Moston Parish Council

14th January 2026

Commenced: **7.30 pm** **Terminated:** **8.30 pm**

Present: **Councillor Nixon (Chair)**
Councillors Bower-Lowe, Tumilty, Whittaker and Wood-Hill

Councillor Wray – Cheshire East Councillor

There were 4 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE
Apologies for absence were received from Councillors Brook and Luckett.

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 12th November 2025 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM
Residents referred to the following matters:-

- Missed household refuse bin collections on Dragons Lane, Tetton Lane and Watch Lane, due to the adverse weather. The Chair agreed to contact the Refuse Department on this matter;
- A recent burglary on Watch Lane;
- Thanks were extended to the Chair for providing a cone at the location of a large pothole on Warmingham Lane.

5. FINANCE AND BUDGET 2025-2026
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
HugoFox	Emails INV-20226		£20.99	£23,753.73
HMRC	PAYE November		£63.20	£23,690.53
M Clough	November Salary		£252.92	£23,437.61
HugoFox	Emails INV-21245		£20.99	£23,416.62
M Clough	December Salary		£260.68	£23,155.94
HMRC	PAYE December		£65.40	£23,090.54
D Nixon	Reimbursement for Title documents		£70.00	£23,020.54

(ii) Approval of Payments
RESOLVED
That the following payments be approved:-

Clerk	January Salary	Approx £260.00
PAYE Clerk	January PAYE	£66.00
HugoFox	Emails	£20.99
Clerk	February Salary	Approx. £260.00
PAYE Clerk	February PAYE	Approx. £66.00
HugoFox	Emails	£20.99

(iii) 2025-2026 Budget Expenditure at 7th January 2026
RESOLVED
That the following Budget Head expenditure at 7th January 2026, be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£2,855.04	£4,000.00	£1,144.96
General Admin	£154.99	£143.00	-£11.99
Information Commissioner	£47.00	£47.00	£0.00
Website/ICT Costs	£1,081.63	£930.00	-£151.63
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	£130.00	£0.80
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
	£5,057.36	**£8,000.00**	**£2,942.64**

(iv) Explanation of Variances
RECOMMENDATION

(i) That £120.00 be transferred from the Training Budget to the Website/ICT Costs.
(ii) That £100.00 be transferred from Parish Improvements to the Website/ICT Costs.
(iii) That £50.00 be transferred from Parish Improvements to the General Admin Budget.

(v) Bank Reconciliation as at 6th January 2026
RESOLVED
That the following Bank Reconciliation as at 6th January 2026, be approved.

Bank Reconciliation		
6th January 2026		
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 - 5th January 2026		£23,090.54
Reserve Account 96473193 - 5th January 2026		£5,223.54
Less Payments not Cashed		
Current Account 07572433		£70.00
Reserve Account 96473193		
Add Unbanked Cash		
Current Account 07572433		
Reserve Account 96473193		
Net bank balances as at 6th January 2026		**£28,244.08**
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		£41.39
Less: Payments in the year - Current Account		£5,057.36
Less: Payments in the year - Reserve Account		£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above		**£28,244.08**

(vi) Bank Statements

- **Current Account – 5th November 2025**
- **Current Account - 5th December 2025**
- **Current Account – 5th January 2026**
- **Reserve Account – 5th December 2025**

6. GOVERNANCE
RESOLVED
That the IT Policy, as circulated with the Agenda, be approved.

7. PLANNING APPLICATIONS
The Parish Council considered an update from Councillor Nixon on the following:-

- **Ongoing Planning Applications**

(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
Decision: This application was refused on 13th November 2025

(ii) **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
Appeal now submitted: APP/R0660/W/25/3375425
The Parish Council submitted comments under the provisions of the Standing Orders, following consultation with Members.

(iii) **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
Decision: Permission Granted with Conditions on 15th December 2025

(iv) **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.
Decision: Permission Granted with conditions on 15th December 2025

- **Applications Pending Consideration**

The following application (Reference: 25/3659/EIA) was not in Moston but the Chair reported that it would have a considerable impact on the Parish:-

(v) **Application Reference Number:** 25/3659/EIA
Location: Land To The South Of Hind Heath Road, Sandbach, Cheshire East,
Proposal: 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

The Parish Council submitted an objection under the provisions of the Standing Orders, following consultation with Members as the wider infrastructure was inadequate to cope with extra housing. From a local Moston viewpoint the inevitable additional traffic which would use Hall Lane where accidents already regularly occurred at the Cross Roads with Clay Lane and Crabmill Lane would not be acceptable. The application was strongly opposed by Moston Parish Council who wished to be consulted on any further applications on this land.

(vi) **Application Reference Number:** 25/2637/FUL
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 associated new carport and bin store, new hardstanding areas and new driveway access provision.

Moston Parish Council unanimously supported this application

(vii) **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

(viii) **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.

(ix) **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. There were a number of concerns expressed from the Canal and River Trust which now seemed to be resolved.

(x) **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 subject to some caveats.

(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.
For full details please refer to Minute 8(xii) – 12th March 2025. The Parish Council fully supported this retrospective application. However, the area was classified by the Environment Agency as within a Zone 3 Flooding Area. Consequently, a Flood Risk Assessment was now required.

Finally, the Chair reported on the newly publicised and proposed Peak Cluster Pipeline. A consultation was currently underway, and the comments would need to be submitted before the next meeting of the Parish Council.

RESOLVED
(i) That the planning applications be noted;
(ii) That the Chair drafts a response to the Peak Cluster Pipeline proposals, and submits them to the Members for their consideration, under the provisions of the Standing Orders.

8. HIGHWAYS – GRITTING
In the absence of Councillor Luckett, the Chair explained that although gritting had taken place on Dragon's Lane, the continuous adverse weather meant that the gritting was quite ineffectual.

RESOLVED
(i) That during ice and snow, Cheshire East Council be asked to pay special attention to gritting Dragon's Lane, and that an additional layer of grit be applied to the area of the steep dip.
(ii) That a request for a grit bin be submitted to Cheshire East Council, for Dragons Lane.

9. CHAIR'S REPORT

The Chair reported on the following matters relating to the Parish:-

- Burglary on Watch Lane;
- A destroyed transit and caravan had been abandoned on Plant Lane;
- Severe damage had been caused to the Parish Council's Notice Board on Clay Lane due to a fallen tree. The posts were destroyed. A local contractor was now making a new Notice Board;
- There were 8 reported incidents of flytipping since the last meeting;
- The footpath from Plant Lane to Dragons Lane had been classified as a restricted byway therefore, nothing mechanical could use it. However, someone with a trailer was littering the byway with stable waste of horse manure and shavings. The Local Authority Enforcement Officer had agreed to complete a site visit.
- Plant Lane would be closed in the near future due to work to replace high voltage cables;
- Items had been stolen from the Mill Lane Farm Honesty Shop;
- An item of clothing that had been flytipped in a field owned by Honesty shop, in which cows were grazing, had been eaten by a calf and resulted in a large vet bill.
- The Chair would be attending the meeting of the Sandbach Neighbourhood Planning Steering Group on 15th January 2026.

RESOLVED
That the report be noted.

10. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray reported on the following matters:-

- Cheshire East Council was still struggling to balance its budget and the Opposition Group was looking at an alternative budget;
- Proposals over a new town in Adlington were extremely controversial, and had resulted in protesters attending the previous Full Council meeting.

RESOLVED
That the report be noted.

11. DATE OF NEXT MEETING

The Parish Council noted that the date of the next meeting of Moston Parish Council would be held on 11th March 2026 at 7.30 pm at St Peter's Church Hall, Elworth