



Moston Parish Council

8th July 2026

Commenced: 7.30 pm

Terminated: 8.05 pm

Present: Councillor Nixon (Chair)
Councillors Bower-Lowe, Lockett, Tumilty and Wood-Hill

There were 7 Members of the Public in attendance

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Whittaker. Councillor Wray, Cheshire East Councillor, also submitted his apologies as he was attending Official Duties.

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 13th May 2026 were approved as a correct record and signed by the Chair.

4. PUBLIC FORUM

There were no matters raised by members of the public.

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
HugoFox	Emails INV-27261		£20.99	£23,012.39
M Clough	May Salary		£256.90	£22,755.49
HMRC	May PAYE		£64.20	£22,691.29
St Peters Church	Room Hire for May		£28.87	£22,662.42
HugoFox	Emails INV-28446		£20.99	£22,641.43
M Clough	June Salary		£256.90	£22,384.53
HMRC	June PAYE		£64.20	£22,320.33

(ii) Approval of Payments

RESOLVED

That the following payments, be approved:-

Clerk	July Salary	Approx £257.00
PAYE Clerk	July PAYE	£65.00
HugoFox	Emails	£20.99
Clerk	August Salary	Approx. £257.00
PAYE Clerk	August PAYE	Approx. £65.00
HugoFox	Emails	£20.99

(iii) 2026-2027 Budget Expenditure to 30th June 2026

RESOLVED

That the following Budget Head expenditure at 30th June 2026, be approved:-

Budget Head	Total	Budget Allocated	£ Balance
Salary	£963.30	£4,250.00	£3,286.70
General Admin	£0.00	£275.00	£275.00
Information Commissioner	£0.00	£50.00	£50.00
Website/ICT Costs	£206.83	£450.00	£243.17
Insurance	£304.00	£430.00	£126.00
Payroll Costs	£0.00	£300.00	£300.00
Audit Fees (Internal)	£139.00	£150.00	£11.00
Subscriptions	£112.00	£250.00	£138.00
Meeting Room Hire	£57.74	£150.00	£92.26
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
	£1,782.87	£8,055.00	£6,272.13

(iv) **Explanation of Variances**

There were no variances to report to this meeting.

(v) **Bank Reconciliation as at 30th June 2026**

RESOLVED

That the following Bank Reconciliation as at 30th June 2026, be approved:-

Bank Reconciliation	
30th June 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 June 2026	£22,662.42
Reserve Account 96473193 - 5th June 2026	£5,242.67
Less Payments (not Cashed)	
Current Account 07572433	£342.09
Reserve Account 96473193	£0.00
Add Unbanked Cash	
Current Account 07572433	£0.00
Reserve Account 96473193	£0.00
Net bank balances as at 30th June 2026	£27,563.00
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	£7.20
Less: Payments in the year - Current Account	£1,782.87
Less: Payments in the year - Reserve Account	£0.00
Closing balance per cash book [receipts and payments book] must equal net bank balances above	£27,563.00

(vi) Bank Statements

RESOLVED

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

- **Current Account – 5th May 2026**
- **Current Account – 5th June 2026**
- **Reserve Account – 5th June 2026**

6. PLANNING APPLICATIONS

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

- **New Planning Applications**
- (i) **Application Number:** 26/1643/VOC
Location: OAK TREE FARM Warmingham Lane, Moston, Middlewich, Sandbach, Cheshire East, CW10 0HJ
Proposal: Removal of condition 2 - occupation of the dwelling to a person solely or mainly working in agriculture or forestry, or a widow or widower of such a person, on application 37301/3.

Members noted that the Parish Council had already submitted comments on this application, which on initial reading, appeared to be a duplicate.

RESOLVED

That the Chair, in consultation with the Clerk, to look at the application, and consult with the Members, with the intention of possibly sending the same comments as previously submitted.

- (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.

RESOLVED

That the Parish Council supports this application.

- **Decisions Made**
- (iii) **Application Reference Number:** 26/1368/CLPUD
Location: FIELDS FARM Clay Lane, Moston, Sandbach, Cheshire East, CW11 3QX
Proposal: Certificate of lawful development - Erection of a single-storey side extension to the existing dwellinghouse. The extension will project from the side elevation and will be

constructed in materials to match the existing dwelling, including brickwork and roof tiles. The proposal includes associated roof alterations, new windows and doors, and installation of rainwater goods. No changes to the existing access arrangements are proposed. The precise siting and dimensions of the extension are shown on the submitted drawings

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

A Certificate of Lawful Use was approved on 11th June 2026.

(iv) Application Reference Number: 22/3244C

Location: Fairacre, East Booth Lane, Moston, CW11 3PU.

Proposal: Change of use of land for Showmans Yard with facilitating development (hardstanding, fencing, septic tank) retrospective.

For full details please refer to Minute 8(xii) – 12th March 2025. The Parish Council fully supported this retrospective application. However, the area was classified by the Environment Agency as within a Zone 3 Flooding Area. Consequently, a Flood Risk Assessment was now required.

Members were disappointed that this application had not yet been resolved, and the Parish Council was in full support of its approval.

Planning permission was granted on 18th June 2026

- **Ongoing Applications**

(v) 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

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

(vi) 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.

(vii) 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.

(viii) 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.

7. HIGHWAYS MATTERS

Councillor Luckett reported that he had inspected the Borough Council's Highways Maintenance Plan, where he had observed no works had been allocated to Moston. Particular concerns were noted to the road surface conditions along Mill Lane, Dragon's Lane and Forge Mill Lane.

Councillor Lockett intended to report every defect that he identified on TRACE, and he encouraged colleagues and residents to do the same.

RESOLVED

That, on behalf of the Parish Council, the Clerk contacts Cheshire East Council regarding the mud on Oakwood Lane, which is currently preventing safe pedestrian access.

8. CHAIR'S REPORT

The Chair reported on the following matters:-

- (i) Contact would be made with Walsingham Planning Limited regarding the planning application number 26/1919/RES.
- (ii) Properties/land for sale in Moston and the purchase of a field on Plant Lane, by three residents for their horses.

RESOLVED

That the report be noted.

9. REPORT FROM CHESHIRE EAST COUNCILLOR

The Cheshire East Councillor had submitted his apologies.

10. DATE OF NEXT MEETING

The Parish Council noted that the date of the next meeting would be 9th September 2026 at 7.30 pm at St Peter's Church Hall, Elworth