



Moston Parish Council

9th July 2025

Commenced: 7.30 pm

Terminated: 8.50 pm

Present: Councillor Nixon (Chair)
Councillors Tumilty and Wood-Hill

Councillor Wray – Cheshire East Councillor

There were 8 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bower-Lowe and Lockett.

2. DECLARATIONS OF INTEREST

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

3. CO-OPTION OF NEW COUNCILLORS RESOLVED

That Mr Andrew Whittaker and Mrs Marianne Brook be co-opted onto the Parish Council.

4. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 14th May 2025 were approved as a correct record and signed by the Chair.

5. PUBLIC FORUM

Members of the Public raised the following matters:-

- (i) Fibre Broadband – the Chair reported that he had contacted Digital Cheshire who had no updates at this stage
- (ii) Flytipping – thanks were extended to the Chair for his work to resolve ongoing flytipping. The Chair added that he was awaiting a visit from the Community Warden in relation to some flytipping that contained the information of an individual.

6. FINANCE AND BUDGET 2025-2026

Members 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
Netwise	Annual Fee		£528.00	£22,284.07
M Clough	May Salary		£245.59	£22,038.48
HMRC	PAYE May		£61.40	£21,977.08
Elworth PCC	Room Hire January, March and May 2025		£50.00	£21,927.08
Cheshire Community Action	Annual Subscription		£20.00	£21,907.08
M Clough	June Salary		£245.59	£21,661.49
HMRC	PAYE June		£61.40	£21,600.09

(ii) Approval of Payments

RESOLVED

That the following payments be approved.

Clerk	July Salary	Approx. £245.59
PAYE Clerk	July PAYE	Approx. £61.40
Clerk	August Salary	Approx. £245.59
PAYE Clerk	August PAYE	Approx. £61.40

(iii) 2025-2026 Budget Expenditure at 30th June 2025

RESOLVED

That the following Budget Head expenditure at 30th June 2025, be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£920.97	£4,000.00	£3,079.03
General Admin	£0.00	£275.00	£275.00
Information Commissioner	£0.00	£40.00	£40.00
Website/ICT Costs	£671.86	£625.00	£46.86
Insurance	£304.00	£400.00	£96.00
Payroll Costs	£93.60	£300.00	£206.40
Audit Fees (Internal)	£132.30	£150.00	£17.70
Subscriptions	£129.20	£310.00	£180.80
Meeting Room Hire	£50.00	£150.00	£100.00
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
	£2,301.93	£8,000.00	£5,698.07

(iv) Explanation of Variances

The Clerk advised that she had contacted Netwise many times over the cancellation of the contract and invoice. Netwise could not provide any signed contract documentation for the Parish Council and the Clerk suggested to Netwise that the Parish Council would pay the two months Notice fee. Netwise however, insisted that the full year fee had to be paid, otherwise a penalty would occur. On this basis, and following the approval of the Parish Council, she paid the fee in full. This expenditure had taken the Website Budget Head into an overspend. Therefore, the Clerk requested that the sum of £125.00 be transferred from the General Admin Budget to the Website Budget to cover the overspend and the payment for the new website.

The Clerk agreed to contact Netwise to ask for a link to be placed on the old website, to direct readers to the new website.

RESOLVED

That the virement of £125.00 from the General Admin Budget to the Website Budget, be approved.

(v) Bank Reconciliation as at 30th June 2025

RESOLVED

That the Bank Reconciliation as at 30th June 2025, as detailed below, be approved.

<u>Bank Reconciliation</u>	
30th June 2025	
MOSTON PARISH COUNCIL	
Financial year ending 31 March 2026	
Prepared by: Muna Clough, Parish Clerk & RFO	
<u>CASH BOOK</u>	
Balance per bank accounts as at dates below	
Current Account 07572433 - 5th June 2025	£21,927.08
Reserve Account 96473193 - 5th June 2025	£5,192.04
Less Payments not Cashed	
Current Account 07572433	£326.99
Reserve Account 96473193	£0.00
Add Unbanked Cash	
Current Account 07572433	£0.00
Reserve Account 96473193	£0.00
Net bank balances as at 30th June 2025	£26,792.13
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	£4,118.66
Add: Receipts in the year - Reserve Account	£9.89
Less: Payments in the year - Current Account	£2,301.93
Less: Payments in the year - Reserve Account	£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£26,792.13

(vi) **Bank Statements**

RESOLVED

That the following bank statements, be received:-

Current Account - 5th June 2025

Reserve Account – 5th March 2025 – 5th June 2025

7. PLANNING APPLICATIONS

The Parish Council received an update from Councillor Nixon on the following planning matters:-

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

- (i) **Application Reference Number:** 25/1988/DSC
Location: Lazarus Farm, Dragons Lane, Moston, Sandbach, Cheshire East, CW11 3QB
Proposal: Discharge of conditions 2,3 and 5 on approval 24/0553C: Material change in use of land for Traveller site with new access from Dragons Lane, additional hardstanding, utility block and shed. The Chair updated the Parish Council on further developments to the site.

The Parish Council's objection to this application was submitted on 2nd July 2025

- (ii) **Application Reference Number:** 25/1624/HOUS
Location: Brunello House Red Lane, Moston, Sandbach, Cheshire East, CW11 3PE
Proposal: Amendments to existing approval (24/2627C) to alter materials and new bay design to existing front bay window.
The Parish Council did not object to this application and the Planning Authority was notified on 5th June 2025

- (iii) **Application Reference Number:** 25/2268/DSC
Location: Sleepy Meadow Field of Dreams.
Proposal: Discharge of condition 15 No Development to take place before a Drainage Scheme for Foul and Surface Water has been carried out.
This has only just come up on CEC Planning website and we have not been informed. Covering letter indicates there are no Toilet facilities on site so no requirement for Foul drainage system. CEC LLFA had previously stated no surface water considerations. The plans of the Amenity Building shows 2 adults and a child indicating families are expected.

RESOLVED

That the Clerk submits the Parish Council's objection to this proposal as follows:-

Moston Parish Council does not accept that a lack of toilet and washing facilities on the site is acceptable and is of the view that the discharge of condition 15 should be refused.

Toilet and washing facilities are a requirement for staff and would be expected for the comfort of visitors who may have travelled a considerable distance to Sleepy Meadow Field of Dreams.

The drawings of the approved Amenity Building show a Managers Office and Store, with adults and a child, obviously accepting the fact that families will be present during an interment. Any type of temporary toilet facilities would not be acceptable on a natural burial ground and would need to be within the Amenity Building, a structure by its definition, designed to provide facilities and services for users. Until this omission is rectified Moston Parish Council will object to the application.

- **Decided Planning Application**

- (iv) **Appeal Reference:** APP/R0660/W/25/3358342
Location: Land North Of Junction With Mill Lane, Warmingham Lane, Moston, Cheshire East CW11 3PT
The development proposed is full planning application for removal of concrete lagoons and structures and redevelopment of site to provide a single detached dwelling.
The appeal was allowed and planning permission was granted Moston Parish Council wrote a long letter of support to the Planning Inspectorate.

- **Ongoing Planning Applications**

- (v) **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
- (vi) **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
- (vii) **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.
- (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 was now required for one additional static caravan, which had been installed next to the 3 mobile homes on the site.
- (ix) **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
For full details please refer to Minute 8(iv) – 12th March 2025. The Parish Council objected to this proposal.
- (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.
- (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.
- (ix) **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.

8. CHAIR'S REPORT

The Chair reported on the following matters:-

- Ongoing road traffic accidents, speeding and visibility concerns at the Clay Lane, Crabmill Lane and Hall Lane junction. The Chair and a resident were meeting with Highways in an attempt to obtain some support for a scheme.
- Middlewich Eastern Bypass and the implications for the area, particularly Tetton Lane in the long term.

RESOLVED

That the report be noted.

9. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray reported on the following:-

- The building of the Middlewich Easter Bypass had obtained government finance;
- Cheshire East Council meeting would be held on 16th May 2025 at Jodrell Bank at 11 am.

RESOLVED

That the report be noted.

10. DATE OF NEXT MEETING

The Parish Council confirmed that the date of the next meeting of Moston Parish Council would be held on 10th September 2025 at 7.30 pm at St Peter's Church Hall, Elworth