



Moston Parish Council

12th March 2025

Commenced: 7.35 pm

Terminated: 8.10 pm

Present: Councillor Nixon (Chair)
Councillors Bower-Lowe, Haigh, Luckett and Tumilty

There were 10 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Councillors Moran and Wray (Cheshire East Councillor) submitted their apologies for absence to this meeting.

2. COUNCILLOR CO-OPTION

The Parish Council considered an application from Mrs Nicola Wood-Hill for co-option onto the Parish Council.

The Chair also referred to Councillor Haigh, who had notified him that she would be stepping down from the Parish Council after this meeting, and he thanked her for her service to the Parish.

RESOLVED

That the co-option of Nicola Wood-Hill onto the Parish Council, be approved.

3. DECLARATIONS OF INTEREST

There were no declarations of interest received from Members of the Parish Council.

4. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 22nd January 2025 were approved as a correct record and signed by the Chair.

5. PUBLIC FORUM

There were no questions from Members of the Public.

6. FINANCE AND BUDGET 2024-2025

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

(i) Transactions

RESOLVED

That the following transactions be approved:-

PAYEE/PAYER	DETAILS	RECEIPT	PAYMENT	BALANCE
Shires Accountants	Backpay Adjustments		£18.00	£21,762.33
M Clough	January Salary		£245.59	£21,516.74
HMRC	PAYE January		£61.40	£21,455.34
D Nixon	Reimbursement for Oak Trees (Total paid £179.00)		£138.00	£21,317.34
D Nixon	Land Registry fee reimbursement (Total paid £179.00)		£41.00	£21,276.34
M Clough	February Salary		£245.59	£21,030.75
HMRC	PAYE February		£61.40	£20,969.35

(ii) Approval of Payments

The Clerk reported that additional invoices had been received from Clive Nash and Netwise. In relation to Netwise, the Annual Fee was £528.00 (inc VAT). The Clerk added that for her other Parish Councils, she was switching to HugoFox, who charged much less and the website was a .GOV domain and much easier to use. HugoFox would charge £189 + VAT to rebuild the website; Annual Maintenance was £9.99 + VAT and the annual charge of 10 .GOV Email Addresses with 10GB each was £17.99 + VAT per month.

RESOLVED

(a) That the following payments be approved:-

Clerk	March – Month 12	Approx. £245.59
PAYE Clerk	March – Month 12	Approx. £61.40
Clerk	April – Month 1	Approx. £245.59
PAYE Clerk	April – Month 1	Approx. £61.40
Davenport Accountants	Internal Audit Fees	Approx. £150.00
Clive Nash	Parish Planters, Maintenance & Planting	£879.00

(b) That the Clerk be given delegated authority to transfer the Parish Council's website and emails to HugoFox, following consultation with the Chair.

(iii) 2024-2025 Budget Expenditure at 28th February 2025

RESOLVED

That the following Budget Head expenditure at 28th February 2025, be approved.

Budget Head	Total	Budget Allocated	£ Balance
Salary	£3,337.62	£3,800.00	£462.38
General Admin	£511.44	£529.00	£17.56
Website/ICT Costs	£528.00	£550.00	£22.00
Insurance	£251.97	£346.00	£94.03
Payroll Costs	£225.60	£300.00	£74.40
Audit Fees (Internal)	£126.00	£150.00	£24.00
Subscriptions	£216.40	£395.00	£178.60
Meeting Room Hire	£100.00	£150.00	£50.00
Training	£0.00	£100.00	£100.00
Parish Improvements/Events	£475.16	£1,000.00	£524.84
Chair's Fund	£0.00	£30.00	£30.00
	£5,772.19	£7,350.00	£1,577.81

(iv) Explanation of Variances

RESOLVED

That the Clerk uses balances from remaining Budget Heads to fund the overspend for the Planters (as detailed in 6(ii)(a) above - ie. invoice from Clive Nash).

(v) Bank Reconciliation as at 28th February 2025

RESOLVED

That the bank reconciliation as at 28th February 2025, detailed below, be approved:-

Bank Reconciliation	
28th February 2025	
MOSTON PARISH COUNCIL	
Financial year ending 31 March 2025	
Prepared by: Muna Clough, Parish Clerk & RFO	

CASH BOOK	
Balance per bank accounts as at 28th February 2025	
Current Account 07572433	£20,969.35
Reserve Account 96473193	£5,176.65
Less Payments not Cashed	£0.00
Add Unbanked Cash	£0.00
Net bank balances as at 28th February 2025	£26,146.00
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	£7,856.70
Add: Receipts in the year - Reserve Account	£66.81
Less: Payments in the year - Current Account	£5,772.19
Less: Payments in the year - Reserve Account	£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£26,146.00

7. BANK STATEMENTS

RESOLVED

That the following Bank Statements, as circulated with the Report, be received:-

- Current Account - 3rd January 2025
- Current Account – 5th February 2025
- Reserve Account – 6th September 2024 – 5th December 2024

8. PLANNING APPLICATIONS

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

- New Planning Applications

(i) **Application Reference Number:** 25/0446/FUL

Location: The Boat Yard, 98 Moss Lane, Sandbach, Cheshire East, CW11 3PW

Proposal: New three bedroom dwelling

Councillor Nixon commented that this application was not in Moston nor Brereton Rural. The proposal was for a new three bedroom dwelling located opposite the large new housing estates which stretched from Moss Lane to Hall Lane along the canal. The site was previously a Boat Yard which closed down some years ago. The proposed dwelling was a very modern design. The first floor terrace above the car port would be fully landscaped with some decking.

RESOLVED

That Moston Parish Council raises no objections to this proposal.

(ii) **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.

RESOLVED

That Moston Parish Council supports the application to renovate the Grade 11 listed farmhouse but although this application does demonstrate an improvement on the withdrawn application in 2021, the Parish Council does have a concern that with the Public Right of Way dissecting the project, space may be at a premium.

- **Comments Submitted**

(iii) **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.

Members noted that the following comments were submitted by the Parish Council on 23rd January 2025.

Moston Parish Council does not object to this retrospective planning application, however the original hedging between the application site and Booth Lane is sparse and in places damaged.

In order to rectify this, prior to any decision, Moston Parish Council would request a scheme for boundary treatment including hard and soft landscaping, be submitted along with specific details of foul drainage and approved by the Local Planning Authority.

(iv) **Application Reference Number:** 24/4852/DSC

Location: Sleepy Meadows Field of Dreams Natural Burial Ground Mill Lane, Moston, Sandbach, Cheshire East, CW11 3PW

Proposal: Discharge of conditions 3, 7, 13 and 14 on approval 23/3570C - Change of Use of land for use as a natural burial ground for the burial of coffins and urns with associated infrastructure

Members noted that the following comments were submitted by the Parish Council on 23rd January 2025.

At a meeting of Moston Parish Council on 11th October 2023 it was decided there were No Objections to the application if the following points were adhered:-

1. Prior to any form of construction the continual flooding of Warmingham Lane close to the proposed access is addressed and remedial work completed by Cheshire East Highways
2. The Management Plan in its entirety to be part of any planning consent.
3. An approved route is in place for all vehicles entering and leaving the site, A533 Booth Lane, Mill Lane, Warmingham Lane. This is to avoid the use of other narrow country lanes in Moston
4. There shall be strict compliance to the following policies in the Moston Neighbourhood Plan, LCD1, LCD2, INF1, INF3, ENV1 and ENV2.

Points 1 and 3 were not added to the conditions attached to the planning consent.

Point 1 – The Parish Council accepted that Cheshire East Highways did some remedial work in an attempt to prevent the flooding by finding and jetting a pipe which was under the road, putting in a new grid at the side of the road and a soak away in land on the opposite side of Warmingham Lane. This appeared to work when there was light rain but not when the rain was moderate to heavy, and when the road flooded causing traffic to drive onto the verge creating mud and danger to pedestrians and cyclists. This made the location unsuitable for the purpose planning had been granted.

Point 3. It was decided by Cheshire East Council that Warmingham Lane was not suitable for large vehicles. This was the main reason that the Parish Council submitted the proposal of an approved route which would only have an increase of traffic on the lane for a short distance from Mill Lane. This application however, included the delivery of building materials which could arrive by large vehicles from any direction.

Access to the site had not been changed from a narrow field gateway which rose steeply from the road and would make such deliveries difficult especially if the grass verge was wet. If access was given there was an unmarked and unprotected water main in the Field of Dreams which could be damaged.

Members recalled that the Parish Council at its last meeting, resolved that unless the matters detailed above are addressed, Moston Parish Council opposes the Discharge of Conditions 3, 7, 13 and 14.

- **Decisions Made**

(v) **Application Reference Number: 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.

Members noted that this application was REFUSED on 7th February 2025.

(vi) **Application Reference Number: 24/3705C**

Location: Home Farm Warmingham Lane, Moston, Middlewich, Cheshire East, CW10 0HJ

Proposal: The demolition of the existing farmhouse and the erection of a replacement dwelling, the conversion of the existing barn to form three dwellings, along with the erection of associated carport and bin store, new hardstanding areas, driveway access provision and landscaping works.

Members noted that this application was REFUSED on 17th January 2025.

(vii) **Application Reference Number: 24/0553C**

Location: Lazarus Farm Dragons Lane, Moston, Sandbach, Cheshire East, CW11 3QB

Proposal: Material Change of use of land for Traveller site with new access from Dragons Lane, additional hard standing, Utility block and shed (retrospective).

Members noted that the appeal against the refusal of this application was upheld on 24th February 2025, the decision of which was as follows:-

The appeal is allowed and planning permission is granted for the material change of use of land for a Traveller site with new access from Dragons Lane, additional hard standing, utility block and shed at Lazarus Farm, Dragons Lane, Moston CW11 3QB in accordance with the terms of the application, Ref 24/0553C, subject to conditions [listed in a schedule]

(viii) **Application Reference Number: 24/2627C**

Location: Brunello House Red Lane, Moston, Sandbach, Cheshire East, CW11 3PE

Proposal: Proposed first floor extension and alterations

The Members noted that this application was approved on 8th January 2025.

- **Ongoing Applications**

Members noted that decisions were still outstanding on the following applications:-

- (ix) **Application Number:** 24/4649/FUL
Location: 5 Mill Lane, Moston, Sandbach, Cheshire East, CW11 3PT
Proposal: Proposed 2 replacement dwellings
- (x) **Application Reference Number:** 24/0275C
Location: Stud Green House, Dragons Lane, Moston, CW11 3QB
Proposal: Single Storey Side Extension.
- (xi) **Application Reference Number:** 24/3625N
Location: Land Off Warmingham Lane, Moston, Crewe, Cheshire East, CW11 3PS
Proposal: Erection of Agricultural Building
- (xii) **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.

In concluding his report, Councillor Nixon reported that a Public Inquiry had been held at Crewe Hall on the 4th, 5th and 6th March, and via TEAMS on the 10th March 2025. The Inquiry related to 4 planning enforcement notices that had been served on Meadow View Pitches, 6, 7, 11 and 12. The outcome was not yet known.

9. TREES AND FLOODING ON RED LANE

The Chair reported on the response received from Cheshire East Highways Department on this matter following concerns raised by the Parish Council.

The latest response received was that the Highways Department would wait until the summer to examine whether the water level had reduced. Residents however, claimed that Red Lane had been constantly flooded since September 2023 and were certain that the cause of the flooding was due to blocked drains, grids and gullies that were not being cleared.

RESOLVED

That the report be noted.

10. CHAIR'S REPORT

The Chair reported that work on Mill Lane, would be completed on 21st March 2025.

RESOLVED

That the report be noted.

11. REPORT FROM CHESHIRE EAST COUNCILLOR

The Cheshire East Councillor had submitted his apologies to the meeting.

12. DATE OF NEXT MEETINGS

Members noted that the next meeting to be held at St. Peter's Church Hall, Elworth, Sandbach, CW11 3HU was the Annual Meeting of the Parish Council, which would be held on Wednesday, 14th May 2025 at 7.30 pm.

Councillor Bower-Lowe submitted his apologies for absence, in advance of the meeting.