conditions detailed in the application being adhered:-**

**1. Prior to any form of construction the continual flooding of Warmingham Lane close to the proposed access is addressed and remedial work completed by Cheshire East Highways.**

**2. The Management Plan in its entirety to be part of any planning consent.**

**3. An approved route is in place for all vehicles entering and leaving the site, A533 Booth Lane, Mill Lane, Warmingham Lane. This is to avoid the use of other narrow country lanes in Moston**

**4. There shall be strict compliance to the following policies in the Moston Neighbourhood Plan, LCD1, LCD2, INF1, INF3, ENV1 and ENV2.**

- 23/3408C – Stables off Warmingham Lane, Moston. Erection of Agricultural Building. 4m high. The applicant of this application was in attendance at the meeting and discussions ensued regarding discrepancies in the details submitted on the Cheshire east Council website and the actual application. The applicant agreed to speak to the Local Planning Authority regarding these discrepancies.

**RESOLVED**

**That consideration of this application be deferred until correct details and further information are received.**

**(ii) Ongoing Planning Applications**

- 22/3244C Fairacre, East Booth Lane, Moston, CW11 3PU travelling showman. It was noted that there was still no progress with this application. The Chair had spoken to the Planning Agent and the applicant and the last entry on Cheshire East Council website was December 2022. The Planning Agent had reported that she not heard from the Council's Planning Officer.
- Withdrawn application.  
Application No: 23/3226C The Cottage, Plant Lane, Moston, Sandbach, Cheshire, CW11 3PH had been withdrawn, in anticipation of a refusal, with the intention of submitting a modified resubmission. Particulars of Development related to a single storey rear extension extending 7.00m beyond the rear wall, maximum height of 4.00m and eaves height of 2.50m.

### **(iii) Recent Planning Decisions**

- 22/2471C Land South Of, Dragons Lane, Moston Change of use of land to use as residential caravan site for one gypsy family with two caravans, including construction of access road, laying of hardstanding and erection of amenity building. Members noted that this application was granted at Southern Planning Committee on 27th September 2023.
- 21/5187C Land North of Horseshoe Farm, Warmingham Lane, Moston, Middlewich. CW10 0HJ Change of use of land to use as residential caravan site for one gypsy/traveller family with 2no. caravans, including no more than one static caravan/mobile home together with erection of day room. This application, for 1 additional Pitch on land outside of the site at Horseshoe Farm which had previously been given planning for a stable, was refused by Planning Officers on 22nd September 2023.
- 23/1099C Stud Green Cottage, Dragons Lane, cottage immediately by canal bridge. New extension Refused.
- 22/2140M Advertising rights at Moston Garage. This application had been refused by Cheshire East Council Planning on the basis of lack of information relating to hazardous waste on the site. The Environment Agency however, had now stated that the proposed development would be acceptable if a planning condition was included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework. The Members noted that the target date was 13th October 2023

#### **Planning Appeal**

- Appeal Ref: APP/R0660/C/21/3286380 Land south of Dragons Lane, Moston, Sandbach CW11 3QB. The Appeal Decision issued by the Planning Inspectorate was circulated to Members separately, but Members noted that the Planning Enforcement Appeal which was against an Enforcement Notice to cease the use of land as a residential caravan site, was dismissed. All caravans and other paraphernalia were to be removed within 12 months.

### **RESOLVED**

**That the reports be noted.**

### **7. CHAIR'S REPORT**

The Chair reported on the numerous road traffic accidents that occurred on Mill Lane at the junction with Warmingham Lane (CW11) and the damaged road signage. It was hoped that new signage would be in place as soon as possible. Councillor Nixon was working with a new officer of Cheshire East Highways and was forging positive relationships. The officer had agreed to replace and produce new signage and road markings on Warmingham Lane (CW10) and in the longer term would hope to improve the current situation on Mill Lane at the junction with Warmingham Lane (CW11)

Members also referred to flooding problems on Warmingham Lane caused by United Utilities.

### **RESOLVED**

- That the Chair and Clerk submit a letter to Cheshire East Council Highways on behalf of Parish Council regarding this matter.**
- That the Chair and Clerk submit a letter to Cheshire East Council Highways and United Utilities on behalf of Parish Council.**

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

Councillor Wray, Cheshire East Councillor reported that the Cheshire East Council Chief Executive

was leaving the Council this week, but a replacement Chief Executive had not yet been employed. He referred to difficulties in contacting employees of the Council due to sparse staffing resources.

**RESOLVED**

**That the report be noted.**

**9. CHESHIRE EAST COUNCIL CAR PARKING SERVICES**

The Chair updated Members on proposals from Cheshire East Council to introduce car parking charges throughout the County.

Members discussed the implications which included lack of standardisation/uniformity of charges in different areas; effects on local businesses; the use of supermarket car parks as alternatives; the need to improve public transport.

**RESOLVED**

**That the Parish Council does not support these proposals.**

**10. DATE OF NEXT MEETING**

Members noted that the next meeting of the Parish Council would be held on Wednesday, 13<sup>th</sup> December 2023 at 7.30 pm at St Peter's Church Hall, Elworth, Sandbach.