SUTTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

HELD ON THURSDAY 12TH AUGUST 2026 COMMENCING AT 7.30 P.M.

IN LANGLEY METHODIST CHURCH MAIN ROAD, LANGLEY, SK11 0BU

PRESENT

Councillors: G Barber (Chairman), M Bhatia, C Eyre, D Fosbrook, E Hall (Vice Chairman), H Jackson, K Stepien-Bialy, J Sinclair Smith, A Waller and T Whiskard.

Also present: The Parish Clerk and one member of the public.

199/26 THE COUNCIL RESOLVED to **receive** apologies for absence from Councillors R Chamberlain and Ward Cllr C O'Leary.

200/26 THE COUNCIL RESOLVED to **receive** dispensations and declarations of interest. *None received*

201/26 Public Participation - THE COUNCIL RESOLVED to **receive** questions from members of the public and **agree** to discuss at the September meeting. *(10 minutes)*

A resident spoke on behalf of the CIC, outlining the need for a long-term plan for upkeep of the planters, CIC had initiated within the parish (Sutton and Lyme Green), particularly around the memorial. The group anticipates they will soon struggle to keep up with the workload and need a sustainable solution going forward.

MATTERS FOR CONSIDERATION BY THE COUNCIL

202/26 THE COUNCIL RESOLVED to **discuss** and **agree** response to Cheshire East Local Plan Scoping Consultation. *(Deadline 1st September) See Appendix 1.*

FINANCE

203/26 THE COUNCIL RESOLVED to **approve** schedule of receipts and payments for August 2026.

Payments To:

BACS	Sarah Giller	Clerks' net salary £885.60 and expenses £66.58, Pension contributions £60.46 & HMRC £97.66 **JULY**	£952.18
Spending power: GPOC			
BACS	Sarah Giller	Microsoft 365 Annual Subscription	£84.99
Spending power: GPOC			
BACS	PKF Littlejohn LLP	External audit for year ended 31st March 2026 **PAID IN ADVANCE OF MEETING**	£504.00
Spending power: GPOC			
BACS	Office Essentials Limited	Copier papers, shredding sack.	£26.92
Spending power: GPOC			
DD	Unity Trust Bank	Bank charges **JULY**	£7.00
Spending power: GPOC			
DD	Spoton.Net Ltd (It'seeze website)	Months subscription invoice date 14th July 2026	£58.80
Spending power: GPOC			
DD	SSE Energy Solutions	Electricity Supply Invoice period 01/06/26 to 30/06/26	£83.74
Spending power: GPOC			

Pension Contributions:

DD	NEST (National Employment Savings Trust)	**JULY contribution** Employee pension contribution - 5% - £47.54 Employer pension contribution - 3% - £12.92	£60.46
Spending power: GPOC			

HMRC payments:

BACS	HMRC	HMRC Income Tax JULY 2026	£97.66
Spending Power: GPOC			

PLANNING

204/26 THE COUNCIL RESOLVED to **agree** comments for return to the relevant authority for these new applications:

Application Nr:	26/2696/HOUS
Site address:	NAB END FARM, Withenshaw Lane, Sutton, Macclesfield, SK11 0NH
Proposal:	Construction of single storey garage ancillary to use of the farmhouse. A gravel driveway will connect the garage to the existing driveway. The garage will be dual pitch with a ridge height of max. 4m and eaves max. 2.5m.
Deadline:	14th August 2026

THE COUNCIL RESOLVED to **agree** the following comments to send to Cheshire East Council*: "Sutton Parish Council objects to this application because the proposed development is situated on agricultural land, lies outside the residential curtilage, and appears to involve a change of use."*

Application Nr:	26/2745/HOUS
Site address:	8 Gonville Avenue, Sutton, Macclesfield, SK11 0EG
Proposal:	Single storey side and rear extensions
Deadline:	19th August 2026

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

205/26 DATE OF NEXT MEETING - THE COUNCIL RESOLVED to agree the date for next meeting as **Thursday 10th September 2026** commencing **at 7.30 p.m.**

There being no other business the Chairman declared the meeting closed at 21.02 p.m.

Minutes agreed by Sutton Parish Council as a true record

[redacted] .... Chairman

APPENDICES

Appendix 1 - response to Cheshire East Local Plan Scoping Consultation.

1. **Settlement hierarchy/Strategic Green Gap – Other Settlements and Rural Areas**
   In the 2021 boundary review Sutton Parish Council strongly objected to the loss of significant community ties between the "three villages" of Sutton (Lane Ends and Rural), which - together with Lyme Green and Langley - constitute Sutton Parish. At that time, Cheshire East Council expressed surprise at the strength of feeling within our community. Residents made it clear that they wished to preserve the distinct identities and histories of the three villages, while also maintaining their collective identity. We therefore wish to avoid any future development that would merge the Parish into a single continuous mass, resulting in each village losing its own special character

   The Parish Council would like to be consulted in any adjustment to the infill boundaries of our villages.

2. **Brownfield Development**
   Sutton Parish Council understands that the Brownfield Register is reviewed annually to assess suitability, availability, and deliverability. We therefore welcome the development of brownfield sites in Macclesfield that has been completed and encourage the provision of funding to support such development.

3. **Green Belt –** we would like to see that the current greenbelt boundaries are maintained.

4. **Heritage, Culture and Natural Environment**
   Conservation areas - Teggs Nose is a valued conservation and heritage area for our community, particularly given its significance to the history of Langley. We would welcome its recognition as such in the local plan.

   Jodrell Bank World Heritage Site/Education Centre - Jodrell Bank serves as an important part of our local heritage and functions as a valuable educational centre.

5. **Housing**
   We would like to see more smaller affordable housing units.

   Housing for older people and specialist accommodation – There is a clear need for additional opportunities to downsize within rural areas. Our community has a growing older population, approximately 32.4% are over 65 within Sutton Parish, who need the opportunity, to remain in the place they have belonged to for most of their lives. Supporting appropriate downsizing provision would therefore be a priority for us, and we would support this within the Cheshire East Council Draft Vulnerable Persons Housing Strategy.

   Housing diversification and providing for small and medium sized sites - Our parish has recently received a large influx of new residents through recent housing developments, and we have encouraged them to become part of our community through various village activities and initiatives. Community integration and cohesion is very important, and we would be concerned about any further larger developments which could jeopardise this as well as the character of our villages.

   Energy Efficiency/Renewable Energy – the parish council would welcome the encouragement of energy saving features in all housing both existing housing stock and new developments.

   With the results of climate change becoming all too apparent, new housing developments should be equipped to deal with the heat and cold.

   Solar shading, orientation and insulation needs to be considered as a priority to prevent homes overheating in summer as well draught proofing and insulating homes to preserve the heat in winter.

6. **Employment and Economy -** new business units should be made affordable to small startup businesses.

7. **Town centres** – empty buildings within the Macclesfield Town Centre should be repurposed.

Nighttime economy – the parish council would welcome the removal of evening and Sunday parking charges within town centres to encourage the hospitality sector in the borough.

8. **Waste Facilities –** we would like to see regular and reliable collection of bins going forward.

   The closing of the waste recycling centres has had a detrimental effect on the community with an increase in fly tipping.

   The cost of the green bins collection has recently increased, and more transparency should be given on the costing requirements.

9. **Transport and Infrastructure** - We would like to see improvements to the existing bus service, as well as full consideration of public transport provision for any new developments.

   We would like to see the development of alternative signage and infrastructure that avoids directing traffic through Langley when accessing the Peak District.

   Members have concerns that the existing road and pathway infrastructure is being neglected and needs to be well-maintained to enable safe travel by pedestrians, vehicles and cycles.

   We would like to see improvements to enable local parking within villages and towns.

10. **Natural Environment –** the protection of peatlands must be prioritised when locating and designing future developments. Safeguarding and enhancing local environments should also remain a central priority.

11. **Health and Wellbeing** - Maintaining open spaces and creating new ones is a priority for health and wellbeing.

12. **Public Safety** - Developments designed close to lakes and ponds should be safely protected.

13. **Active Travel** – It is important for residents' health and wellbeing to remain active, and we are concerned that footpaths in rural areas are being allowed to deteriorate.

14. **Renewable and Low Carbon Energy** - The promotion of renewable energy should apply not only to new developments but also to existing housing stock.

15. **Pollution and Contamination** - We are concerned for the possibility of pollution and contamination of our rivers and waterways and feel they must be protected.

    Light pollution is a major concern as it risks the safety of wildlife and the natural environment in both our towns and countryside.