

BETCHTON PARISH COUNCIL

3rd September 2026

Commenced: 7.30 pm

Terminated: 9.00 pm

Present: Councillor Bradley (Chair)
Councillors Beresford, Freer, Jones and Tapper

Councillor Wray – Cheshire East Councillor

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Moss.

2. DECLARATIONS OF INTEREST

There were no declarations of interest from Members of the Parish Council, at this stage of the meeting.

3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 2nd July 2026 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

A resident had expressed that she was concerned about the access and egress to the unauthorised site at Dean Hill. A road access plan was not available, and statutory visibility conditions could not be met.

RESOLVED

That, on behalf of the Parish Council, the Chair writes to Cheshire East Planning on this matter.

5. PLANNING MATTERS

The Parish Council considered the following planning matters:-

- **Comments submitted under the provisions of the Standing Orders**
 - (i) **Planning application:** 26/2445/FUL
Location: Land south of Houndings Lane, Sandbach, Cheshire East, CW11 4EQ
Proposal: Hybrid application: full enabling, access, spine road, development plateau, drainage and below-ground infrastructure works; outline residential, local-centre, sports/leisure and associated development.

RESOLVED

That the comments submitted on 12th August 2026, circulated with the agenda, be ratified.

- **New Planning Applications**
 - (ii) **Planning application:** 26/3004/HOUS Householder
Site address: SCHOOL HOUSE Smithy Grove, Hassall Green, Sandbach, Cheshire East, CW11 4YA
Proposal: Single storey rear extension

RESOLVED

That no objections be raised to this proposal.

- (iii) **Planning application:** 26/3020/FUL

Site address: CHELLS HILL FARM Chells Hill, Church Lawton, Sandbach, Cheshire East, CW11 2TJ

Development Proposal: Erection of on-site farm butchers, farm shop and ancillary café with associated access road, car parking and ancillary facilities.

RESOLVED

That the following comments be submitted to the Planning Authority, in relation to this application:-

- **Loss of farmland** — The Parish Council expresses concern regarding the loss of agricultural land resulting from the proposed development.
- **Design and local character** — While the Parish Council does not object to the proposal in principle, it requests that planning officers ensure the final design is sympathetic to the local vernacular, noting that the current design appears out of character with the parish.
- **Car park lighting** — The Parish Council raises concerns about the proposed car park lighting and asks that any lighting scheme be conditioned to protect local amenity and respect the rural setting.
- **Local produce condition** — The Parish Council requests a condition requiring that all produce sold in the shop be sourced locally.
- **Restriction on change of use** – the Parish Council further requests that a condition be imposed preventing any future change of use, ensuring the development remains limited to the purpose applied for.

6. CW11 2TW, WILLIAM BEECH SKIP HIRE LIMITED, EPR/EP3993MX/V004: ENVIRONMENTAL PERMIT CONSULTATION

Councillor Jones declared an interest in this item and did not participate in the discussions or voting thereon.

RESOLVED

That the comments submitted by the Parish Council, as circulated with the agenda, be ratified.

7. NEIGHBOURHOOD PLAN

The Parish Council considered the following:-

(i) Advertising

RESOLVED

That the advertising circulated with the agenda, be approved and distributed on social media, the website and notice boards.

(ii) Resident Survey

RESOLVED

That the resident survey detailed at <https://survey.betchton-pc.gov.uk/> be approved.

(iii) Betchton Neighbourhood Area

RESOLVED

That the Betchton Neighbourhood Area, as detailed in the map circulated with the agenda and the Neighbourhood Area Application, also circulated with the agenda be approved.

(iv) High Level Plan and Progress Report

RESOLVED

That the plan and progress report be noted.

At this juncture, as there were no press and public in attendance and to enable continuity of discussion, the Chair brought forward the discussion on the following two items.

8. EXEMPT BUSINESS

The Parish Council resolved that Members of the press and public be excluded from the meeting for the following item of business, as it contained exempt information under Section 100A(4) of the Local Government Act 1972, relating to commercial sensitivity.

9. NEIGHBOURHOOD PLAN

The Parish Council considered three quotes from Planning Consultants who were able to draft a Neighbourhood Plan.

RESOLVED

That consideration of this matter be deferred to the next meeting.

10. BUDGET AND FINANCE REPORT 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:-

PAYER/PAYEE	DETAILS	RECEIPTS	PAYMENTS
HMRC PAYE	June PAYE		£45.40
M Clough	June Salary		£181.71
Unity Trust Bank	Monthly Fee		£7.00
HugoFox	Website Design		£226.80
M D Coxey & Co Ltd	Payroll Fees		£38.40
HugoFox	Emails		£11.99
M Clough	July Salary		£181.71
HMRC PAYE	July PAYE		£45.40
Unity Trust Bank	Monthly Fee		£7.00
HugoFox	Emails		£11.99

(ii) Approval of Payments

RESOLVED

That the following payments be approved:-

PAYEE/PAYER	DETAILS	PAYMENT
M Clough	September Salary (13 hours @ £18.04 p/h) inc Backpay from 1 st April 2026	Approx. £233.00
HMRC	PAYE September	Approx. £60.00
Unity Trust Bank	Monthly Service Charge	£7.00
M Clough	October Salary (13 hours @ £18.04 p/h)	Approx £188.00
HMRC	PAYE October	Approx £47.00
Unity Trust Bank	Monthly Service Charge	£7.00
MythicBeast	Monthly Server Fee for two months	£14.00
Emails	Monthly Fee for two months	£23.98

(iii) **Budget Expenditure at 27th August 2026**

RESOLVED

That the following Budget Head expenditure at 27th August 2026, be approved:-

Budget Head	Total	Budget Allocated	£ Difference
Salary (including HMRC PAYE Costs)	£908.44	£2,850.00	£1,941.56
Office Expenses	£0.00	£100.00	£100.00
Insurance	£0.00	£350.00	£350.00
Information Commissioner	£0.00	£50.00	£50.00
Payroll Services	£74.40	£150.00	£75.60
Training	£0.00	£150.00	£150.00
Room Hire	£0.00	£120.00	£120.00
Poppies/Wreaths	£0.00	£75.00	£75.00
Community Projects	£0.00	£700.00	£700.00
Trees	£194.70	£300.00	£105.30
Village Maintenance	£0.00	£250.00	£250.00
Website and Email	£406.63	£350.00	-£56.63
Subscriptions	£222.00	£275.00	£53.00
Internal Audit	£143.35	£150.00	£6.65
Unity Trust Bank	£28.00	£100.00	£72.00
Contingency	£0.00	£250.00	£250.00
Neighbourhood Plan (RINGFENCED)	£0.00	£15,780.00	£15,780.00
Totals Inc Ringfenced Budget	£1,977.52	£22,000.00	£20,022.48
Totals Exc Ringfenced Budget	£1,977.52	£6,220.00	£4,242.48

(iv) **Explanation of Variances**

The Parish Council noted that there was an overspend to the Website and Email Budget Head. This was due to the cost of setting up a new website, and would be offset over the course of the year.

(iv) **Bank Reconciliation as at 27th August 2026**

RESOLVED

That the following Bank Reconciliation as at 27th August 2026, be approved:-

Bank Reconciliation 27th August 2026	
BETCHTON PARISH COUNCIL	
Financial year ending 31 March 2027	
Prepared by: Muna Clough, Parish Clerk & RFO	
Balance per bank statement as at 31st July 2026	£
Unity Current Account (20519047)	£22,450.87
Less: any unpresented cheques	
Unity Current Account (20519047)	£11.99
Add: any unbanked cash	
Unity Current Account (20519047)	£0.00

Net bank balances as at 31st July 2026 (Ringfenced £15,780.00 Neighbourhood Plan)	£22,438.88
The net balances reconcile to the Cash Book (receipts and payments account) for the year, as follows	
CASH BOOK	
Opening Balance	
Unity Current Account (20519047) - 1st April 2026	£18,346.40
Add: Receipts in the year	
Unity Current Account (20519047)	£6,070.00
Less: Payments in the year	
Unity Current Account (20519047)	£1,977.52
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£22,438.88

(vi) Bank Statements – Unity Trust Bank

RESOLVED

That the following bank statements, as circulated with the report, be received:-

- **30th June 2026**
- **31st July 2026**

11. ALMS HOUSE CHARITY REVIEW

The Chair reported on his findings of the Almshouse Charity Review and the Parish Council considered the next steps.

RESOLVED

That the resignation of Councillor Bradley from the Almshouse Charity Trust, be approved.

12. SANDBACH MORRIS DANCING GROUP ADVERT

RESOLVED

That the Parish Council Notice Boards and website are used only for official business.

13. SPEED MONITORING

The Chair reported that he was still hopeful of the possibility of Hassall Parish Council allowing the Parish Council to use their speed monitoring equipment.

RESOLVED

That the report be noted.

14. 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 equated to a pay increase of 3.3%.

15. DATE OF NEXT MEETING

The Parish Council noted that the date of the next meeting was Thursday, 5th November 2026, to be held at 7.30 pm at the Club House, Malkins Bank Golf Course.

16. URGENT ITEMS

There were no matters which the Chair was of the opinion should be considered as a matter of urgency.

Councillor Wray reported that the Neighbourhood Plan must emulate the Cheshire East Council Local Plan, and urged thoughtful consideration when appointing a Planning Consultant.

The Parish Council acknowledged with thanks the hospitality offered by Malkins Bank Golf Club to host its meetings, free of charge.