

LOWER WITHINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 25th April, 2022 at 7:30p.m.

at Lower Withington Parish Hall

Present - Councillors H. Lewis (Chairman), P. Duffy, A. Brocklehurst, J. Blackburn,
R. Robinson.

Members of the public (0).

Cheshire East Borough Councillor L. Smetham.

Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **Apologies for absence** - Councillor C. Hamilton - work commitment

037/22 RESOLVED (a) **That the above apology for absence be received and approved.** (All in favour)

Councillor J. Frith was absent from the meeting.

2. **Declarations of interest** - None.

3. **Public forum for questions**

No questions had been received from or were presented by members of the public.

4. **Reports from external organisations**

(a) **Gawsworth Ward Policing Team - Matters of interest / concern within the Parish** - It was reported that during March, 2022 there had been a report of bats being disturbed at Hodgehill Lane. It was noted that difficulties had recently been experienced in contacting the local policing team.

038/22 RESOLVED (a) **To receive and note the report from the Police.**
(b) **That the Clerk contact the Police to raise a query about recent difficulties contacting the team.**

(b) **Cheshire East Ward Member Cllr. L. Smetham** - (Item deferred until after item 10(a)(iii) as Borough Councillor L. Smetham had not yet arrived due to attending another meeting.)

Borough Councillor L. Smetham reported that the final Community Governance Review recommendations were to be considered by Full Council on 27th April, 2022. Eaton Parish is currently actively defending existing proposals in light of new representations from Congleton Town Council. Cheshire East Highways are launching a newsletter to improve communication with residents and a survey is to be opened soon for views on Highway services. The Site Allocations and Development Policies Document is subject to consultation. Ukrainian nationals are now arriving within the Borough, however, bureaucratic requirements are causing delays to progress. The Code of Conduct is again being reviewed due to the lack of sanctions to address poor councillor behaviour.

5. **Minutes**

(a) The Minutes of the Parish Council Meeting held 28th March, 2022 had been previously circulated to all Members.

039/22 RESOLVED (a) **That the Minutes of the Parish Council meeting held 28th March, 2022 be confirmed as a correct record and signed by the Chairman.** (All in favour)

6. **Finance**

(a) **Finance report** - The Clerk reported that the 2021/22 accounts were currently being audited.

(b) **Payments** - The Chairman outlined the basis of the payments listed at Appendix A.

040/22 RESOLVED (a) **That report of the Clerk be received and duly noted.**

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(b) That the schedule of payments at Appendix A be approved and duly authorised. (All in favour)

7. Parish Council Projects

(a) **Oiling of owl carving at Dicklow Cob Village Green** - It was reported that seven contractors were approached for quotations. Two quotations had been received and were considered by Members.

041/22 RESOLVED (a) That the quotation, in the sum of £215.00, from Home Assist be accepted. (All in favour)

(b) Island at entrance to Parish Hall car park

i. **Feedback from Lower Withington Parish Hall committee** - It was reported that no further feedback had been secured. Initial reservations had related to ongoing maintenance and potential limitation on visibility when exiting the car park. Members considered that both of these issues could be addressed through responsible management of the planting and ongoing monitoring.

ii. **Quotations for planting of island** - It was reported that seven contractors were approached for quotations. One quotation had been received and was considered by Members. It was noted that the pricing of the plants within the quotation was consistent with an independent review of the proposed planting scheme.

042/22 RESOLVED (a) That the quotation, in the sum of £699.00, from Northwich Town Council be accepted.
(b) That the Clerk clarify the points raised by Members relating to the positioning of the membrane and impact upon the bulbs. (All in favour)

(c) **Replacement Parish Council website** - Members were invited to provide feedback on the example websites which had been previously circulated.

043/22 RESOLVED (a) That Members review the example websites and provide feedback to the Clerk at the earliest opportunity.
(b) That Councillor R. Robinson seek permission from providers of images on the current website for these to be transferred to a new website. (All in favour)

(d) Defibrillator at Lower Withington Parish Hall

i. **Replacement pads** - It was reported that replacement pads had been ordered.

ii. **Status of defibrillator cabinet** - It was reported that diagnostic tests had been carried out on the cabinet and it appeared to be in good working order.

iii. **Registration of the defibrillator with The Circuit** - It was reported that the defibrillator had been registered with The Circuit, a national database which can be accessed by the Ambulance Service.

044/22 RESOLVED (a) To receive and note the update reports. (All in favour)

(e) Additional defibrillator within Parish

i. **To receive feedback from the Chapel** - It was reported that the Chapel had raised no objections to an additional defibrillator being located at the Chapel.

ii. **Options relating to provision of additional defibrillator** - It was suggested that options for the provision and funding of an additional defibrillator should be considered at a future meeting.

045/22 RESOLVED (a) To receive and note the feedback from the Chapel.

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(b) That the Clerk collate possible options for provision and funding of an additional defibrillator for consideration at a future meeting. (All in favour)

(f) **Motions for submission to ChALC / NALC**

- i. **Motions for ChALC Annual Meeting** - Item deferred to a future meeting.
- ii. **Motions for NALC Smaller Councils Committee** - It was suggested that a motion be submitted to call for greater provision of public transport to access World Heritage Sites and to serve the needs of the surrounding community.

046/22 RESOLVED (a) That Councillor P. Duffy draft the text of the motion and forward to the Clerk for submission to NALC. (All in favour)

8. Planning Applications

(a) **Recent planning decisions** - Members noted the recent planning decisions which had been issued by Cheshire East Council in respect of development within the Parish. (Appendix B)

(b) **Planning applications** -

- i. **22/1031M** - Smiths Green Farm, Catchpenny Lane, Lower Withington. Reserved matters of access, appearance, landscaping, layout and scale in connection with outline approval 20/0499M.

047/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/1031M. (All in favour)

- ii. **22/1176M** - Jodrell Bank Observatory, Macclesfield Road, Cheshire. SK11 9DL
Removal/variation of condition 2 (approved plans) on planning approval 17/4370M - The proposal includes the creation of a new, single storey building to house a heritage exhibition and visitor centre. In conjunction with this, new footpaths, landscaping and associated enabling works are provided.

048/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/1176M. (All in favour)

- iii. Further applications received following issue of agenda -
 - **22/1232M** - Old Hall Cottage, Holmes Chapel Road, Lower Withington. SK11 9DT
Removal of condition 3 on approval 21/0765M - Revocation of Permitted Development Rights.

049/22 RESOLVED (a) That no observations be submitted in respect of planning application 22/1232M. (All in favour)

9. Highway maintenance and enhancements

(a) **Update on recently reported highway matters** - Members noted the following updates relating to highway matters.

- i. Dislodged coping stone on bridge at Catchpenny Lane.
[No date set yet for the work as the Structures Team are currently busy with emergency works.]
- ii. Pothole on A535 opposite to Daisy Bank Farm. [Work complete]
- iii. Overhanging hedge at junction of Farm Lane and Holmes Chapel Road.
[The site was assessed and a job raised for the vegetation to be cut back. A date for the work is being chased.]
- iv. Holes in road at junction of Whisterfield Lane and Chapel Lane.

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[Completion of this work will depend on whether any budget is available. If so, the work will be included in the programme for reinstatement and to, maybe, install marker posts.]

- v. Polluted run-off entering ditch along Catchpenny Lane.
[Matter not within the remit of Highways, referred to Environment Agency.]
- vi. Deteriorating white lines along Salters Lane between the Parish Hall and the Chapel. [Included in programmed work for 2022/23]
- vii. Potholes at junction of Lapwing Lane and Holmes Chapel Road.
[Awaiting assessment]

- (b) **Highway matters for attention** - It was reported that there were potholes along Long Shoot Road.

050/22 RESOLVED (a) That the Clerk continue to press for updates relating to the outstanding highway matters.
(b) That the Clerk report the above potholes to Cheshire East Council for attention. **(All in favour)**

- (c) **Quotation for siding out works on Salters Lane** - It was reported that the quotation had still not yet been received, however, the matter had been escalated to the Head of Highways for attention.
- (d) **Double white lines on A535 near to junction with Catchpenny Lane** - It was reported that no update had been received.
- (e) **New highways service newsletter** - It was reported that the link to sign up for the newsletter had been added to the Parish Council for resident information.
- (f) **2022/23 highway works programme** - It was reported that the 2022/23 work programmes had been published. The programme included white lining work along Salters Lane.

10. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and to determine such action as Members consider appropriate thereto:
- i. Cheshire East Council - Speed limit consolidation order 2022.

051/22 RESOLVED (a) To receive and note the information. **(All in favour)**

- ii. ChALC - Delay to Cheshire East Council adopting revised Code of Conduct due to the Council wishing to take the time to consider the Government's response to the Standards in Public Life Report.

052/22 RESOLVED (a) To receive and note the information. **(All in favour)**

- iii. Manchester Airport - Manchester Airport Future Airspace project - Stage 2 'Develop & Assess' - Phase 2 engagement events.

053/22 RESOLVED (a) To receive and note the information. **(All in favour)**

- iv. Cheshire East Council - Moving Traffic Consolidation Order 2022.

054/22 RESOLVED (a) To receive and note the information. **(All in favour)**

20:45 - Borough Councillor L. Smetham joined the meeting.

- v. Cheshire East Council - Updates relating to the Community Governance Review.

055/22 RESOLVED (a) To receive and note the information. **(All in favour)**

- vi. Police & Crime Commissioner - Meeting with Town & Parish Councillors - 18th May, 2022.

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056/22 RESOLVED (a) That no Members are available to attend the meeting.
(All in favour)

vii. Cheshire East Council - Site Allocations and Development Policies
Document: Main Modifications consultation.

057/22 RESOLVED (a) To receive and note the information. (All in favour)

11. Parish Matters

- (a) **Bluedot Festival event 2022 and local charitable donations** - It was reported that a representative from Bluedot Festival is planning to attend the next meeting.
- (b) **Local Contact Directory** - It was reported that efforts were still being made to develop the new local contact directory.
- (c) **The Queen's Platinum Jubilee** -
 - i. **Quotation for bunting** - It was reported that the quotation for provision and installation of bunting had been received. Members considered the quotation, however, concluded that this was too expensive to proceed. It was suggested that bunting could be purchased and put up by local volunteers.

058/22 RESOLVED (a) Not to proceed with the quotation received.
(b) That a budget of £500 be allocated for the purchase of bunting to be installed around the Village Green.
(c) That Councillor R. Robinson be authorised to source bunting within the budget at (b).
(d) That the bunting be installed by volunteers. (All in favour)

- (d) **Fruit tree planting at Dicklow Cob Village Green** - Item deferred to future meeting.
- (e) **Cheshire East Council - Homes for Ukrainians Scheme briefing** - It was reported that Borough Councillor L. Smetham had outlined the current position.
- (f) **Jodrell Bank Observatory World Heritage Site Steering Group** - There was nothing to report at this time.

12. Matters for inclusion on next/future meeting agenda -

- (a) Parish Council project - Red telephone kiosk.

13. Date of next meeting - Monday 30th May, 2022

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

059/22 RESOLVED (a) That a resolution to exclude the Public and Press from the remainder of the Meeting was not necessary as no items were to be considered at Item 14. (All in favour)

14. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 9:35p.m.

Signed:.....

Date: 30th May, 2022

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APPENDIX A

Payments for approval

a. Cheque No 000507	Lower Withington Parish Hall	£500.00	Grant towards waste collections
b. Direct Debit	aql Ltd	£6.00	Mail forwarding fee 2022/23
c. Cheque No 000508	Defib Store Ltd.	£61.20	Defibrillator pads
d. Cheque No 000509	E. M. Maddock	£248.03	Salary: April 2022
e. Cheque No 000511	Cheshire Association of Local Councils	£162.00	Affiliation fee 2022/23
f. Cheque No 000512	H.M. Revenue & Customs	£61.80	Employee income tax

[Note: Cheque No 000507 issued during 2021/22]

[Note: Cheque No 000510 cancelled]

APPENDIX B

Outstanding planning applications & recent planning decisions

- 18/3395M - Four Oaks, Farm Lane, Lower Withington. SK11 9DU
Change of use to include use of the site for the holding of auctions (retrospective).
DECISION STATUS - Undecided
- 19/2936W - Dingle Bank Quarry, Holmes Chapel Road, Lower Withington. SK11 9DR
Variation of Condition 4 on application 16/3064W - Variation of Condition 2, 4 & 5 of permission 10/3080W.
DECISION STATUS - Undecided
- 21/2796M - 1 Piggotts Hall, Congleton Lane, Lower Withington. SK11 9LD
Demolition of 2 no storage buildings, change of use of land to residential and construction of a swimming pool and subterranean plant room.
DECISION STATUS - Not decided (14/01/22) - Decision currently under appeal.
- 21/2888M - Land at Pitt Lane, Lower Withington.
Demolition of existing commercial building and construction of a single dwelling house.
DECISION STATUS - Withdrawn (04/04/22)
- 21/2968M - Land to the rear of The Croft, Chapel Lane, Lower Withington.
Change of use of a former area of land used as a paddock (agricultural) to residential garden (domestic) land (Use Class C3), associated with the residential property, The Croft.
DECISION STATUS - Withdrawn (14/04/22)
- 21/3780M - 3 Dicklow Cob, Salters Lane, Lower Withington. SK11 9EA
Proposed vehicular access and pavement crossing.
DECISION STATUS - Approved with conditions (14/04/22)
- 21/4653M - Little Glead Moss Farm, Gleadsmoss Lane, Lower Withington.
Conversion of existing barn into accessible holiday let.
DECISION STATUS - Undecided
- 21/5002M - Sunnyside, Salters Lane, Lower Withington. SK11 9LL
Certificate of lawfulness for proposed single storey side extension and garage.
DECISION STATUS - Positive certificate (28/03/22)

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- 21/5014M - Bank View Farm, Hodgehill Lane, Siddington. SK11 9LU
Extension and alterations to existing dwelling, new build garage and new vehicular access.
DECISION STATUS - Undecided
- 21/5611M - Oakfield House, Leach Lane, Lower Withington. SK11 9DY
Construction of a 1.5 storey side extension on the north side of the main entrance and demolition of previous low-quality extensions.
DECISION STATUS - Undecided
- 21/5668M - Piggotts Hall, Congleton Lane, Lower Withington.
Variation of condition 3 on application 17/5997M - Variation of condition 2 to existing permission 15/2852M; Change of use of existing agricultural buildings to residential use to form 4 dwellings. Change of use and alterations of existing single dwelling house to form two dwellings. Change of use, extension and alteration of existing agricultural building to domestic garages. Landscaping works in connection with change of use from agricultural to residential curtilage.
DECISION STATUS - Undecided
- 21/5692M - The Bungalow, Salters Lane, Lower Withington. SK11 9LR
Proposed 2 storey side, single storey side and single storey rear extension, new porch.
DECISION STATUS - Undecided
- 21/6152M - Welltrough Hall Farm, Trap Street, Lower Withington. SK11 9EF
The proposed development is to apply for 5 extra hardstanding pitches connected to existing touring caravan site and to use existing toilet/shower block.
DECISION STATUS - Undecided
- 21/6173M - Boundary House, Hodgehill Lane, Lower Withington. SK11 9LU
Proposed part two storey, part single storey rear extension.
DECISION STATUS - Undecided
- 22/0116M - 2 South View, Salters Lane, Lower Withington. SK11 9DZ
Construction of rear single storey extension.
DECISION STATUS - Undecided
- 22/0447C - Highfield, Holmes Chapel Road, Lower Withington. SK11 9DT
Extensions / alterations.
DECISION STATUS - Undecided
- 22/0689M - 1 Piggotts Hall, Congleton Lane, Lower Withington. SK11 9LD
Demolition of 2 no. storage buildings and the minor change of use of land to facilitate the construction of a swimming pool and subterranean plant room.
DECISION STATUS - Undecided
- 22/0700M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed front porch.
DECISION STATUS - Undecided
- 22/0704M - 9 Catchpenny Lane, Lower Withington. SK11 9DQ
Proposed single storey rear extension.
DECISION STATUS - Undecided