



Moston Parish Council

22nd January 2025

Commenced: 7.30 pm

Terminated: 8.10 pm

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

There were 6 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Councillor Wray submitted his apologies for absence to the meeting.

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 13th November 2024 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

Members of the public raised the following matters:-

- Bridge at Mill Lane – flashing signs would be installed towards the end of January or the middle of February.
- Electric battery storage area – there was a constant tapping noise.

5. FINANCE AND BUDGET 2024-2025

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

(i) Transactions

RESOLVED

That the following transactions be approved (Members noted that the November salary payment was £322.14 and not £317.53, and the HMRC PAYE was £80.40 and not £79.40, (as previously reported):-

PAYEE/PAYER	DETAILS	RECEIPT	PAYMENT	BALANCE
D Nixon	Land Registry fee reimbursement (£98.14)		£9.00	£23,018.00
D Nixon	Premier post verge cap reimbursement (£98.14)		£10.02	£23,007.98
D Nixon	Signs reimbursement (£98.14)		£19.14	£22,988.84
D Nixon	Printer inks reimbursement (£98.14)		£59.98	£22,928.86
M Clough	Laptop reimbursement		£279.00	£22,649.86
SLCC	Annual Membership		£110.00	£22,539.86
Elworth PCC	Room Hire		£50.00	£22,489.86
M Clough	November Salary (including backpay)		£322.14	£22,167.72
HMRC	PAYE November		£80.40	£22,087.32
M Clough	December Salary		£245.59	£21,841.73
HMRC	PAYE December		£61.40	£21,780.33

(ii) Approval of Payments

RESOLVED

That the following payments be approved:-

Clerk	January – Month 10	Approx. £245.59
PAYE Clerk	January – Month 10	Approx. £61.40
Clerk	February – Month 11	Approx. £245.59
PAYE Clerk	February – Month 11	Approx. £61.40
Shires Accountants	Backpay Adjustments	£18.00

(iii) 2024-2025 Budget Expenditure at 31st December 2024

RESOLVED

That the following Budget Head 2024-2025 expenditure be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£2,723.64	£3,800.00	£1,076.36
General Admin	£470.44	£529.00	£58.56
Website/ICT Costs	£528.00	£550.00	£22.00
Insurance	£251.97	£346.00	£94.03
Payroll Costs	£207.60	£300.00	£92.40
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	£337.16	£1,000.00	£662.84
Chair's Fund	£0.00	£30.00	£30.00
	£4,961.21	£7,350.00	£2,388.79

(iv) Explanation of Variances

The Clerk and Responsible Financial Officer reported that there were no variances to report at this meeting.

(v) Bank Reconciliation as at 31st December 2024

RESOLVED

That the following Bank Reconciliation as at 31st December 2024, be approved:-

Bank Reconciliation		
31st December 2024		
MOSTON PARISH COUNCIL		
Financial year ending 31 March 2025		
Prepared by: Muna Clough, Parish Clerk & RFO		
CASH BOOK		
Balance per bank statements as at 5th December 2024		
Current Account 07572433		£22,087.32
Reserve Account 96473193		£5,159.54

Less Payments not Cashed		£306.99
Add Unbanked Cash		£0.00
Net bank balances as at 31st December 2024		£26,939.87
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	£26,741.54
Add: Receipts in the year - Reserve Account	£49.70	£5,159.54
Less: Payments in the year - Current Account	£4,961.21	£21,780.33
Less: Payments in the year - Reserve Account		£5,159.54
Closing balance per cash book [receipts and payments book] must equal net bank balances above		£26,939.87

(vi) Bank Statements

RESOLVED

That the Bank Statements dated below and circulated with the Report, be received:-

- **Current Account - 5th November 2024 and 5th December 2024**
- **Reserve Account – 06 September 2024 to 05 December 2024**

6. FORWARD PLANNING – BUDGET-PRECEPT 2025-2026

The Clerk reported that as agreed at the last meeting, the Precept request had been delayed until further information was received regarding the Election costs. When this figure had been received, she had submitted the Precept request in the sum of £8021.00.

RESOLVED

- That the Budget for 2025-2026, as appended to these Minutes, be approved.**
- That Shires Accountants continue to provide the Parish Council's Payroll Services;**
- That Davenport Accountants be appointed to conduct the Parish Council's Internal Audit.**

7. PLANNING APPLICATIONS

The Chair reported on the following planning applications:-

- **New Planning Applications**

- 24/4104/FUL** Erection of battery energy storage system (BESS), short-term operating reserve (STOR) generators, carbon capture building and plant, ancillary buildings, earth bund and landscaping.

Moston Parish Council was unfortunately, not consulted on the application, 24/4104FUL, but having contacted the Local Planning Authority, the Parish Council has been given an opportunity to submit comments.

The Chair reported that the old Albion Chemical Works was still located in Moston but the boundary changes had placed the houses into Sandbach together with the other forms of development on the site. The Development is still in Brereton Rural Ward, but this is likely to change this year.

The Parish Council maintained a good relationship with Walsingham Planning and would pursue, on behalf of the residents of Albion Lock, the repairs to the footpath and lighting along Booth Lane, which Bluefield (Owners of the site) would finalise when reserved matters were settled on the 100 houses which had received outline planning permission on the site. They had submitted an appeal against the decision by the Local Planning Authority to refuse the planning application for the detached house on Mill Lane where the old cooling lagoons were located.

Councillor Nixon continued that, together with Councillor Wray, a meeting had been held with Bluefield and Walsingham Planning earlier in the year where they were informed about their slight change of plans for the Battery Storage Unit, to capture CO2 emissions.

The new application sought to build on the previous permission and included the twelve gas fired generators previously approved and proposed the relocation of the Battery Energy Storage facility to land to the south of the site, which previously had planning permission for office development.

The main difference to the consented scheme was the incorporation of a Carbon Capture building and associated plant. This would capture CO2 emissions from the gas fired generators and convert the emissions to liquid carbon dioxide which would be sold for industrial uses elsewhere. Comprehensive acoustic analyses had been undertaken as the facility would now be closer to the 100 houses (with outline planning permission) and the new proposals would not impact on the properties.

The Parish Council's comments on the original application supported the proposals, (Minutes 9th February 2021 refer). The consultation date for the latest proposals ended on 10th December but no decision had been made and the Planning Officer, Daniel Evans, was happy to accept the comments from the Parish Council.

RESOLVED

That Moston Parish Council supports this application.

(ii) **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.

This was a retrospective planning application and the Chair reported that site was just 50 metres within the Moston boundary, opposite the 3 Oaks Gypsy site and within about 100 metres of 450 houses being built by Taylor Wimpey on land formerly Glebe Farm, now Millstream Meadows. Although still classed as open countryside Booth Lane at this point was subject to a 40mph speed limit and close to British Salt. The application would have negligible impact on Moston.

There was however, an original hedgerow along Booth Lane bordering the application area, which was now in a state of poor repair, partly pulled out and sparse leaving the Static Caravans very exposed from the road. Cheshire East Council often added a condition that a landscaping plan be submitted before a decision was made and the Parish Council agreed to suggest this condition.

RESOLVED

That 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.

- (iii) **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

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.

RESOLVED

That unless the matters detailed above are addressed, Moston Parish Council opposes the Discharge of Conditions 3, 7, 13 and 14.

- **Comments Submitted Under Standing Orders:-**

- (iv) **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.

Comments Submitted on 2nd December 2024:- Moston Parish Council supports the application.

(v) Application Number: 24/4649/FUL

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

Proposal: Proposed 2 replacement dwellings

Comments Submitted on 23rd December 2024:- Moston Parish Council supports the application but with a slight concern how the increased height of the replacement properties may fit into the landscape. Officers should therefore satisfy themselves that the height of the replacement properties is not intrusive on the overall landscape.

- **Decisions Made**

(iv) Application Reference Number: 24/0884C

Location: Moston Garage Booth Lane, Moston, Sandbach, Cheshire East, CW11 3PU

Proposal: Change of Use from garage to vehicle storage with ancillary office and wash down area.

Comments Submitted:- On 10th April 2024 Moston Parish Council submitted comments on application 24/0884C outlining Major Concerns which if not addressed would cause the Parish Council to continue in opposing the application.

At a Moston Parish Council meeting on Wednesday 13th November 2024 it was accepted efforts had been made by the applicants to remedy a number of the Major Concerns.

There were concerns over the external lighting that were contrary to Moston Neighbourhood Plan, Policy LCD2. The Parish Council needed to be reassured no vehicles would be parked whilst carrying Hazardous Substances.

Mention was made in the application that the Southern most existing access was being left as a Lay By. This did not seem sensible, it was never a Lay By and there was a properly constructed Lay By in use 100 metres away on the same side of the road towards Sandbach and could be a safety hazard. The Parish Council suggested that this existing access should be returned to a grass verge. Furthermore, the Members suggested that a pedestrian gate should be considered as a means of leaving the site if there was a failure of the main gates.

Safety was also a consideration with regard to the entrance. The measurements needed to be displayed showing a 44 tonne articulated vehicle could safely be off the road whilst gates were opened. Gates were shown on the plans which opened towards the A533 road.

A soakaway might not be sufficient for a Wash Down Area designed for large vehicles where there could be contamination.

Tarmac may not be the ideal surface for articulated vehicles having to make tight turning manoeuvres.

A major concern expressed in April of this year was the proposed hours of work which did not show vehicular movements. The Parish Council put forward reasonable hours for vehicular movements. The Parish Council was disappointed to learn that new proposed hours of vehicular movements were shown from 2.00 am and included weekends. This would have an adverse impact on the amenity of nearby residents and lead to significant harmful levels of air and noise pollution.

There did not appear to be any increased boundary treatment alongside Cranford to cut down noise and improve the privacy of the residents.

The unacceptable Palisade Fencing remained in the plans and the buildings remained too close to the verge with no mention of brickwork or hedging softening the view from the road.

The large workshop was not shown on the latest plans. With these Major Concerns not addressed Moston Parish Council's Objection to the application remained.

Application approved with Conditions on 17th December 2024

(vi) Application Reference Number: 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. General approval of the plans.

The Parish Council supported the application but the proposal was refused on 1st July 2024 however, the details were not online until after the Parish Council's meeting on 3rd July 2024. The applicant had submitted an appeal against the decision.

- **Ongoing Applications**

(vii) Application Reference Number: 24/3625N

Location: Land Off Warmingham Lane, Moston, Crewe, Cheshire East, CW11 3PS

Proposal: Erection of Agricultural Building

The previous application (Application 23/3408C) had been withdrawn and as the application was lacking in detail.

The Parish Council submitted a non-committal observation on the basis that the applicant would contact his planning agent and the application would be amended.

The previous application had since been withdrawn and a new application submitted (Application 24/3625N), which was for the erection of two sheds, which was a plan to combat an objection submitted from United Utilities relating to a mains water pipe which would run underneath the building.

The applicant had submitted plans for 2 smaller Agricultural Buildings, one either side of the mains water pipe. The two buildings would be the same overall area as the original application which was for 6 bays, 36 metres long and 6.6 metres wide, but the new plans were for 4 bays and 2 bays.

Moston Parish Council submitted comments stating that it did not oppose the application if it is correctly amended to Erection of 2 Agricultural Buildings and the 2 buildings measure no more than 36 metres in total length and 6.6 metres in width, 1 being 24 metres long and the other 12 metres long located either side of a United Utilities easement strip as per the submitted plans. (A note was also be added, stating that the Parish Council had been unable to comment earlier as the application was not showing up correctly on the new planning portal).

(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 Parish Council had considered this application under its Standing Orders (Urgent Business) and did not raise any objections.

(ix) Application Reference Number: 24/0275C

Location: Stud Green House, Dragons Lane, Moston, CW11 3QB

Proposal: Single Storey Side Extension.

The Canal and River Trust had submitted a reservation. Work appeared to be continuing on the side extension.

(x) 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.

Comments had been received from the Environment Agency. The date that the application would be considered by the Southern Planning Committee had now been delayed to February 5th 2025.

(xi) 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.

It was expected that Cheshire East Council would grant planning permission but the objection from the Environment Agency was still effective.

8. CHAIR'S REPORT

The Chair reported on the following matters that were pertinent to the Parish:-

Red Lane – correspondence had been sent to Cheshire East Council regarding the fallen trees and telephone line.

Fibre Broadband – the Chair was continuing to liaise with Digital Cheshire and BT on this matter.

RESOLVED

That the report be noted.

9. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray had submitted his apologies for absence to the meeting.

10. DATE OF NEXT MEETING

Members noted that the date of the next meeting on Wednesday, 12th March 2025 at 7.30 pm at St. Peter's Church Hall, Elworth, Sandbach, CW11 3HU

MOSTON PARISH COUNCIL BUDGET 2025-2026

Budget Head	Budget 2025-2026
Salary	£4,000.00
General Admin	£275.00
Information Commissioner	£40.00
Website/ICT Costs	£625.00
Insurance	£400.00
Payroll Costs	£300.00
Audit Fees (Internal)	£150.00
Subscriptions	£310.00
Meeting Room Hire	£150.00
Training	£120.00
Parish Improvements/Events	£1,600.00
Chair's Fund	£30.00
	£8,000.00