



Moston Parish Council

3rd July 2024

Commenced: 7.50 pm

Terminated: 9.15 pm

Present: Councillor Nixon (Chair)
Councillors Moran and Tumilty

There were 5 members of the public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bower-Lowe, Haigh, Lockett and Wray (Cheshire East Councillor).

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 8th May 2024 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

Members of the Public raised the following matters:-

- As a result of work completed near the canal by United Utilities, the drains on Warmingham Lane were much improved. The Chair explained the work that had been carried out in this area.
- Tetton Lane had been closed with lights for around 4 days, but nobody had observed any work being carried out.

5. FINANCE AND BUDGET 2024-2025

Members considered a report of the Clerk and Responsible Financial Officer.

(i) May-June 2024 Transactions

RESOLVED

That the following transactions be approved.

PAYEE/PAYER	DETAILS	RECEIPT	PAYMENT	BALANCE
HMRC	VAT Refund	£254.90		£21,198.84
Elworth PCC	Room Hire		£50.00	£21,148.84
M Clough	May Salary		£230.13	£20,918.71
HMRC	PAYE May		£57.60	£20,861.11
D Nixon	Land registry and stationery		£27.47	£20,833.64

(ii) Approval of Payments

RESOLVED

That the following payments be approved

Salary	Clerk	July – Month 4	Approx. £230.13
Salary	PAYE Clerk	July – Month 4	Approx. £57.60
Salary	Clerk	August – Month 5	Approx. £230.13
Salary	PAYE Clerk	August – Month 5	Approx. £57.60

(iii) 2024-2025 Budget Expenditure at 24th June 2024

RESOLVED

That the following Budget Head expenditure at 24th June 2024 be noted.

Budget Head	Total	Budget Allocated	£ Balance
Salary	£575.46	£3,800.00	£3,224.54
General Admin	£0.00	£250.00	£250.00
Website/ICT Costs	£528.00	£550.00	£22.00
Insurance	£251.97	£625.00	£373.03
Payroll Costs	£82.80	£300.00	£217.20
Audit Fees (Internal)	£126.00	£150.00	£24.00
Subscriptions	£106.40	£395.00	£288.60
Meeting Room Hire	£50.00	£150.00	£100.00
Training	£0.00	£100.00	£100.00
Parish Improvements/Events	£308.00	£1,000.00	£692.00
Chair's Fund	£0.00	£30.00	£30.00
	£2,028.63	£7,350.00	£5,321.37

(iv) Explanation of Variances

The Clerk reported that there were no variances to the Budget to consider.

(v) Bank Reconciliation as at 26th June 2024

RESOLVED

That the Bank Reconciliation as at 26th June 2024, detailed below, be received:-

Bank Reconciliation		
26th June 2024		
MOSTON PARISH COUNCIL		
Financial year ending 31 March 2025		
Prepared by: Muna Clough, Parish Clerk & RFO		
Balance per bank statements as at 26th June 2024		
CASH BOOK		
Opening Balances at 26th June 2024		
Current Account 07572433		£20,861.11
Reserve Account 96473193		£5,122.84
Less Payments not Cashed		£0.00
Add Unbanked Cash		£0.00
Net bank balances as at 26th June 2024		£25,983.95
The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows		
Current Account @ 01.04.2024		£18,884.84
Reserve Account @ 01.04.2024		£5,109.84
Add: Receipts in the year - Current Account	£4,004.90	£22,889.74
Add: Receipts in the year - Reserve Account	£13.00	£5,122.84
Less: Payments in the year - Current Account	£2,028.63	£20,861.11

Less: Payments in the year - Reserve Account		£5,122.84
Closing balance per cash book [receipts and payments book] must equal net bank balances above		£25,983.95

(vi) Bank Statements – Current Account and Reserve Account

RESOLVED

That the Bank Statements submitted with the report be received.

6. PLANNING APPLICATIONS

The Parish Council considered an update from Councillor Nixon on the following:-

- **New Planning Applications**

- (i) Planning Reference 24/2174C The Cottage, Red Lane, Moston, CW113PE Change of use from C3 dwelling to C2 Residential Institution caring for up to 2 children under 18 years old.

Members agreed that the following Resolution be forwarded to Cheshire East Planning Department.

RESOLVED

Moston Parish Council does not object to the application, but for the safety of all concerned, the location has to be considered.

The entrance to The Cottage is situated in a dangerous location close to the junction with Hall Lane, adjacent to Newfield Fabrications Staff Car Park and nearly opposite their HGV exit/entry. Red Lane is narrow and traffic entering the Lane from Hall Lane do so at considerable speed. The four parking spaces outlined within the application do not seem adequate, as there could be four vehicles during the changeover of staff and more if support workers, local authority staff or any maintenance work is required.

More parking spaces need to be added with sufficient room for vehicles to turn round within the site.

If planning is granted the Parish Council considers a condition needs to be attached that NO Parking takes place on Red Lane and further consideration given to double yellow lines on the carriageway.

- **Recent Decisions**

- (ii) Planning Reference 24/0553C 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. Refused on 2nd May 2024
- (iii) Planning Reference 21/5187C Location: Land North of Horseshoe Farm, Warmingham Lane, Moston, Middlewich, CW10 0HJ. 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. Granted on Appeal on 11th June 2024.
- (iv) Planning Reference 24/1356C Location: Pine Cottage, Clay Lane, Moston, Cheshire. CW11 3QY. Proposal: Remove existing conservatory & replace with new larger footprint sun room. Granted on 11th June 2024
- (v) Planning Reference 23/4603C Location: The Cottage, Plant Lane, Moston, Sandbach, Cheshire, CW11 3PH. Proposal: Replacement of existing glazed conservatory with a 7m x 4.6m single storey brick and tiled roof (4m in height) ground floor rear extension, which increases the existing combined footprint by less than 14 sq.m. Granted on 21st June 2024.

- **Ongoing Planning Applications**

- (vi) Planning Reference 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.
- (vii) Planning Reference 24/0275C Location: Stud Green House, Dragons Lane, Moston, CW11 3QB. Proposal: Single Storey Side Extension. Work appeared to be continuing on the side extension.
- (viii) Planning Reference 24/0191C Location: Pitch 12, Land at, DRAGONS LANE, MOSTON, CW11 3QB. Proposal: Change of use of land to form 1 gypsy and traveller family pitch, along with the erection of a 1 day with access taken off Dragons Lane. This application was now rescheduled for consideration at Southern Planning Committee on 31st July 2024
- (ix) Planning Reference 24/0884C Location: Moston Garage, Booth Lane, Moston, Cheshire, CW11 3PU. Proposal: Change of Use from garage to vehicle storage with ancillary office and garage workshop with wash down area. Objections had been submitted by Flood Risk and the Environment Agency. Environmental Protection felt there was a lack of information submitted. Work however, appeared to be continuing on the site.
- (x) Planning Reference 23/4026C Location: Thimsworra Farm, Dragons Lane, Moston, CW11 3QB. Proposal: Change of use of land to use as a residential caravan site for 7 gypsy families with a total of 16 caravans, including no more than 7 static/mobile homes, together with laying of hardstanding, erection of communal amenity building, erection of 5No utility buildings and erection of stable building. Comments had now been received from the Environment Agency. This application was rescheduled for consideration at Southern Planning Committee on 31st July 2024.
- (xi) Planning Reference 23/3570/0C Location: Land south of Warmingham Lane. Proposal: Change of Use of land for use as a natural burial ground for the burial of coffins and urns with associated infrastructure.
- (xii) Planning Reference 23/3408C Location: Land off Warmingham Lane, Moston. Proposal: Erection of agricultural building. An objection had been submitted by United Utilities.
- (xiii) Planning Reference 22/3244C Location: Fairacre, East Booth Lane, Moston, CW11 3PU. Proposal: Change of use of land for Showman's Yard with facilitating development (hardstanding, fencing, septic tank) retrospective. An objection by the Environment Agency has been recorded.

7. CHAIR'S REPORT

The Chair reported on the following matters:-

- (i) Fly tipping continued to take place in various locations. This included the ongoing littering of bags of dog foul;
- (ii) The Summer bedding plants had now been planted. Members agreed that these looked excellent.
- (iii) The Chair and Councillor Wray had met with Bluefield representatives on Thursday, 9th May 2024 regarding future development on Albion Lock, street lighting and repairs to the footpath along Booth Lane. These would hopefully be resolved in the future.
- (iv) Progress on better Broadband facilities for residents in Moston continued to be slow. Digital Cheshire was awaiting an update from Building Digital UK. A contract had been signed with Freedom Fibre for Project gigabit but there was no confirmation of build plans. Digital Cheshire had been working on mapping a potential voucher funded scheme if in the event Moston was not included in the gigabit contract. BDUK were aware of this idea being explored.

8. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray was unable to attend the meeting due to personal matters.

9. DATE OF NEXT MEETING

The Chair confirmed that the date of the next meeting was on Wednesday, 11th September 2024 at 7.30 pm at St. Peter's Church Hall, Elworth, Sandbach, CW11 3HU