SUTTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

HELD ON THURSDAY 9TH JULY 2026 COMMENCING AT 7.30 P.M.

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

PRESENT
Councillors: G Barber (Chairman), C Eyre, D Fosbrook, E Hall (Vice Chairman) and J Sinclair Smith.

Also present: PCSO J Newns and the Parish Clerk. There were no members of the public were present.

To note that Cllr T Priestman has stood down as Councillor for the Lyme Green Ward.

169/26 THE COUNCIL RESOLVED to **receive** apologies for absence from Ward Cllr C O'Leary, Councillors R Chamberlain, H Jackson, K Stepien-Bialy and T Whiskard. Councillors M Bhatia and A Waller were not present.

170/26 THE COUNCIL RESOLVED to **receive** dispensations and declarations of interest. *None received*

171/26 THE COUNCIL RESOLVED to **confirm** and sign the Minutes as a true record of the Meeting dated 11th June 2026.

172/26 Public Participation - THE COUNCIL RESOLVED to **receive** questions from members of the public. *(10 minutes) - None received.*

MEMBER REPORTS

173/26 THE COUNCIL RESOLVED to **receive** report from the Cheshire East Ward Member. *None received*

174/26 THE COUNCIL RESOLVED to **receive** report from Macclesfield Neighbourhood Policing Team. *See Appendix 1*

175/26 THE COUNCIL RESOLVED to **receive** verbal report from the Climate Emergency Working Group. *See Appendix 2*

FINANCE

176/26 THE COUNCIL RESOLVED to **approve** schedule of receipts and payments for June 2026.

Receipts From:

Sutton Women's WI	WI Donation towards Community Orchard	£50.00
Cheshire East Council	NCIL monies (The Sutton Game Keeper Hollin Lane Sutton SK11 0HL	£2,956.29
Unity Bank	Interest on NCIL monies	£1969.94

Payments To:

BACS	Sarah Giller	Clerks' net salary £885.80 and expenses £37.90, Pension contributions £60.46 & HMRC £97.46 **JUNE**	£923.70
Spending power: GPOC			
BACS	Lyme Green Community Hall CIO	Donation towards progressing the planning process towards a possible Lyme Green Community Hall.	£3000.00
Spending power: GPOC			
BACS	F Davies & Son Ltd	Order 328 Column 24 - Peterhouse Avenue (LED bulb). Column 68-83 - Robin Lane (remove height to improve casting). Column 33 - Scout hut (new bulb due to water ingress).	£199.80
Spending power: GPOC			
BACS	Sarah Giller	Purchase of laptop £378.67, laptop case £14.89 and mouse £9.98	£403.53
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 15th June 2026	£58.80
Spending power: GPOC			
DD	SSE Energy Solutions	Electricity Supply Invoice period 01/05/26 to 31/05/26	£97.64
Spending power: GPOC			

Pension Contributions:

DD	NEST (National Employment Savings Trust)	**JUNE 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 **JUNE 2026**	£97.46
Spending Power: GPOC			

Additional payments:

BACS	Mili-Anne Bhatia	Langley fete printing and bookmarks	£82.80
Spending Power: GPOC			

177/26 **THE COUNCIL RESOLVED** to **approve** 1st Quarter finance report and verify figures against bank reconciliation up to 30th June 2026. Members discussed the NCIL funds and **agreed** that funds would be included but shown clearly itemised.

178/26 **THE COUNCIL RESOLVED** to **agree** to transferring NCIL monies of £114,513.01 back into a twelve-month savings account with the interest of £1969.94 (Total £116,482.95). Noted that the Neighbourhood plan/NCIL Group have met.

179/26 **THE COUNCIL RESOLVED** to **agree** signing of bank direct debit instruction for SSE Energy Solutions.

180/26 **THE COUNCIL RESOLVED** to **note** Clerks Jury service and **agree** to continue payment of Clerks salary during service.

MATTERS FOR CONSIDERATION BY THE COUNCIL

181/26 Community Orchard – **THE COUNCIL RESOLVED** to **review** the "short-form pre-contract enquiries for bare land". It was noted that the Council had also received the "draft Report on Title" from the solicitor that evening. **THE COUNCIL RESOLVED** to **agree** that both documents would be reviewed together between meetings; any concerns should be raised with the Clerk, who will then refer them to the solicitor. This will allow the matter to progress without waiting until the September meeting. The deadline for responses is 17th July.

182/26 **THE COUNCIL RESOLVED** to **agree** to amend the Memorial Policy to ensure it applies generically to all memorials.

183/26 Sunflower Competition – **THE COUNCIL RESOLVED** to **agree** the arrangements for measuring sunflowers and to confirm the distribution of letters in September, including notifying Hollinhey Primary School of the arrangements.

- *2nd September – distribute registration letters.*
- *9th September – deadline for receipt of registration letters.*
- *12th/13th September – to measure Sunflowers.*

184/26 **THE COUNCIL RESOLVED** to **agree** adjusting the October meeting date to Thursday 22nd October for meeting *(check availability of hall).*

185/26 **THE COUNCIL RESOLVED** to **discuss** what the Parish Council can do regarding speed assessment on London Road to generate data and **agreed** this was a matter for the police to action. It was also **agreed** to report to Enforcement/Highways that the hoardings on the corner of Gaw End Lane (turning right) are obstructing visibility.

186/26 **THE COUNCIL RESOLVED** to **discuss** the possibility of installing road signs/traffic management to raise awareness of wildlife on roads/prevent wildlife being killed or injured on roads and **agreed** this could be under consideration for NCIL monies.

187/26 **THE COUNCIL RESOLVED** to **agree** to support the inclusion of a defibrillator, purchased by the Scouts, in the Parish Council's support package with the Community Heartbeat Trust upon installation, at an annual cost of £196.

ALLOTMENTS

188/26 **THE COUNCIL RESOLVED** to **approve** the transfer of Plot 12 to the tenant of Plot 15B. The tenant will cultivate both plots until March 2027, when rent charges for Plot 12 will commence and Plot 15B will become available for reallocation.

189/26 **THE COUNCIL RESOLVED** to **agree** date for next allotment inspection in August. It was noted that plot 13 is now available for allocation.

HIGHWAYS and FOOTPATH MATTERS

190/26 **THE COUNCIL RESOLVED** to **receive** reports on highways/footpath issues and **agree** action.

- Footpath/pavement on Clarke Lane (reservoir side) – Vegetation has become increasingly overgrown, making the footpath difficult to use and forcing pedestrians to step into the road to pass.
- Pavement on Ridge Hill (on the left) - Vegetation becoming overgrown, making the footpath difficult to use in places.
- Main Road, Lyme Green – The pedestrian crossing road markings overlap with the bus stop markings. The bus stop markings should be reviewed and amended by the bus operator and/or Highways Authority.

THE GRAPEVINE

191/26 **THE COUNCIL RESOLVED** to **discuss** ideas for inclusion in the next Grapevine magazine and **agreed** *(Deadline 10th August)*

- Article highlighting the Parish Council's participation at Langley Fete, where members promoted the "Keeping it Green" initiative and raised awareness of environmental sustainability.
- Article regarding the Councils contribution of £3,000, which was approved by the Council, to fund the appointment of professional consultants to prepare a planning application for the Lyme Green Community Hall Trust.
- Article on the inclusion of an additional defibrillator in the Council's maintenance support agreement, following its installation outside the Scouts and Guides Headquarters.
- To include notice of the change to the October meeting date, which has been rescheduled to 22nd October.

PLANNING

192/26 **THE COUNCIL RESOLVED** to **agree** comments for return to the relevant authority for these new applications:

Application Nr:	26/1823/DSC - Discharge of conditions
Site address:	Langley Business Park Langley Road, Langley, Cheshire East, SK11 0DG
Proposal:	Discharge of condition 15 on approval 22/0804M: Variation of Condition 01 on approved application 17/ 3614M - Reserved Matters (following outline approval 11/2340M) for Access, Appearance, Landscaping, Layout and Scale in respect of 76 dwellings, 830 sqm of B1 Class E G (i) and (iii) and B8 employment floorspace, public open space and new footpath links.
Deadline:	Extended to 13th July 2026

THE COUNCIL RESOLVED to **agree** the following comments to send to Cheshire East Council*: "Sutton Parish Council object to this application."* ***See Appendix 3 for detailed response.***

Application Nr:	26/2391/HOUS
Site address:	12 Hollin Lane, Sutton, Macclesfield, Cheshire East, SK11 0HL
Proposal:	Proposed first-floor side extension above the existing garage, including alterations to the existing set-back side roof and the addition of a front lean-to extension.
Deadline:	21 July 2026.

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

193/26 **Noted; Decisions, appeals and withdrawals this month:**

Application Nr:	26/0331/FUL **APPEAL Ref: 6010997**
Site address:	Hanging Gate Inn, Wincle Lane, Sutton, SK11 0NG
Proposal:	Proposed siting of two self-contained glamping pods for tourist accommodation adjacent to the Hanging Gate Inn. This is a diversification project that will provide an important additional revenue stream for the pub and also create additional 0.5 FTE employment. East pod will occupy a ground space 32sq metres.
Deadline:	16th July 2026

Application Nr:	26/1993/PRIOR-6
Site address:	HARTS GROVE FARM Hollin Lane, Sutton, Macclesfield, Cheshire East, SK11 0NN
Proposal:	Agricultural determination for proposed agricultural building for storage of tractors and workshop space.
Decision:	Prior Approval Not Required

CORRESPONDENCE received:

THE COUNCIL RESOLVED to **note** the following correspondence and **agree** action if required:

194/26 CEC (Parks Technical & Projects Officer) - Langley playground installation of equipment delayed to mid to late August.

195/26 CEC (Principal Planning Obligations Officer) – response to enquiry over use of NCIL funds. To clarify whether NCIL monies can be used for planning.

196/26 CEC - Hollin Lane, Sutton – tree removal and repairs throughout the structure.

197/26 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA

- To discuss Remembrance Day and risk assessment. *(September)*
- Neighbourhood Plan/NCIL monies report from working group *(September)*
- To agree to adopt and publish accessibility statement on the Parish Council website.
- Meeting with Langley Fete Committee 10th September at 7 p.m. *(October)*
- Allotment fencing.
- To adopt Memorial policy.

198/26 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 21.40 p.m.

Minutes agreed by Sutton Parish Council as a true record

... [redacted] ... Chairman

Chairman's initials

... [redacted] ....

Appendix 1 - Report from the Macclesfield Policing Team – PCSO J Newns

Police Surgery dates
Wednesday 15th July 10.30 a.m. to 11.30 a.m. - Langley Methodist Church.
Saturday 25th July 10 a.m. to 11 a.m. - Sutton Café
Sunday 26th July 2 p.m. to 3 p.m. - Lyme green park Robin Lane.

Incidents
13/06 – resident reported hearing gun shots Main Road.
16/06 - damage to window on Kingfisher Road, Lyme Green.
02/07 - reported abandoned vehicle Lyme Green.
Reported resident received a scam phone call. Report all scams to Fraud Now.
Report fraud on the Report Fraud online reporting hub.

The PCSO has not been able to go into Hollinhey School this month but continues to maintain links with the school and delivering talks on road safety with the children. He has some signs to put on lampposts around sensible parking.

Members raised and discussed concerns regarding pavement parking around Walker Lane, Gurnett and the Sutton Ex-Servicemen's Club.

Appendix 2 - Report from the Climate Emergency Working Group

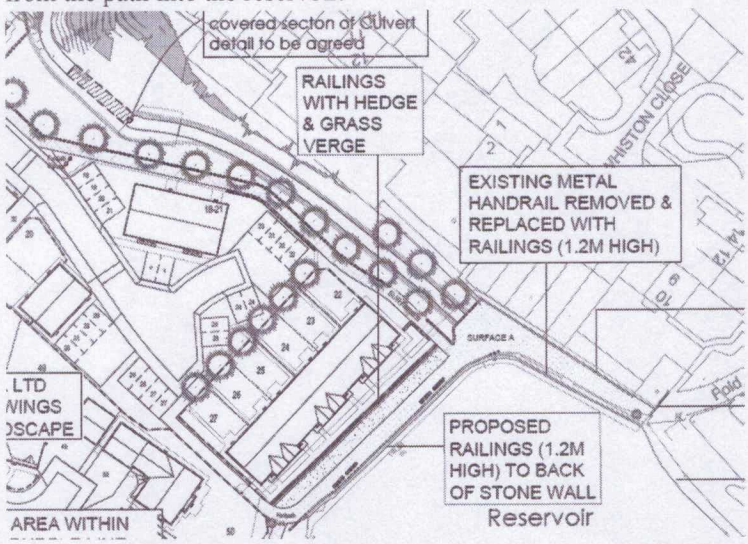
Langley fete – Councillors set up around 12 noon and ran until 4 p.m. The recycling game went down very well however, the textile activity not quite as well (perhaps needed an extra person to help). Very positive event for raising awareness of the Parish Council.

Appendix 3 – Planning Response

Application 26/1823/DSC (Lavender Fields, Langley) – Consultation Closes Tuesday 16/06/26
On behalf of Sutton Parish Council my Members would like to register their formal objection to the discharge of conditions under application 26/1823/DSC.

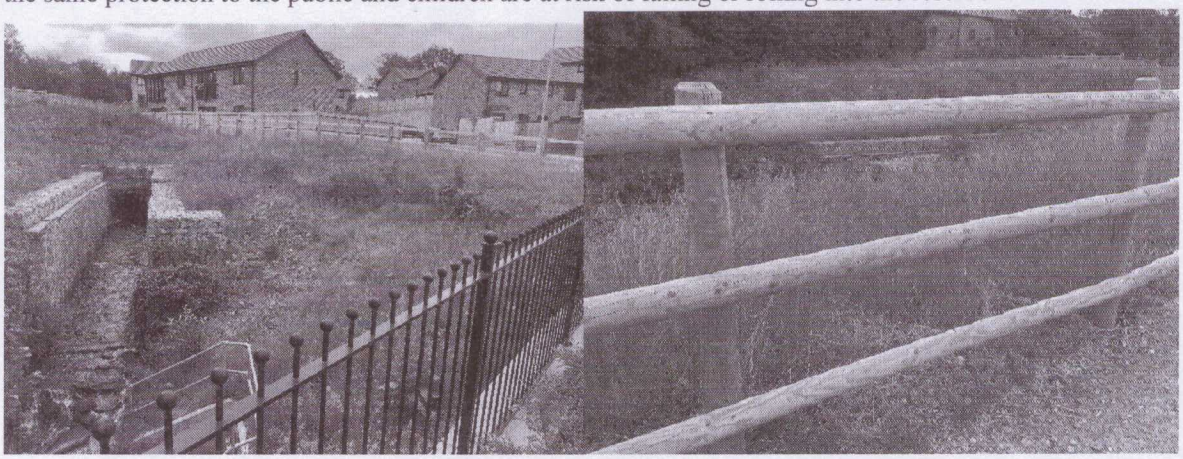
The council objects to the applicant's use of a Discharge of Conditions application as a vehicle to address an enforcement issue instead of taking remedial action to comply with approved drawings or submitting a retrospective planning application to apply for changes which deviate from the approved scheme. My Members request that Cheshire East Council refuse this application on the following material planning and public safety grounds:

1. Immediate Public Safety & Drowning Hazard
The approved landscaping design (Reference17/3614M) included a protective fence comprising vertical railings (min gaps 100mm/non-climbable to comply with building regulations). This element was to protect children from falling from the path into the reservoir.



Chairman's initials

The applicants are seeking a Discharge of Condition with a new landscape plan with includes a proposed change from a stone wall with a vertical metal railing to a timber post and rail fence (large gaps/climbable). This does not offer the same protection to the public and children are at risk of falling or rolling into the reservoir.



This fails to meet standard UK water safety parameters (such as RoSPA guidelines), creating a severe, active drowning hazard.

The council objects to the timber fence and requests that the case officer ensure that the applicant installs metal railings as per approval reference 17/3614M.

2. Material Deviation from Approved Quality & Specifications

The original planning consent mandated high-durability, powder-coated metal railings to enclose the public open space fishing pond. The proposals seek permission for the retention of low-quality timber post and rail fencing which do not reflect the design quality of the approved development.

The Parish Council objects to the proposed downgrade of material specification in the public spaces of the development.