



Moston Parish Council

9th September 2026

Commenced: 7.30 pm

Terminated: 8.35 pm

Present: Councillor Nixon (Chair)
Councillors Bower-Lowe, Brook, Luckett and Whittaker

Councillor Wray – Borough Councillor

There were 6 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Tumilty and Wood-Hill.

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 8th July 2026 were approved as a correct record and signed by the Chair, subject to the acknowledgement of Councillor Brook's apologies for absence.

4. PUBLIC FORUM

A resident raised concerns over speeding traffic and the rising number of traffic related accidents, which were not only causing damage to property but were also life threatening. Particular concerns were highlighted at the cross-roads at Clay Lane.

The Chair outlined the barriers currently hindering progress in resolving these concerns, noting in particular that his former contact officer at Cheshire East Council was no longer in post, which would make it significantly more difficult to secure timely assistance.

Councillor Luckett referred to correspondence received from Councillor Mark Goldsmith (see Minute 8), Portfolio Holder for Highways and Transport at Cheshire East Council, concerning the highways issues previously raised by the Parish Council. He noted that the response was not helpful and appeared instead to pass responsibility for the matter to Councillor Wray.

5. FINANCE AND BUDGET 2026-2027

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
Information Commissioner	Annual Fee		£47.00	£22,273.33
HugoFox	Emails INV-29665		£20.99	£22,252.34
M Clough	July Salary		£256.90	£21,995.44
HMRC	July PAYE		£64.20	£21,931.24
Elworth PCC	Room Hire		£19.25	£21,911.99
HugoFox	Emails INV-30891		£20.99	£21,891.00

Shires Accountants	Invoice SHI-3414		£97.20	£21,793.80
M Clough	August Salary		£256.90	£21,536.90
HMRC	August PAYE		£64.20	£21,472.70
	Internal Transfer to Reserve Account		£15,000.00	£6,472.70

(ii) Approval of Payments

RESOLVED

That the following payments, be approved:-

Clerk	September Salary	Approx £257.00
PAYE Clerk	September PAYE	£65.00
HugoFox	Emails	£20.99
Clerk	October Salary	Approx. £257.00
PAYE Clerk	October PAYE	Approx. £65.00
HugoFox	Emails	£20.99

(iii) 2026-2027 Budget Expenditure to 2nd September 2026

RESOLVED

That the following Budget Head expenditure at 2nd September 2026, be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£1,605.50	£4,250.00	£2,644.50
General Admin	£0.00	£275.00	£275.00
Information Commissioner	£47.00	£50.00	£3.00
Website/ICT Costs	£248.81	£450.00	£201.19
Insurance	£304.00	£430.00	£126.00
Payroll Costs	£97.20	£300.00	£202.80
Audit Fees (Internal)	£139.00	£150.00	£11.00
Subscriptions	£112.00	£250.00	£138.00
Meeting Room Hire	£76.99	£150.00	£73.01
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
	£2,630.50	£8,055.00	£5,424.50

(iv) Explanation of Variances

There were no variances to report to this meeting.

(v) Bank Reconciliation as at 2nd September 2026

RESOLVED

That the following Bank Reconciliation as at 2nd September 2026, be approved:-

<u>Bank Reconciliation</u>	
2nd September 2026	
MOSTON PARISH COUNCIL	
Financial year ending 31 March 2027	
Prepared by: Muna Clough, Parish Clerk & RFO	
<u>CASH BOOK</u>	

Balance per bank accounts as at dates below	
Current Account 07572433 - 5th August 2026	£21,911.99
Reserve Account 96473193 - 5th June 2026	£5,242.67
Less Payments (not Cashed)	
Current Account 07572433	£439.29
Reserve Account 96473193	£0.00
Add Unbanked Cash	
Current Account 07572433	£0.00
Reserve Account 96473193	£11.12
Net bank balances as at 2nd September 2026	£26,726.49
The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows	
Current Account @ 01.04.2026	£20,075.70
Reserve Account @ 01.04.2026	£5,235.47
Add: Receipts in the year - Current Account	£4,027.50
Add: Receipts in the year - Reserve Account	£18.32
Less: Payments in the year - Current Account	£2,630.50
Less: Payments in the year - Reserve Account	£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£26,726.49

**(vi) BANK STATEMENTS
RESOLVED**

That the following statements/transaction records, as circulated with the report, be received:-

- Current Account – 3rd July 2026
- Current Account – 5th August 2026
- Current Account – Official Transaction Record at 2nd September 2026
- Reserve Account – Official Transaction Record at 2nd September 2026

6. 2026-27 NATIONAL SALARY AWARD

The Parish Council noted that The National Joint Council for Local Government Services (NJC) had agreed the new pay scales for 2026-27 to be implemented from 1 April 2026 which would equate to a pay increase of 3.3%.

RESOLVED

That the report be received.

7. PLANNING APPLICATIONS

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

- New Planning Applications

(i) **Application Reference Number:** 26/2707/HEDGE

Location: MOSS HOUSE Plant Lane, Moston, Sandbach, Cheshire East, CW11 3PG

Application Type: Hedgerow Removal

Proposal: Our property is found down a 150 metre track off Plant Lane in Moston. We need to gain access to the field via a double gate which will be located opposite our stables about 100 metres down the drive. We own both sides of the hedge and the changes will only be visible by someone who is at our property, certainly not from the roadside.

RESOLVED

That the application be noted.

- **Decided Application**

(ii) **Application Number:** 26/2258/HOUS

Location: SAN REO Oakwood Lane, Moston, Sandbach, Cheshire East, CW11 3PR

Proposal: Erection of a single-storey rear extension to an existing bungalow to provide essential accessible living space, comprising a specifically adapted bedroom, wetroom, and carer's room, alongside an enlarged, fully accessible kitchen. The proposed works also include the erection of a front porch and the construction of a detached outbuilding to the side of the dwelling, and the replacement of all existing windows.

This application was approved on 17th August 2026

- **Ongoing Planning Applications**

(iii) **Application Reference Number:** 26/0982/FUL

Proposal: Erection of 70 no. dwellings, associated infrastructure, parking and landscaping.

Location: Land Off Warmingham Lane, Moston, Middlewich, Cheshire East, CW10 0RZ

The Parish Council raised no objections to this application on 4th May 2026

The land was within Open Countryside but adjacent to Middlewich developments where sustainable development had been accepted. The Parish Council fully agreed with the Cheshire East Public Rights of Way comments for the potential within the site to connect to Moston Footpath 4, as this would be a sensible and desirable aspect of the application. The Parish Council fully supported the use of the land in the Southern part of the site to create an area of Green Space with trees and wildflowers. The Parish Council considered this green space and the location being close to the double bends on the lane should end any future development on Warmingham Lane, Moston

This application would be considered at the Strategic Planning Board, date to be agreed.

(iv) **Application Reference Number:** 24/4649/FUL

Location: 5 Mill Lane, Moston, Sandbach, Cheshire East, CW11 3PT 30

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

There were still no updates regarding this application.

(v) **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.

An updated site plan with distances had been submitted. The Canal and River Trust raised objections as the proposal was too close to the canal.

The decision was still outstanding on this application, but the land was occupied by people residing on the site.

- (vi) **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.
- (vii) **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.
The decision remained outstanding.
- (viii) **Application Reference Number:** 26/1919/RES
Application Type: Reserved Matters
Proposal: The reserved matters application seeks approval for the detailed design of the residential element of the scheme, comprising up to 100 dwellings, together with full details of access, internal circulation, parking arrangements, landscaping, and all associated infrastructure and engineering works.
Location: Former Albion Chemical Works Booth Lane, Moston, Cheshire East, CW11 3PY

The Chair reported his disappointment that the Parish Council had not been included as consultees for this planning application, despite its longstanding involvement. He noted that the deadline for comments had been 29 July 2026. However, upon contacting the Head of Planning, he was advised that the Parish Council's comments would nevertheless be accepted.

The Chair further explained that the upgrading of the footpath and the re-instatement of the street lighting were dependent on a positive planning decision. Only following approval could Bluefield undertake the required road safety works to and from the site, and proceed with the associated footpath and street lighting improvements.

RESOLVED

That Moston Parish Council supports this application.

8. HIGHWAYS MATTERS

The Parish Council considered an update from Councillor Luckett, together with a letter received from Councillor Mark Goldsmith, Portfolio Holder for Highways and Transport at Cheshire East Council, regarding the highways concerns previously raised by the Parish Council.

Councillor Wray suggested that Parish Councillors from Warmingham Parish Council and Moston Parish Council hold a joint meeting to agree a priority list of approximately eight locations. He advised that he would then present this list to an officer at Cheshire East Highways and make arrangements for the necessary site visits.

RESOLVED

That the report be noted.

9. CHAIR'S REPORT

The Chair reported on the following matters:-

- Traffic accidents on Hall Lane
- Armed police on Dragons Lane
- Cheshire E Local Plan and the associated Call For Sites.

RESOLVED

That the report be noted.

10. REPORT FROM CHESHIRE EAST COUNCILLOR

Councillor Wray reported on the governance arrangements at Cheshire East Council, outlining the structural and procedural challenges that affected the Council's decision-making processes. He explained that these complexities could make it difficult to progress matters efficiently and contributed to delays in resolving issues raised by Parish Councils.

11. DATE OF NEXT MEETING

The Parish Council noted that the date of the next meeting was 11th November 2026 at 7.30 pm at St Peter's Church Hall, Elworth