



MOSTON PARISH COUNCIL

9th August 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 11 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 14th June 2023 were approved and signed by the Chair of the Parish Council as a correct record.

4. PUBLIC FORUM

In response to a question, the Chair agreed to look into when Warmingham Road would reopen.

5. FINANCES AND BUDGET 2023-2024

RESOLVED

- (i) To note that the reimbursement for the overpayment of the insurance (Minute 5(ii) of the last Meeting refers) has been received;
- (ii) That the budget expenditure at the 31st July 2023 as detailed below be noted:-

Budget Head	Total	BUDGET ALLOCATED	DIFFERENCE
Salary	£1,045.20	£3,300.00	31.67%
General Admin	£0.00	£500.00	0.00%
Website/ICT Costs	£396.00	£500.00	79.20%
Insurance	£215.32	£400.00	53.83%
Payroll Costs	£85.20	£300.00	28.40%
Audit Fees (internal)	£128.10	£500.00	25.62%
Subscriptions	£291.06	£320.00	90.96%
Meeting Room Hire	£50.00	£150.00	33.33%
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%
	£2,364.76	£7,000.00	

(iii) That the bank reconciliation at 31st July 2023, as detailed below be received:-

Bank Reconciliation 31 July 2023		
MOSTON PARISH COUNCIL		
Financial year ending 31 March 2024		
Prepared by: Muna Clough, Parish Clerk & RFO		
Balance per bank statements as at 31 July 2023		£
Current Account (07572433)	£19,066.49	
Reserve Account (including interest)	5055.69	£24,122.18
		£24,122.18
Less: any unrepresented cheques		£0.00
Add: any unbanked cash	None	
		£24,122.18
Net bank balances as at 31 July 2023		
The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows		
CASH BOOK		
Main and Reserve @ 01.04.2023		22693.04
Add: Receipts in the year (including interest)	£3,793.90	£26,486.94
Less: Payments in the year	£2,364.76	£24,122.18
Closing balance per cash book [receipts and payments book] must equal net bank balances above		£24,122.18

6. PLANNING APPLICATIONS

The Chair reported on the following:

(i) New Planning Applications

Application Number 22/2219C - Land North of Dragon's Lane, Moston. Erection of a 12MW battery storage facility with boundary fencing, access track. Discharge of Planning Conditions. The Parish Council had originally [unsuccessfully] objected to this application as it related to development in open countryside.

The Chair reported on the key programme activities and dates and reported that the main construction work was to commence in April 2024.

RESOLVED

That the Parish Council notes this application.

(ii) Ongoing Planning Applications

- Application Number 22/3186C - Ivy Fields Farm, Plant Lane, Moston (extension to agricultural worker's dwelling) was granted with an amendment to the original application by reducing the extension to a ground floor office space at the rear of the house. There was no objection to the application from Moston Parish Council

- Application Number 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 Parish Council noted that the decision on this application was still outstanding despite being registered on 10/08/2021.

- Application Number 22/2140M – Advertising right, Moston Garage, Booth Lane, Moston. Demolition and redevelopment of former garage with 5 houses. The Chair reported that following a recent Stage 2 site investigation, tanks must be removed and contaminated land must also be removed from the site.

The Parish Council noted that the decision on this application was still outstanding.

- Application Number 22/3244C - Fairacre, East Booth Lane, Moston. Change of use to Showman's Yard with facilitating development.

The Chair reported that there had been no progress on the planning application since December 2022, however Dawn Taylor, Cheshire Partnership Housing Strategy for Travelling Show People had helped establish a postcode for the site and Alison Heine, the applicants Planning Agent was looking to progress this planning application.

The Parish Council noted that despite repeated delays, the following 2 applications were to be decided by Cheshire East Council Planning Committee, the latest date being displayed as 30th August 2023.

- Application Number 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].
- Application Number 22/2471C - 1 Gypsy/Traveller pitch on Meadow View. This application had previously received planning permission but was not developed within the 3 year time frame and as a result, the planning permission had lapsed. The site had been purchased by the owner of Thimsworra and was adjacent to that site. It was part of the application [Ref.19/5213C by the owner of Thimsworra] to increase the number of caravans on the site to 16. That application was refused by Cheshire East Planning and on appeal by The Planning Inspectorate on 11th May 2022.

RESOLVED

That the Parish Council notes the above planning matters.

7. TIPPING ON LAND OFF WARMINGHAM LANE AND GREEN LANE

The Chair welcomed to the Parish Council the owners of the two sites being discussed. Councillor Nixon explained that he had received numerous concerns from parishioners particularly relating to damage caused to grass verges and roads, since the works had commenced.

RESOLVED

The Parish Council notes and welcomes that the owners agree to reinstate any grass verges or other damage caused by their work.

8. SPEED MANAGEMENT STRATEGY

The Chair reported that he had been approached by a Member of Warmingham Parish Council with a proposal for a joint initiative on a speed management strategy that would involve both Parishes.

Members discussed the possibility of all the roads in Moston and Warmingham being restricted to 40mph. The number of road traffic accidents in Moston were recorded on Crash Map and the Chair requested authority to purchase this to determine the number of accidents in Moston.

RESOLVED

- (i) That the involvement of Moston Parish Council in a joint Speed Management Strategy with Warmingham Parish Council be approved;**
- (ii) That the Chair be authorised to purchase Crash Map (25 credits) in sum of £18.75.**

9. CHESHIRE EAST COUNCILLOR CODE OF CONDUCT

The Clerk circulated the latest Official Cheshire East Councillor Code of Conduct and requested that this be adopted by Moston Parish Council.

RESOLVED

That the latest Official Cheshire East Councillor Code of Conduct be adopted by Moston Parish Council.

10. MODIFICATION ORDER FOR WATCH LANE, MOSTON

Reports were circulated on a Modification Order for Watch Lane, Moston and the Chair explained that approximately 9 years ago, he applied for an order for Watch Lane to be included on the definitive map. The original application for the Lane to be categorised as a bridlepath, was changed by the Public Rights of Way Committee to a Restricted By-way'.

RESOLVED

That the Modification Order be noted and the Clerk to write to the Cheshire East Public Rights of Way Department, to notify them that the Parish Council supports this modification.

11. CHAIR'S REPORT

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

- (i) The recent Police and Crime Commissioner Meeting was attended by Councillors Nixon and Luckett and had been well received. In an attempt to reduce fly tipping, the Police and Crime Commissioner had agreed to support the Parish Council's previous request and ask Cheshire East Council, to include a leaflet in the envelopes containing the Council Tax payment details, reminding householders of their duty of care when employing removal companies to verify that they held a current Waste Disposal Licence.**

The Inspector had asked for fly tipping reports in Moston, and the new PCSO was working with the Chair to create a list. The Police would be engaging the Rural Crime Team to observe the Parish for any incidents of fly tipping, PCSOs would also be patrolling the lanes. The Members welcomed an increased Police presence throughout Moston.

- (ii) There was an ongoing problem regarding expired road signs, which were not removed following road works, as these were often tossed aside into the nearest hedgerow or verge.**
- (iii) There was to be a charge for green waste (brown/green bin) in the sum of £56 a year.**
- (iv) Works had now commenced on the footpath on Booth Lane, but were not being completed as expected. The existing narrow width of the footpath had not been widened as anticipated, and was inaccessible for a wheelchair. Councillor Nixon agreed to look into this.**

RESOLVED

That the report be noted.

12. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray, Cheshire East Councillor reported on the following matters:-

- (i) The Cheshire East Council Chief Executive was moving to Bradford City Council;
- (ii) The majority of Council employees based at Westfields were now working from home;
- (iii) Consideration was being given to the sale of the Westfields Council Building, along with other Council owned buildings that may be surplus to requirements.

RESOLVED

That the report be noted.

13. DATE OF NEXT MEETING

To note the next meeting will be held on Wednesday, 11th October 2023 at 7.30 pm at St Peter's Church Hall, Elworth, Sandbach