



## Moston Parish Council

10<sup>th</sup> April 2024

Commenced: 7.30 pm

Terminated: 8.35 pm

Present: Councillor Nixon (Chair)  
Councillors Lockett, Tumilty, Bower-Lowe, Haigh, Moran

There were 9 members of the public in attendance

### 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 from Members of the Parish Council.

### 3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 14<sup>th</sup> February 2024 were approved as a correct record and signed by the Chair, subject to an amendment to the spelling of Councillor Tumilty.

### 4. PUBLIC FORUM

There were no questions by Members of the Public.

### 5. FINANCES AND BUDGET 2023-2024

Consideration was given to a report of the Clerk and Responsible Financial Officer on the Finances and Budget for 2023-2024, as follows:-

#### (i) Payment of Invoices and Reimbursements

#### RESOLVED

That the individual payments made in 2023-2024, as detailed in the report, be approved.

#### (ii) Approval of Payments

#### RESOLVED

That the following payments be approved:-

Clerk	April – Month 1	Approx. £230.13
PAYE Clerk	April – Month 1	Approx. £57.60
Netwise	Annual Premium Hosting Fees	£528.00
Clive Nash	Landscaping	£308.00
Shires Payroll	Payroll Fees	£82.80
Zurich Insurance	Parish Council Insurance	£251.97

#### (iii) Budget Head Expenditure in 2023-2024

#### RESOLVED

That the Budget Head Expenditure in 2023-2024 be received.

**(iv) Budget Allocations 2024-2025**

**RESOLVED**

That the Budget Head Allocations for 2024-2025 as detailed in the table below, be approved:-

<b>Budget Head</b>	<b>Budget Allocation</b>
Salary	£3,800.00
General Admin	£250.00
Website/ICT Costs	£550.00
Insurance	£625.00
Payroll Costs	£300.00
Audit Fees (internal)	£150.00
Subscriptions	£395.00
Meeting Room Hire	£150.00
Training	£100.00
Parish Improvements/Events	£1000.00
Chair's Fund	£30.00
	£7,350.00

**(v) Bank Reconciliation at 31<sup>st</sup> March 2024**

**RESOLVED**

That the Bank Reconciliation at 31<sup>st</sup> March 2024, as detailed in the report submitted, be approved.

**(vi) Bank Statements**

**RESOLVED**

That the Bank Statements as detailed in the report submitted, be received.

**6. ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURNS 2023-2024**

Members considered the following documents:-

**(i) AGAR Statement of Exemption 2023-2024**

**RESOLVED**

That approval be given to the Clerk and Responsible Financial Officer to submit a Statement of Exemption to the External Auditor for the 2023-2024 Financial Year.

**(ii) Section 1 - Annual Governance Statement 2023-2024**

**RESOLVED**

That Section 1 of the Annual Governance Statement 2023-2024, as circulated, be approved.

**(iii) Section 2 – Accounting Statements 2023/24**

**RESOLVED**

That Section 2 of the AGAR, Accounting Statements 2023-2024, as circulated, be approved.

**(iv) Annual Internal Audit Report 2023-2024**

**RESOLVED**

That the Annual Internal Audit Report 2023-2024, be received.

**(v) Detailed Internal Audit Report 2023-2024**

**RESOLVED**

That the detailed Internal Audit Report 2023-2024, be received.

## 7. SHIRES ACCOUNTANTS

### RESOLVED

**That the appointment of Shires Accountants as the Parish Council's independent payroll provider for 2024-2025 be approved.**

## 8. PLANNING APPLICATIONS

Councillor Nixon reported on the following:-

- **New Planning Applications**

- (i) Planning Reference 24/0884C Location Moston Garage, Booth Lane, Moston, CW11 3PU. Change of Use from garage to vehicle storage with ancillary office and garage workshop with wash down area. Members considered a detailed report on this application, circulated by the Chair. The report outlined a large number of concerns, which the Members felt must be addressed, otherwise, the Parish Council would have no alternative but to object to the proposal.

The concerns discussed covered the following matters:-

- Hours of work not shown for vehicle movements;
- Palisade fencing – contrary to Moston Neighbourhood Plan LCD1;
- External lighting – contrary to Moston Neighbourhood Plan LCD2;
- Unacceptable adverse impact on the amenity of nearby residents or the surrounding landscape or lead to significant harmful levels of air and noise pollution – contrary to Moston Neighbourhood Plan LE2;
- Boundary treatment;
- Impact of noise and privacy;
- Assurance that no vehicles would be parked whilst carrying Hazardous Substances;
- Safety matters regarding the entrance;
- A soakaway might not be sufficient for a Wash Down Area designed for large vehicles where there could be contamination;
- Tarmac might not be the ideal surface for articulated vehicles having to make tight turning manoeuvres.

### RESOLVED

**That the Clerk submits the concerns of the Parish Council to Cheshire East Planning Authority, clearly detailing that if the concerns are not addressed then the Parish Council objects to the application.**

- **Ongoing Planning Applications**

- (ii) Planning Reference: 21/5187C Location: Land north of Horseshoe Farm  
Proposal: 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.

Members noted that the decision was currently under appeal, with an appeal hearing scheduled on 10<sup>th</sup> May 2024 at Macclesfield Town Hall.

- (iii) 23/4026C, 24/0191C, 24/0553C Location: Thimsworra Farm, Dragons Lane, Moston, CW11 3QB – The Environment Agency had contacted the Clerk to advise that their planning team received consultations on planning applications 23/4026C, 24/0191C, 24/0553C from Cheshire East Council and responded providing formal comments under their role as a statutory consultee to all of these consultations on 2 April 2024. They advised that they had objected to all three applications due to the proposed use of a non-mains foul drainage systems with no assessment of the risks of pollution to ground and surface waters provided.

- (iv) 24/0596C Location: Land North Of Junction With Mill Lane, Warmingham Lane, Moston, Cheshire East, CW11 3PT. Proposal: Full planning application for removal of concrete lagoons and structures and redevelopment of site to provide a single detached dwelling.
- (v) 24/0553C Location: Lazarus Farm, Dragons Lane, Moston. CW11 3QB. Proposal: Material change of use of land for Traveller site with new access from Dragon's Lane, additional hard standing, Utility block and shed (retrospective).
- (vi) 24/0224C Location: Stud Green Cottage, Dragons Lane, Sandback, CW11 9QB. Proposal: Prior approval for a larger home extension extending 8m from the rear elevation, max height of 3.6m and 3.3m to the eaves.
- (vii) 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.
- (viii) 23/3408C – Land off Warmingham Lane, Moston. Erection of agricultural building.
- (ix) 22/3244C Fairacre, East Booth Lane, Moston, CW11 3PU. Change of use of land for Showmans Yard with facilitating development (hardstanding, fencing, septic tank) retrospective. The Chair had emailed the planning officer involved with this case to advise that during the recent flooding, he had never seen water at this location. He believed that there was a misinterpretation, as the Interactive Map did not show the correct location of the application.

## **9. CHAIR'S REPORT**

The Chair reported on the following:-

- Speed Management Strategy - The combined strategy with Moston and Warmingham had been submitted to Cheshire East Council, proposing that the maximum speed on all lanes within the parishes should be limited to 40mph. This proposal had received the support of the Police and Crime Commissioner.
- Mill Lane accidents – the flashing sign proposed by Cheshire East Highways had been since dismissed by Cheshire East Council, due to the lack of a source of electricity. Councillor Nixon had therefore suggested the use of solar powered signs.
- Warmingham Lane flooding and mud – this matter was discussed at the Parish Meeting.

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

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

- There were numerous consultations taking place on the new Local Plan;
- The Mayor Elect for 2024-2025 was Councillor David Edwardes;
- The Westfields building would not close, and proposals were being considered about possible renting;
- The Council had recently found that the productivity of its employees had reduced by 30-40% due to working from home.

## **11. SCHEDULE OF MEETINGS**

Members approved the following schedule of meetings of the Parish Council for the 2024-2025 Municipal Year (all commencing at 7.30 pm):-

8<sup>th</sup> May 2024

3<sup>rd</sup> July 2024

11<sup>th</sup> September 2024

13<sup>th</sup> November 2024

8<sup>th</sup> January 2025

12<sup>th</sup> March 2025