



Moston Parish Council

12th November 2025

Commenced: 7.30 pm

Terminated: 8.15 pm

Present: Councillor Nixon (Chair)
Councillors Bower-Lowe, Brook, Luckett and Whittaker

There were 5 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Tumilty and Wood-Hill. Apologies for absence were also received from Councillor Wray.

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 10th September 2025 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

Members of the Public raised matters relating to the planting of trees for the green area on Dragons Lane, and the excellent work completed to the highway on School Lane, by Cheshire West and Chester Council.

5. FINANCE AND BUDGET 2025-2026

The Parish Council considered a report of the Clerk and Responsible Financial Officer on the following:-

(i) Transactions

RESOLVED

That the following transactions, be approved:

PAYEE/PAYER	DETAILS	RECEIPT	PAYMENT	BALANCE
Cheshire East Council	PRECEPT 2nd Instalment	£4,010.50		£24,722.81
Elworth PCC	Room Hire		£50.00	£24,672.81
M Clough	September Salary		£289.37	£24,383.44
HMRC	PAYE September		£72.40	£24,311.04
Shires Accountants	Payroll Fees October-April		£138.60	£24,172.44
M Clough	Microsoft 365 Reimbursement		£84.99	£24,087.45
HugoFox	Emails		£20.99	£24,066.46
HMRC	VAT Refund	£165.38		£24,231.84
HugoFox	.GOV Email domain		£120.00	£24,111.84
Shires	Payroll Services		£21.00	£24,090.84
HMRC	PAYE October		£63.20	£24,027.64
M Clough	October Salary		£252.92	£23,774.72

(ii) Approval of Payments

RESOLVED

That the following payments be approved:-

Clerk	November Salary	Approx £260.00
PAYE Clerk	November PAYE	£66.00
Clerk	December Salary	Approx. £260.00
PAYE Clerk	December PAYE	Approx. £66.00

(iii) 2025-2026 Budget Expenditure at 31st October 2025

RESOLVED

That the following Budget Head expenditure at 31st October 2025, be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£2,212.84	£4,000.00	£1,787.16
General Admin	£84.99	£143.00	£58.01
Information Commissioner	£47.00	£47.00	£0.00
Website/ICT Costs	£1,039.65	£750.00	-£289.65
Insurance	£304.00	£400.00	£96.00
Payroll Costs	£253.20	£300.00	£46.80
Audit Fees (Internal)	£132.30	£150.00	£17.70
Subscriptions	£129.20	£310.00	£180.80
Meeting Room Hire	£100.00	£150.00	£50.00
Training	£0.00	£120.00	£120.00
Parish Improvements/Events	£0.00	£1,600.00	£1,600.00
Chair's Fund	£0.00	£30.00	£30.00
	£4,303.18	£8,000.00	£3,696.82

(iv) Explanation of Variances

RESOLVED

That funds from the General Admin Budget and Subscriptions be transferred to the Website Budget for the costs associated with the transfer to a new website build, hosting and email provider.

(v) Bank Reconciliation as at 31st October 2025

RESOLVED

That the following Bank Reconciliation as at 31st October 2025, be approved:

Bank Reconciliation		
31st October 2025		
MOSTON PARISH COUNCIL		
Financial year ending 31 March 2026		
Prepared by: Muna Clough, Parish Clerk & RFO		
CASH BOOK		
Balance per bank accounts as at dates below		
Current Account 07572433 - 3rd October 2025		£24,172.44
Reserve Account 96473193 - 5th September 2025		£5,205.98
Less Payments not Cashed		

Current Account 07572433		£563.10
Reserve Account 96473193		
Add Unbanked Cash		
Current Account 07572433		£165.38
Reserve Account 96473193		£9.28
Net bank balances as at 31st October 2025		£28,989.98
The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows		
Current Account @ 01.04.2025		£19,783.36
Reserve Account @ 01.04.2025		£5,182.15
Add: Receipts in the year - Current Account		£8,294.54
Add: Receipts in the year - Reserve Account		£33.11
Less: Payments in the year - Current Account		£4,303.18
Less: Payments in the year - Reserve Account		£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above		£28,989.98

(vi) Bank Statements

RESOLVED

That the following bank statements circulated with the Report, be received:-

- Current Account – 5th September 2025
- Current Account - 3rd October 2025
- Reserve Account – 5th September 2025

6. BUDGET-PRECEPT 2026-2027

The Parish Council considered a report the Clerk and Responsible Financial Officer.

The Clerk confirmed that the Taxbase for 2026-2027 was 191.32. On this basis, the Precept was agreed in the sum of £8,055.00 which represented a cost of £42.10 per Band D household. This was a reduction in this year's cost per Band D house of 78p.

RESOLVED

- That a Precept for 2026-2027, in the sum of £8,055.00, be approved;
- That the Budget for 2026-2027, as detailed in the Appendix to these Minutes, be approved;
- That the engagement of Davenport Accountants for the 2025-2026 Internal Audit, be approved;
- That the engagement of Shires Accountants for the 2026-2027 payroll services, be approved.

7. ANNUAL PAY REVIEW

Members considered the annual performance related pay award to the Clerk.

RESOLVED

That the annual pay award to the Clerk, from Spinal Column Point 11 (£14.59 per hour) to Spinal Column Point 12 (£14.82 per hour), be approved.

8. PLANNING APPLICATIONS

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

- **New Planning Applications (including applications submitted under the provision of the Standing Orders)**

(i) **Application Reference Number:** 25/3617/HOUS

Location: No 1 Plant Lane.

Proposal: First floor extension

Comments of Parish Council: After consultation with members a lengthy objection was submitted on 14th October 2025, under the provision of the Standing Orders

(ii) **Application Reference Number:** 25/3659/EIA

Location: Land to the south of Hind Heath Road, Sandbach

Proposal: EIA screening/scoping – EIA Scoping opinion for outline planning permission to develop up to 920 dwellings, land for a primary school, a local centre, mobility hub and public open space.

Comments of Parish Council: This application was currently pending consideration and whilst the application was not in Moston it would have an impact. Therefore, Moston Parish Council submitted an objection under the provision of the Standing Orders after consultation with members

- **Ongoing Planning Applications**

(iii) **Application Reference Number:** 24/4649/FUL

Location: 5 Mill Lane, Moston, Sandbach, Cheshire East, CW11 3PT

Proposal: Proposed 2 replacement dwellings On 6th May 2025, the Planning Authority was notified that Moston Parish Council supported the application and found the reduction in height more acceptable

(iv) **Application Reference Number:** 25/0241/LBC

Location: Land At Yew Tree Farm Booth Lane, Moston, Sandbach, Cheshire East, CW11 3PY

Proposal: Listed building consent for the conversion of Yew Tree Farm House into 2no. dwellings and the erection of 9no. dwellings (Use Class C3), with associated car parking and landscaping. For full details please refer to Minute 8(ii) – 12th March 2025

(v) **Application Reference Number:** 25/0240/FUL

Location: Land At Yew Tree Farm Booth Lane, Moston, Sandbach, Cheshire East, CW11 3PY

Proposal: The conversion of Yew Tree Farm House into 2no. dwellings and the erection of 9no. dwellings (Use Class C3), with associated car parking and landscaping Moston Parish Council supported both with slight concerns.

(vi) **Application Reference Number:** 24/1697C

Location: Land Adjacent 3 East Tetton Cottages, Booth Lane, Moston

Proposal: Change of use of land, for the retention of 3 no. mobile homes on the site, in association with a gypsy and traveller site.

For full details please refer to Minute 8(iii) – 12th March 2025. There were no objections raised from the Parish Council subject to caveats. An application would now be required for one additional static caravan which has been installed next to the 3 mobile homes in the application.

- (vii) **Application Reference Number:** 24/0275C
Location: Stud Green House, Dragons Lane, Moston, CW11 3QB
Proposal: Single Storey Side Extension.
 For full details please refer to Minute 8(x) – 12th March 2025. The Parish Council supported this application.
- (ix) **Application Reference Number:** 24/3625N
Location: Land Off Warmingham Lane, Moston, Crewe, Cheshire East, CW11 3PS
Proposal: Erection of Agricultural Building
 For full details please refer to Minute 8(xi) – 12th March 2025. The Parish Council did not oppose this application. (xii) 8.
- (x) **Application Reference Number:** 22/3244C
Location: Fairacre, East Booth Lane, Moston, CW11 3PU.
Proposal: Change of use of land for Showmans Yard with facilitating development (hardstanding, fencing, septic tank) retrospective.
 For full details please refer to Minute 8(xii) – 12th March 2025. The Parish Council fully supported this retrospective application.
- **Decisions made since last meeting**
- (xi) **Application Number:** 25/3115/PIP
Location: Land West Of The Manor Plant Lane, Moston, Cheshire East
Proposal: Permission in Principle for the Development of up to ten affordable homes Moston Parish Council strongly opposed this application..
Decision: Refused on 9th October 2025
- (xii) **Application Number:** 25/3170/DSC
Location: Land South Of Dragons Lane, Moston, Sandbach, Cheshire East, CW11 3QB
Proposal: Discharge of condition 6 on appeal decision APPEAL B - APP/R0660/C/24/3354267 - The material change of use of the land from agricultural land to a residential caravan site together with the creation of hardstanding, erection of fences and gates, stationing of caravans and construction of a stables building and a detached building at land south of Dragons Lane.
 As often on Discharge of conditions Moston Parish Council did not comment on this application.
Decision: Refused on 24th October 2025
- (xiii) **Application Number:** 25/2928/DSC
Location: Land South Of Dragons Lane, Moston, Sandbach, Cheshire East, CW11 3QB
Proposal: Discharge of condition 6 on appeal decision APPEAL A - APP/R0660/C/24/3354264 - The material change of use of the land from agricultural land to a residential caravan site together with hardstanding, erection of fences and gates, siting of caravans and construction of a utility building and a detached building at land south of Dragons Lane.
 As often on Discharge of conditions Moston Parish Council did not comment on this application.
Decision: Refused on 24th October 2025
- (xix) **Application Number:** 25/3171/DSC
Location: Land South Of Dragons Lane, Moston, Sandbach, Cheshire East, CW11 3QB
Proposal: Discharge of condition 6 on appeal decision APPEAL E - APP/R0660/W/24/3354285 - The material change of use of land from an agricultural use to a use as a residential caravan site with one pitch of no more than two caravans (one static and one touring), together with the creation of hardstanding, erection of fences and gates, siting of caravans, and a container, and the erection of a day room and a bin store.

As often on Discharge of conditions Moston Parish Council did not comment on this application.

Decision: Refused on 24th October 2025

9. .GOV EMAILS

RESOLVED

That the Clerk contacts HugoFox to enquire about email problems encountered by Councillor Lockett.

10. CHAIR'S REPORT

The Chair reported on the following matters:-

- Jetting on Watch Lane would be completed when resources and funding were available;
- There had been ten large fly tips since the last meeting of the Parish Council;
- The Chair would be attending a meeting with Sandbach Neighbourhood Planning Steering Group, on 13th November 2025.

RESOLVED

That the report be noted.

11. REPORT FROM CHESHIRE EAST COUNCILLOR

The Cheshire East Councillor had submitted his apologies for absence to this meeting.

12. DATE OF NEXT MEETING

The Members noted that the date of the next meeting of Moston Parish Council would be held on 14th January 2026 at 7.30 pm at St Peter's Church Hall, Elworth

MOSTON PARISH COUNCIL

BUDGET 2026-2027

Budget Head	Proposed Budget 2026-2027
Salary	£4,250.00
General Admin	£275.00
Information Commissioner	£50.00
Website/ICT Costs	£450.00
Insurance	£430.00
Payroll Costs	£300.00
Audit Fees (Internal)	£150.00
Subscriptions	£250.00
Meeting Room Hire	£150.00
Training	£120.00
Parish Improvements/Events	£1,600.00
Chair's Fund	£30.00
	£8,055.00