

SUTTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

HELD ON THURSDAY 13TH FEBRUARY 2025 COMMENCING at 7.30 P.M.

IN ST. JAMES CHURCH HALL, CHURCH LANE, SUTTON, SK11 0DS

PRESENT

Councillors: G Barber (Chairman), M Bhatia, R Chamberlain, C Eyre, D Fosbrook, B Horan, T Priestman, A Waller and T Whiskard.

Also present: The Parish Clerk, Ward Cllr C O'Leary and one member of the public (MOP) was present.

22/25 THE COUNCIL RESOLVED to receive apologies for absence from PCSO Jim Newns, Cllrs E Hall, J Sinclair Smith (Vice Chairman) and K Stepien-Bialy.

23/25 THE COUNCIL RESOLVED to receive no dispensations and declarations of interest from Councillors.

24/25 THE COUNCIL RESOLVED to confirm and sign the Minutes as a true record of the Meetings held on 9th January 2024.

25/25 Public Participation - THE COUNCIL RESOLVED to receive information/queries/questions from members of the public (MOPs): none received.

MEMBER REPORTS

26/25 THE COUNCIL RESOLVED to receive report from the Cheshire East Ward Member.
(See Appendix 1)

Councillors discussed the Langley Road works and lack co-ordination on Langley Road and raised these issues:

- Whether the money to pay for the culvert works was being paid by the developers, who are building two new houses opposite the culvert on Langley Road.
- Whether the culvert works were connected to the house building, as they sit on land which is often flooded by water draining down the field and onto the highway at that location.
- Whether it is completely necessary to close the whole road when the culvert is on the edge of the pavement and the bus is another question for the highway plan during the works.
- Councillors are extremely concerned regarding the bus route during the works as the bus travels along Langley Road and to the Chapel where it turns around to return to Macclesfield.

27/25 THE COUNCIL RESOLVED to receive report from Macclesfield Neighbourhood Policing Team.
(See Appendix 2)

28/25 THE COUNCIL RESOLVED to receive report from the Climate Emergency working group (CEWG).
(See Appendix 3)

29/25 THE COUNCIL RESOLVED to receive report from Macclesfield Forest & Wildboardclough Working Group. Cllr Sinclair Smith attended meeting 15th January. Resolution 47/25 covers action raised for Parish Council.

FINANCE

30/25 THE COUNCIL RESOLVED to approve schedule of receipts and payments for February 2025.

Receipts From:

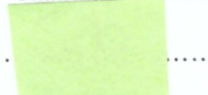
| | | | |
|-----|------------------|-----------------------|--------|
| CHQ | Mrs H A Watkins | Allotments – Plot 10A | £31.90 |
| CHQ | RR & A Barnard | Allotments – Plot 11A | £28.40 |
| CHQ | Mr & Mrs Johnson | Allotments - Plot 10B | £31.90 |

Payments To:

| | | | |
|------|--------------|--|---------|
| BACS | Sarah Giller | Clerks' net salary £835.50 and expenses £34.10 Pension contributions £56.75 HMRC £23.60 JANUARY | £869.60 |
|------|--------------|--|---------|

Spending power: GPOC

| | | | |
|------|--------------|--|---------|
| BACS | Anthony Boon | Annual maintenance of the Pleasance and around benches on Ridge Hill. Clearing of interior of Pinfold, Jarman. (PAID 21/01/25) retrospective | £750.00 |
|------|--------------|--|---------|



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|-------------------------------|---|---|---------|
| Spending power: GPOC | | | |
| BACS | Three Villages Community Interest Company (CIC) | Donation for year 2024/25 | £250.00 |
| Spending power: GPOC | | | |
| BACS | F Davies & Son Ltd | Work carried out on street lighting: Order 307 – Column 69 Minor Avenue Order 308 – Column 68 Robin Lane Order 309 – outside scout hut | £229.69 |
| Spending power: GPOC | | | |
| DD | Spoton.Net Ltd (It'seeze website) | Months subscription JANUARY 2025 | £58.80 |
| Spending power: GPOC | | | |
| DD | ICO (Information Commissioner) | Annual Subscription | £35.00 |
| Spending power: GPOC | | | |
| DD | SSE | Account for 01/12/24 – 31/12/24 (collected by DD 22/01/2025) DECEMBER | £174.99 |
| Spending power: GPOC | | | |
| DD | Unity Bank | Service Charge | £6.00 |
| Spending power: GPOC | | | |
| Pension Contributions: | | | |
| DD | NEST (National Employment Savings Trust) | JANUARY contribution Employee pension contribution - 5% - £45.22 Employer pension contribution - 3% - £11.53 | £56.75 |
| Spending power: GPOC | | | |
| HMRC payments: | | | |
| BACS | HMRC | HMRC payment covering Employee Income Tax JANUARY 2025 | £23.60 |
| Spending Power: GPOC | | | |

31/25 **THE COUNCIL RESOLVED** to approve bank reconciliation and verify figures against bank statement (up to 31st Jan 2025).

32/25 **THE COUNCIL RESOLVED** to consider assessment of risk and review the following:

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|--|---|
| <p>a. Insurance (no change) (long term agreement up to 1st April 2027) Public Liability cover £10M Fidelity cover £250,000</p> | <p>c. Risk assessment (no change) d. Standing orders (no change) e. Asset register (addition of notice boards) f. Model Publication Scheme. (no change)</p> |
| <p>b. financial regulations (issue 19th Sept 2024 no change)</p> | |

MATTERS FOR CONSIDERATION BY THE COUNCIL

33/25 **THE COUNCIL RESOLVED** to discuss and agreed to offer to purchase Christmas tree lights, for Langley, from Bollington Town Council once a supply is available. (Estimate £400)

34/25 **THE COUNCIL RESOLVED** to discuss any events/projects that could benefit from support of Peaks & Plains Housing Trust and agreed to ask for support with straightening the boundary fence on the allotments and reach out to local groups (CIC, Lyme Green Park).

35/25 **THE COUNCIL RESOLVED** to agree appointment of Dutton Traffic Management Company for Remembrance Day Traffic Management in 2025.

LYME GREEN COMMUNITY HALL

36/25 **THE COUNCIL RESOLVED** to agree Terms and Reference for setting up of a Community Hall Working Group with a few minor changes (Ward Councillor as Chairman, 4 Councillors and 3 residents on the working group with a quorum of 5 members including 3 Councillors). **THE COUNCIL RESOLVED** to agree the appointment of Ward Councillor as Chairman.

37/25 **THE COUNCIL RESOLVED** to agree that members would need another quote before agreeing the appointment of solicitor to take the establishing of a charitable trust forward (to note that solicitor had been appointed by community group without agreement of Council).

COMMUNITY ORCHARD LANGLEY

38/25 **THE COUNCIL RESOLVED** to agree to proceed with the land transfer based on the estimated costs (Estimate £4896.58 plus VAT).

- 39/25 **THE COUNCIL RESOLVED to agree** to appoint Dixon Rigby Keogh solicitors and to proceed with transfer. (Estimate £850 plus disbursements & VAT).
- 40/25 **THE COUNCIL RESOLVED to agree** the purchase of an ordinance survey map of the area to be developed as Langley Orchard at the cost of £23.25.
- 41/25 **THE COUNCIL RESOLVED to agree** the terms of reference for the Langley Community Orchard Action Group.
- 42/25 **THE COUNCIL RESOLVED to agree** the proposed theme for CEWG events for 2025 (promoting wildlife in gardens (birds and insects and encouraging biodiversity)).
- 43/25 **THE COUNCIL RESOLVED to agree** support for community event planting trees on 9th March, signing of Cheshire East indemnity letter and insurance cover for event. (Event includes purchase of fencing, stakes, tree tubes, deer repellent etc – Estimate of £200 agreed by Res 281/24).

ALLOTMENTS

- 44/25 **THE COUNCIL RESOLVED to note** that plots 4a, 5b, 12, 15a and 15b are available.

PLAYGROUNDS

- 45/25 **THE COUNCIL RESOLVED to note** that no report had been received on this occasion.

HIGHWAYS MATTERS

- 46/25 **THE COUNCIL RESOLVED to receive** reports on highways issues and consider action:
- Footpath 16 – behind Langley Road going up Ridge Hill – sign post leaning against wall FT16.
 - Lindrum Avenue - turning left out of Lindrum Avenue the crossing stanchions block view of road for clear exit.
 - Lyme Green - from bus stop Walker Lane to Lyme Green, road in bad condition.
 - Pot Hole – on the Sutton side of the aqueduct, reported after the January meeting, has only been partially filled but is still a sizeable hole.
- 47/25 **THE COUNCIL RESOLVED to agree** to write to highways highlighting the conditions of the roads in the forest, particularly around the Leathers Smithy and the collapsing culvert just up the road from the ranger's station.

THE GRAPEVINE

- 48/25 **THE COUNCIL RESOLVED to discuss** ideas for inclusion in the next Grapevine magazine:
- meetings dates
 - allotments – waiting list for allotments

PLANNING

- 49/25 **THE COUNCIL RESOLVED to agree** comments for return to the relevant authority for these new applications:

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|------------------------|--|
| Application No: | 24/2869M |
| Proposal: | General purpose agricultural barn |
| Location: | Ridge Cottage, Hollin Lane, Sutton, Macclesfield, Cheshire, SK11 0NN |
| Decision: | 7 th February 2025 (Requested extension to 14 th February) |

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: *“Sutton Parish Council object to this application because we have concerns over the size of the building (to be used for agricultural purposes) which, is not commensurate with the farmable area of the plot. The area is substantially less than 5.7 acres as shown on the plan. Also, the existing buildings are screened by the house and the position of the proposed building is far more prominent.”*

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|------------------------|---|
| Application No: | 24/5084/HOUS |
| Proposal: | Outbuilding - Retrospective Gritstone House, Bollin Head Farm Bollinhead Lane, Sutton, Macclesfield, Cheshire |
| Location: | Gritstone House, Bollin Head Farm Bollinhead Lane, Sutton, Macclesfield, Cheshire East, SK11 0NA |
| Decision: | 13 February 2025 (Extended 14 th February) |

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: *“Sutton Parish Council have no objection to this application.”*

| | |
|------------------------|--|
| Application No: | 24/5083/FUL |
| Proposal: | Subdivision of dwelling (part retrospective) |
| Location: | Gritstone House, Bollin Head Farm Bollinhead Lane, Sutton, Macclesfield, Cheshire East, SK11 0NA |
| Decision: | 13 February 2025 (Extended 14 th February) |

THE COUNCIL RESOLVED to **agree** the following comments to send to Cheshire East Council: *“Sutton Parish Council have no objection to this application.”*

50/25 24/2557M – **THE COUNCIL RESOLVED** to **consider** objections to the way Cheshire East have been treating this planning application with respect to contaminated land and **agreed** to respond that there is a planning backlog at CEC and the Parish Council have been repeatedly negotiating to have the contaminated material moved but, unfortunately there has been delays. Members were very sympathetic with residents plight.

CORRESPONDENCE received:

51/25 Royal Garden Party 2025 - Buckingham Palace (deadline 14th February)

52/25 Correspondence in response to resolution 323/24 – subject Himalayan Balsam.

53/25 St James Church Hall – increase in hall hire (£40 per meeting)

54/25 Cheshire East Highways – to **note** that once crossing is complete on London Road a road safety audit will be carried out.

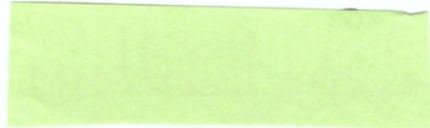
55/25 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA

To **consider** arranging defibrillator training session for 2025.

56/25 DATE OF NEXT MEETING - THE COUNCIL RESOLVED to **agree** the date for next meeting as **Thursday 13th March 2025 commencing at 7.30 p.m.**

There being no other business the Chairman declared the meeting closed at 21.25 p.m.

Minutes agreed by Sutton Parish Council as a true record



..... Chairman



Appendices

Appendix 1 - Cheshire East Ward Member Report

CEC made a request to increase Council Tax which was rejected by the Government. Council will have to borrow the shortfall. Council Tax will be set 26th February.

Langley road works causing a number of issues including missed bin collections – he has raised issues and will continue to do so.

Still waiting to find out when the crossing on London Road will be up and running - believed to be an issue with the electrics.

Continues to report potholes.

Appendix 2 – Report from Macclesfield Neighbourhood Policing Team Police Surgeries

Saturday 15th February 10-11am - Sutton General Store Café.

Saturday 22nd February 2-3pm - Lyme Green Park, Robin Lane.

Wednesday 26th February 10.30am-11.30am - Langley Methodist Church.

TRUCAM speed gun enforcement conducted on Jarman 1/2/2025 13.25-14.25 hrs (five offences).

Hollinhey Primary School parking patrols and visits.

Discussed Forest issues at United Utilities offices.

11/01/25 - Home Bargains aggressive male evicted from the store.

11/01/25 - Obstructing vehicles Leathers Smithy, Macclesfield Forest - vehicles moved

11/01/25 - Theft of fuel Shell Garage, Lyme Green.

20/01/25 - Rural Crime Team notified of culled JACKALOPE on FB Posts.

21/01/25 - Sexual Offence Macclesfield Forest - Police investigating.

29/01/25 - Damage only. Road traffic collision Lyme Green Business Park - police assisted the victim.

31/01/25 - Anti social behaviour Burger King. Youths dealt with.

03/02/25 - Anti social behaviour Bensons Beds. Youths dealt with.

04/02/25 - ASB Next. Youths dealt with.

05/02/25 - Reports of suspicious male on Langley Hall Close.

07/02/25 - Theft from unoccupied new builds off Gaw End Lane, Lyme Green.

09/02/25 - Two males wearing camouflage with a rifle off Langley Road near the golf course. Officers attended but search made no trace.

Appendix 3 - The Climate Emergency working group (CEWG)

Sutton Parish Council Climate Emergency Working Group (CEWG)

Report to SPC 13th February 2025

The group met on 13th January to discuss the proposed Langley Community Orchard and other possible activities for 2025.

Update on Langley Community Orchard

After discussion with Macclesfield Wild Network (MWN) the Action Group and the Parish Council, it was noted that the name of the project, formally known as Turnip Brow, should now be known as Langley Community Orchard. This will mean that an appropriate website can be developed and there would be no confusion between this project and other information about Turnip Brow. As well as a name change there will be a new logo. The CEWG has put forward some ideas to the Action Group and to MWN who will be discussing it at their next Board meeting which has yet to take place at the time of writing this report.

A detailed map of the land in question would be extremely useful and the *group request permission from the PC to used £23.25 of their £200 annual budget for its purchase.*

In response to the PC previously agreeing £200 for some early planting, MWN has obtained trees and has been ready for some time to plant out these trees. However, at the time of writing this report, we have still Not heard from the senior surveyor from Cheshire East Property services who has been asked for permission to undertake some early

planting. However, I understand that a discussion will be taking place between the Action Group and the surveyor before the 13th February so additional information may be available to the PC then.

We have received confirmation of the final figures from Cheshire East as to the cost of the Land Transfer. These figures are below.

| | |
|--|-------------------|
| Legal fees for drafting the Public Open Space notice | £ 280.03 |
| £450+VAT (if applicable) approximate advertising the disposal of POS in a local newspaper for 2 weeks. These costs are set by the newspaper. | £ 450.00 |
| £1000+VAT (if applicable) surveyors fees for the POS process which includes dealing with objections and seeking consent to dispose of POS | £ 1,000.00 |
| £900 surveyors fees for the lease instructions | £ 900.00 |
| £1,244.15 legal costs for completing the lease. | £ 1,244.15 |
| £124.40 cost to contract out the lease under the landlord and tenant act 1954 | £ 124.40 |
| TOTAL CHESHIRE EAST FEES | £ 3,998.58 |
| Our own solicitors fees (Approx) | £ 898.00 |
| Planning if required. | £ - |
| TOTAL ESTIMATE PLUS VAT | £ 4,896.58 |

These figures are non-negotiable as they are taken from an agreed table of charges that CEC have set.

With our own solicitors' fees, the total cost of the Land Transfer is approximately £4,896 +VAT which is within the amount of £8,000 that has previously been agreed by the PC and is in earmarked reserves in the 25/26 budget.

The PC is asked to agree that the Land Transfer for the Langley Community Orchard now go ahead without further delay.

Terms of Reference (TOR) for the Action Group

Draft TOR for the former Turnip Brow Action Group had been submitted a few months ago and they now need revision to reflect the new name but also to be very clear as to the relationship between the Action Group, the Climate Emergency Working Group and the PC. Changes were discussed at the CEWG and a draft was sent to The Action Group and MWN and they are happy with the changes. The draft terms of reference are included as a separate attachment to this report and the PC is asked to agree them.

Climate Theme for 2025

There were a number of successful events in 2024, where the PC, through the CEWG, promoted "Green" issues with activities for adults and children at the two main shows in Sutton and Langley. The group propose that the "theme" for similar events in 2025 be about promoting wildlife, especially in gardens – birds and insects and encouraging biodiversity. Again, there would be information for adults and activities for the children. This will be worked up further at the CEWG next meeting. The PC are asked to agree this theme for the focus of the CEWG events for 2025.

Grapevine

The CEWG would like to propose that an article about the Graveyard Extension and the Quiet Space with planting to encourage biodiversity be written for the next publication. The project is nearing completion and not withstanding some challenges, it demonstrates successful collaboration within the Parsh. Next meeting of the CEWG will be in late March 2025, exact date to be decided.

