



Moston Parish Council

10th September 2025

Commenced: 7.30 pm

Terminated: 8.50 pm

Present: Councillor Nixon (Chair)
Councillors Brook, Luckett, Tumilty, Whittaker and Wood-Hill

Councillor Wray – Cheshire East Councillor

There were 5 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bower-Lowe.

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 9th July 2025 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

Members of the public raised the following matters:-

- Lack of notification and signage regarding the planning application 25/3115/PIP. The Chair agreed to speak to the Local Planning Authority about this matter.
- Problems with the water supply on Dragons Lane.

RESOLVED

That the report be noted.

5. 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
HugoFox	New website build		£226.80	£21,373.29
Information Commissioner	Annual Fee		£47.00	£21,326.29
HMRC	PAYE July		£61.40	£21,264.89
M Clough	July Salary		£245.59	£21,019.30
M Clough	August Salary		£245.59	£20,773.71
HMRC	PAYE August		£61.40	£20,712.31

(ii) **Approval of Payments**

RESOLVED

That the following payments be approved.

Clerk	*September Salary	£289.37
PAYE Clerk	*September PAYE	£72.40
Clerk	October Salary	Approx. £253.00
PAYE Clerk	October PAYE	Approx. £63.00

* Members noted that the 2025-2026 Local Government National Pay Award had been agreed and was backdated to 1st April 2025. This represented an increase of 46p per hour.

(iii) **2025-2026 Budget Expenditure at 31st August 2025**

RESOLVED

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

Budget Head	Total	Budget Allocated	£ Balance
Salary	£1,534.95	£4,000.00	£2,465.05
General Admin	£0.00	£150.00	£150.00
Information Commissioner	£47.00	£40.00	-£7.00
Website/ICT Costs	£898.66	£750.00	-£148.66
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
	£3,189.71	£8,000.00	£4,810.29

(iv) **Explanation of Variances**

RECOMMENDATION

- (a) That £150.00 be transferred from the General Admin Budget to the Website Budget for the payment of the new website build.
- (b) That £7.00 be transferred from the Audit Fees Budget to the Information Commissioner Budget, to fund the increased subscription cost.

(v) **Bank Reconciliation as at 31st August 2025**

RESOLVED

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

<u>Bank Reconciliation</u>	
31st August 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 - 31st August 2025	£20,712.31
Reserve Account 96473193 - 31st August 2025	£5,205.98
Less Payments not Cashed	
Current Account 07572433	
Reserve Account 96473193	£0.00
Add Unbanked Cash	
Current Account 07572433	£0.00
Reserve Account 96473193	£0.00
Net bank balances as at 31st August 2025	£25,918.29
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	£23.83
Less: Payments in the year - Current Account	£3,189.71
Less: Payments in the year - Reserve Account	£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£25,918.29

6. BANK STATEMENTS

RESOLVED

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

- Current Account – 4th July 2025
- Current Account - 5th August 2025
- Reserve Account – 30th June 2025 – 29th August 2025

7. PLANNING APPLICATIONS

Councillor Nixon reported on the following planning matters:-

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

(i) Application Number: 25/2637/FUL

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

Development 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.

RESOLVED

That the Parish Council unanimously supports this planning application.

- (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

Members and residents discussed the strategy used by the developer, which stripped the land of its ecological value by burning all vegetation, prior to submitting the application, and then claiming that there was no detriment to the ecological value to the land in building on the site. The land could quite possibly have been a habitat of great crested newts and evidence of this was held by a resident with great crested newts thriving in her ponds very close to the application site.

The land was completely unsuitable for building, due to its soil composition and effects of flooding.

Even if the land was suitable for building, the infrastructure did not support additional properties in the area, nor did the housing need.

Additional housing would provide no economic or social benefits to Moston or its residents and the negative environmental impact already experienced due to the intentional recent loss of the wildlife and nature habitats, would have a further increased adverse impact, which would far outweigh any benefits.

RESOLVED

That the Parish Council unanimously objects to this application, and authorises the Clerk in consultation with the Chair, to respond appropriately.

- **Decided Applications**

- (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.
The Parish Council objected to this application.
Decision: Approved
- (iv) **Application Reference Number: 25/1988/DSC**
Location: Lazarus Farm Dragons Lane, Moston, Sandbach, 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 Parish Council objected to this application.
Decision: Approved
- (v) **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
Decision: Approved

- (vi) **Application Reference Number:** 25/1136/Hous
Proposal: Proposed installation of 2no. ASHPs
Location: Moston House Farm Oakwood Lane, Moston, Sandbach, Cheshire East, CW11 3PR
The Parish Council supported this application.
Decision: Approved with conditions
- (vii) **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.
Decision: Approved.
- **On Going Applications**
- (viii) **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
- (ix) **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
- (x) **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.
- (xi) **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.
- (x) **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.
- (xi) **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) 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. ASSET REGISTER

RESOLVED

That the 2025-2026 Asset Register, as appended to these Minutes, be approved.

9. CHAIR'S REPORT

The Chair reported on the following matters:-

- A meeting had taken place with the Cheshire East Council Road Safety Officer;
- A meeting had been held with Sandbach Neighbourhood Plan Team;
- There had been various fly tips;
- Dragons Lane had been closed due to an incident involving the police, some apparently armed.

RESOLVED

That the report be noted.

10. REPORT FROM CHESHIRE EAST COUNCILLOR

The Cheshire East Councillor reported that a full meeting of the Council would be held on 17th September 2025, to discuss and consider devolution.

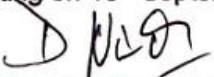
RESOLVED

That the report be noted.

11. DATE OF NEXT MEETING

Members noted that the date of the next meeting of Moston Parish Council would be held on 12th November 2025 at 7.30 pm at St Peter's Church Hall, Elworth

**MOSTON PARISH COUNCIL
ASSET REGISTER 2025-2026**

Item	Model	Serial	Purchase Date	Net Cost	Location
Notice Board	-----	-----	-----	1.00	Roadside
Notice Board	-----	-----	-----	1.00	Roadside
Notice Board	-----	-----	-----	1.00	Roadside
Aspire Laptop	Aspire Go 15	43304380476	13-Nov-24	379.00	Clerk
Printer and scanner	Brother MFCJ6530D	E75872J7F134791	07-Feb-18	124.99	Clerk
BT Phone Box	-----	-----	-----	1.00	Roadside
Boundary Signs	-----	-----	02-May-18	1191.60	Roadside
Bench	-----	-----	14-Jan-13	320.00	Moston Green
Salt Box	-----	-----	31-Jan-13	50.00	Moston Green
Salt Box	-----	-----	31-Jan-13	50.00	End of Clay Lane
Salt Box	-----	-----	31/01/2013	50.00	Red Lane
Cameras	-----	-----	12-Jan-22	14.99	Roadside
			TOTAL	2134.58	
Approved at meeting on 10 th September 2025					
Signed Chair: 			Inspection Date: 1-9-25.		