

Draft Minutes of the Parish Council Meeting held at 7.00pm on Tuesday 4th November 2025

Members: Cllr. S Waltho (Chair), Cllr. S Cook, Cllr. C Harrison, Cllr. I Goodwin, Cllr. N Thorpe, Cllr. C Van Weerdenburg

Clerk of the Council: Elizabeth Worrall

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There were no members of the public present.

2151 To consider, and resolve to approve, pending applications, the co-option of a new Councillor

It was **RESOLVED** to appoint Richard Garton as a Councillor. The declaration of office was signed and this will be returned to the Monitoring Officer. The Declaration of Interests Form will be returned to the Monitoring Officer and the Clerk within 30 days.

2152 To receive any apologies for absence

Cllr. Harrison had sent his apologies in advance on the meeting.

2153 To receive any declarations of interest

There were no declarations of interest

2154 To receive and resolve to approve the minutes of the meeting held September 2025

It was **RESOLVED** to approve the minutes of the meeting.

2155 To receive a report from the Ward Councillor if present.

Cllr. Smetham shared that the biggest challenge in Cheshire East is currently balancing the budget – this includes waste removal and waste sites, as well as children and adult social care. A Children's Director has just been appointed. Parish Councils are being asked to take on services that they value and to try and assist Cheshire East where it can.

The Planning Portal has been renewed and will continue. There are still several issues that are being worked on. The backlog of applications has been reduced across Planning. Lesley is continuing to lean on Planning Enforcement for various matters, but outcomes are slow, Devolution is likely to join Cheshire East, Cheshire West and Chester. A white paper is being produced. Lesley will circulate more information on Devolution and Planning for the Future.

2156 To discuss Broadband and digital provision within the village

There was no update.

2157 To receive any update on known flooding and drainage issues within the village and discuss any new occurrences

There had been an issue of sewage disposal at Ladera Lodge where sewage/wastewater was being emptied from the septic tank into tankers and then being discharged into drains in the village. United Utilities have been informed. On the last seen occurrence, the driver was challenged by a member of the public, and the driver could not produce a permit and left. The village, via WhatsApp, have been asked to be vigilant and report any issues to the Parish Council. The Parish Council hope that there won't be any reoccurrences, but any issues will be discussed at the next meeting.

2158 To consider the following planning applications and any others since the publication of the agenda:

25/3371/PIP – Land to the North of Moss Lane, Eaton – Permission in Principle for Construction of one new dwelling

It was **RESOLVED** to approve the draft comment presented by Cllr. Waltho.

"Eaton Parish Council have examined this further application for a dwelling to the North of Moss Lane and would comment as follows

Previous application for this site was submitted in 2023. Application Reference 23/3310M and our comments for this were generally as follows.

We would remind planning that there is a very long history at this site, and we have made many previous comments on this.

Multiple planning applications have been refused including a dismissed planning appeal and we would remind the planning authority that the policies applicable to this site have not changed. Despite the erection of an ancillary building adjacent to the proposed site, the site remains Open Countryside and Policy PG6 still applies.

The site is outside the Eaton infill boundary, and ENP Policy BNE1 confirms that new housing development will only be permitted in this area where it accords with CELPS Policy PG6. 5. In order to preserve the countryside, Policy PG6 restricts development in this area to specific purposes which are related to its rural location. Several exceptions are listed within the policy, including criterion 3.i, which provides for limited infilling in villages, and the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere.

This application in our opinion meets none of these requirements and should therefore be refused.

In addition to the above we would respectively direct the planning officer to both the decision notice and the delegated report for the previous application reference 23/3310M, and in our opinion we feel that these comments are also relevant to this application.

The Parish Council have concerns over the development of land to the North of Moss Lane as this may lead to the possible future coalescence of the rural village of Eaton to the larger conurbation of Congleton. Our previously submitted comments for this application site and those of adjoining applications reflect our concerns, and in our opinion, sets a concerning precedent for the possible further development of land to the North of Moss Lane.

We would also point out that the supporting planning statement that has been submitted as part of this application incorrectly refers to the Somerford Neighbourhood Development Plan and not the Eaton Neighbourhood Plan.

Item 4.3 of the submitted planning statement Reads: -

Somerford Neighbourhood Development Plan (Somerford NDP)

Policy H1 New Housing

Policy H2 Development of Small Infill Sites

Should Read

Eaton Neighbourhood Plan

Policy BNE1 New Housing

Policy BNE2 Local Green Gaps

Policy BNE 1 Clearly states that development which is outside the Eaton infill boundary should comply with policy PG6. We strongly feel that this application falls within this area, and the fact that CE can now no longer provide evidence of a 5-year housing supply should not in our opinion have preference over policy PG6.

Policy BNE2 of the Eaton NP identifies the need for a green gap to be retained from the North of Moss Lane to the settlement area of Eaton Village to protect the rural community of Eaton from any possible future coalescence with Congleton. A policy that was clearly upheld by the independent inspecting officer during the forming of the NP.

As we have previously stated this sets concerning precedent for the possible future development of land to the North of Moss Lane, and for this reason we object to the proposals and would request that this be refused."

25/3524/FUL- White House Farm, Macclesfield Road, Eaton – Demolition of existing barns and construction of two barns for use as residential dwellings

It was **RESOLVED** to submit a comment of no objections.

"Eaton Parish Council have examined this application and have no objections to raise.

The conversion of existing farm buildings to residential accommodation is to be encouraged, providing the materials used are sympathetic to the existing surrounding buildings, and that there is no detrimental visual impact, particularly from the main highway. This application appears to meet this criterion.

Should the application be granted approval, we would respectfully request that In view of the proximity of the application site to the adjacent property of Lane End Farm, that appropriate restrictions to working hours be incorporated as a condition of any such approval."

Separate to the above applications, the Parish Council discussed their disappointment that a Planning Application on Moss Lane has been granted planning permission, as part of a retrospective planning application. The Parish Council were aware that the Planning Officer had previously recommended that permission was not granted, and that this has now been overturned and permission granted. The Parish Council will continue to endeavour to submit comments, but noted their displeasure that Cheshire East appear to be disregarding comments made by their own employees and individuals working within the Planning Team.

2159 To ratify the comments submitted for the following applications which required comments before this meeting:

25/3572/FUL – Demolition of existing buildings and construction of a new residential dwelling
“Eaton Parish Council have examined this application and have no objections to raise. The conversion of existing farm buildings to residential accommodation is to be encouraged, providing the materials used are sympathetic to the existing surrounding buildings, and that there is no detrimental visual impact, particularly from the main highway. This application appears to meet this criteria.

It was **RESOLVED** to ratify the above comment.

2160 To consider the Parish Council’s response, if any, to the Congleton Neighbourhood Plan

“Eaton Parish Council welcome the latest stage of the Congleton Neighbourhood Plan and would congratulate the Congleton Neighbourhood Plan Working Group on getting to this critical stage in the plan. The Parish Council particularly welcome and support Policy 1 (Brownfield First) together with the comments made in the Vision and Objectives in that “the surrounding countryside will be protected, enhanced and promoted to make the town an attractive place to live, work and visit.”

It was **RSESOLVED** that the Clerk would submit the above comment.

2161 To receive an update on the Parish Council’s liaison with the Plough Inn

There was nothing to report on the Plough. It was **RESOLVED** to send a formal thank you to the Plough once the bench has been installed.

2162 To discuss the installation of the new bench, and whether there is an update on the second bench

Both benches have now been delivered but are yet to be installed. Cllr. Waltho will order the materials in the next few weeks – this will include one bulk bag of MOT and several bags of limestone dust. The flags will be provided by Cllr. Harrison. It was **RESOLVED** to approve a budget figure of £100 for these incidental materials.

2163 To receive an update on village maintenance (including Council owned asset maintenance)

The fencing at Millennium Park has become rotten in several places. A quotation has been provided and is in the region of c. £3,500. This will, provisionally, be undertaken by residents on a voluntary basis and the Parish Council will consider funding options – this could include completing the work in phases over several years to split the costs and asking local organisations to donate. This will be discussed further over the next few Parish Council meetings.

2164 To discuss any urgent parking or Highways matters within the village

The Parish Council discussed parking issues near Havannah Primary School, which have been raised by members of the public. Cllr. Waltho will speak to a member of the resident’s association and will pass on some of the parking signs that Cheshire Police have produced for the Parish Council. Cllr. Harrison and Cllr. Waltho will revisit the design of the signs provided by the Police to try and make them punchier and more Eaton specific.

2165 To receive an update on the Council’s ongoing liaison with TARMAC

The Clerk will contact TARMAC and confirm that the Parish Council will self-fund the fencing and scheduling the next liaison group meeting. Thanks to TARMAC for the bench that has been purchased – a more formal thank you will be issued once the bench has been installed.

2166 To confirm the arrangements for Remembrance Sunday

Cllr. Van Weerdenburg will lay the wreath on Remembrance Sunday, 9th November, at the evening Church service. The Clerk will confirm this with the Churchwarden.

2167 To receive and resolve to approve the accounts for payment

BALANCE OF ACCOUNT

£10,307.51 (as of 1st September 2025)

PAYMENTS MADE

TCS Management (payroll)	£64.80
IONOS (website -Sept)	£8.40
Clerk Salary (September)	£189.91
Clerk Expenses Allowance (Sept)	£13.00

Clerk Salary (October)	£152.16
Clerk Expenses Allowance (Oct)	£13.00
Marmax (bench)	£516.00
IONOS (website – Oct)	£13.00

PAYMENTS TO BE APPROVED

Clerk Salary (November)	£152.16
Clerk Expenses Allowance (Nov)	£13.00
Clerk Salary (December)	£152.16
Clerk Expenses Allowance (Dec)	£13.00
TCS Management (payroll)	£64.80
Clerk Expenses (wreath)	£19.99
Councillor Expenses (bench)	£100.00 budget
HMRC	£302.23

RECEIPTS

Precept	£2,800.00
Plough Inn (bench donation)	£250.00
Interest	£6.03

It was **RESOLVED** to approve the above payments and for the Chair to sign the Bank Reconciliation. It was agreed that the Clerk's December salary would be paid in advance of Christmas on the 23rd December.

2168 To review the draft budget for 2025 – 2027 and consider any amendments to be made

It was **RESOLVED** to approve the budget for 2026 – 2027, with some minor administrative amendments to be made by the Clerk.

2169 To resolve the precept amount for 2026 – 2027

It was **RESOLVED** to approve a precept amount of £6,000.

2170 To discuss and appoint the internal auditor for the 2025 – 2026 audit

It was **RESOLVED** to approve Adam Keppel Green as the internal auditor for the April 2026 audit, provided he is willing to complete a remote audit.

2171 Any other correspondence, including any matters to be included in the Parish Magazine

A member of the public has complained to Cllr. Cook about some stiles on a public right of way which are in a state of disrepair. Pictures and exact locations will be sent to the Clerk for her to liaise with Public Rights of Way at Cheshire East.

It was **RESOLVED** to remind public of the tanker, in the village, being discharged into drains, with a copy of the environmental agency number and to extend thanks to those in the Village who installed the Remembrance displays, in the next Parish magazine.

2172 To note the date of the next meeting 6th January 2026

Action Points

- Clerk to submit Cllr. Garton's Declaration of Office. Cllr. Garton to submit Declaration of Interests within 30 days of meeting (to Monitoring Officer and Clerk).
- Clerk to submit Planning Comments as detailed above.
- Cllr. Waltho to speak to a member of the Havannah Residents Association and pass on some of the parking signs that Cheshire Police have produced for the Parish.
- Cllr. Harrison and Cllr. Waltho will revisit the design of the signs provided by the Police to try and make them punchier and more Eaton specific.
- The Clerk will contact TARMAC and confirm that the Parish Council will self-fund the fencing and scheduling the next liaison group meeting.
- Cllr. Van Weerdenburg will lay the wreath on Remembrance Sunday, 9th November. The Clerk will confirm this with the Churchwarden.
- The Clerk will apply for a £6,000 Precept for 2026 – 2027.
- The Clerk will contact Adam Keppel Green and ask if he is willing to be the internal auditor for 2026 – 2027.
- Cllr. Cook to send the Clerk pictures and exact locations of the damaged stiles, for the Clerk to liaise with PROW at Cheshire East.