

Draft Minutes of the Parish Council Meeting held at 7.00pm on Tuesday 3rd March 2026.

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

Clerk of the Council: Elizabeth Worrall

22 Wesley Avenue, Alsager, Cheshire, ST7 2NG

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There were no members of the public present.

2192 To receive any apologies for absence

Apologies were received in advance from Cllr. Van Weerdenburg.

2193 To receive any declarations of interest

There were no declarations of interest

2194 To receive and resolve to approve the minutes of the meeting held January

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

2195 To receive a report from the Ward Councillor if present.

Cllr. Smetham shared an update from the whole Council meeting regarding finances. A potential enforcement matter at Ladera Lodge is to be discussed. The Parish Council have raised several matters regarding residency and issues with sewage disposal. Cllr. Smetham was unsure which issue was being addressed, or if it was a completely unrelated matter.

Cllr. Waltho has raised the issue with sewage separately with the Environment Agency. Cllr. Smetham will try to find out the particulars of Planning Enforcement's interest.

Cllr. Smetham is unsure as to whether the assigned site in Hulme Walfield (which would serve Eaton) is still to be a school, given the additional provision being provided in and around Sandbach. The Parish Council queried where the S106 money had been spent, as residents are being stretched by the lack of doctor's surgeries, dentists and schools.

The Council are still working on planning – Cheshire West and Warrington now have a strategy for brown field sites, and Cllr. Smetham hopes that Cheshire East will have a similar plan.

The first meeting of the Devolution board will take place in the next few weeks.

Cllr. Smetham has met the Conservative candidate for the mayoral role and will provide a detailed update to Parish Councils within the ward.

2196 To discuss Broadband and digital provision within the village

There was no update.

2197 To receive any update on known flooding and drainage issues within the village and discuss any new occurrences

Cllr. Cook had received an update on the ticket she had opened on TRACE. The issue had been assessed and was not deemed an immediate priority with Cheshire East.

The weather in January was particularly wet, and the weather has improved since, so there have been no new issues or reports. However, the Parish Council will continue to monitor this.

The standing water on Back Lane is still there, and, due to repeated freezing and thawing, it has started to damage the tarmac and road surface. Cllr. Harrison will report this on TRACE. The Parish Council are aware of sewage discharge incidents at Ladera and are following this up with several authorities, Ladera and Fury Estates.

2198 To consider the following planning applications and any others since the publication of the agenda:

There were no planning applications.

2199 To ratify the comments submitted for the following applications which required comments before this meeting:

25/4798/VOC – Variation of plans and drawings under Condition 1 attached to application ref.

21/2240C – Application seeking detailed consent via Reserved Matters approval following Outline application 17/1000C for 454 dwellings and the associated infrastructure and open space *“Eaton Parish Council wish to respond to CE planning on this application, and the many more that have preceded it in the same area, is that whilst this development is on one of the strategic sites detailed within the local plan, as far as the Parish Council can see, it still does not include any infrastructure projects. Although a site is indicated for a primary school, there are no signs of this happened. In the Parish Council’s opinion, infrastructure should be in place prior to developments being authorised. This not only applies to education, but also to health services in the area, utilities, including both sustainable water supplies and wastewater/sewage disposal. This is having a negative impact on residents within Eaton. Can Cheshire East provide evidence that these are in place and are fit for purpose before approving such development?”*

26/0218/LBC – Listed Building consent for a single storey oak framed extension to rear *The Parish Council has no objections to this application.*

26/0217/HOUS – Single storey oak framed extension to rear *The Parish Council has no objections to this application.*

26/0038/FUL – Relocation of existing agricultural access track away from Grade II listed farmhouse to reduce vibration, protect historic fabric and enhance the setting of the listed building. No alteration to private access road and no new highway access. *The Parish Council has no objections to this application and believe that residents would wish to preserve the integrity of the listed building. The Parish Council would welcome clarification that the new road is take all future traffic that is traveling down the lane to properties beyond Yew Tree Farm, and that access to these properties is unrestricted and always maintained. The Parish Council note that Highways have been consulted on this application and would request the opinion of the highways department regarding the proposed materials for the new road to ensure their suitability, especially as there are no edge restraints. The Parish Council would ask that, as a condition, suitable and clear access to the nearby Sewage Treatment works be always maintained both during construction and following completion of the new track.*

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

2200 To receive an update on the Parish Council’s liaison with the Plough Inn

Cllr. Cook is still awaiting her meeting from the Plough Inn as Cllr. Cook is awaiting the Highways signs before her next meeting with The Plough. There are no issues with noise levels.

2201 To receive an update on village maintenance (including Council owned asset maintenance)

Cllr. Harrison will complete some maintenance on the tyre and will check the park ahead of the ROSPA inspection in April. The work on fencing (with a £100 budget approved in January) is still to take place and will take place now that the weather is better.

The Clerk has reported the broken stiles and fencing, immediately after the meeting in January. There has been no update from Public Rights of Way, but the Clerk can chase this, once a suitable amount of time has passed.

It was **RESOLVED** to approve the draft wording of the plaques, to be displayed on the benches.

The Clerk and Cllr. Waltho will seek to get three quotations (assuming the work is more than £500) for the repainting of the phone box. This will be discussed and approved at the May meeting.

The trees on Beechwood Drive, which residents are concerned may be dangerous, will be reported via TRACE.

2202 To discuss any urgent parking or Highways matters within the village

It was **RESOLVED** to approve the draft sign, as produced by Cllr. Harrison, and for the Clerk to send this to the two Police contacts. The Clerk will let the Police know, that unless any objections are raised, the Parish Council will arrange for these to be printed and displayed, copying in Cllrs. Waltho, Cook and Harrison. Cllr. Harrison will then arrange for the printing.

2203 To discuss the work being completed with Cheshire Wildlife Trust and how this could be expanded on

Cllr. Waltho discussed the findings of Cheshire Wildlife Trust's survey and the Parish Council discussed how this could be taken forwards. This will be expanded upon at the next Liaison Group meeting. The Parish Council will consider this further and decide on any attendance at the June Liaison Group meeting (where the Wildlife Trust will present their findings) at the May meeting.

2204 To receive an update on the Council's ongoing liaison with TARMAC

Cllr. Waltho provided an update on the TARMAC meeting which took place on 23rd February. The quarry are still planning the next move to the north, onto Capesthorpe owned land, but still have seven years of reserves at their current rate.

The permissive path has had several issues with flooding. The area near to the Waggon and Horses has now had a drainage channel installed, meaning that the flooding in that area has now been resolved.

The other area of flooding adjacent to the Marton boundary is harder to resolve as it floods seasonally and involves an issue with a private landowner. The Clerk will contact the Public Rights of Way Officer to make him aware that the problem is still not resolved.

2205 To receive and resolve to approve the accounts for payment

BALANCE OF ACCOUNT

£8,325.86 (as of 1st February 2026)

Payments in italics were made after the above figure had been reconciled

PAYMENTS MADE

Clerk Salary (December)	£152.16
Clerk Expenses Allowance (Dec)	£13.00
Clerk Salary (January)	£152.16
Clerk Expenses Allowance (Jan)	£13.00
HMRC	£328.80
IONOS (website – December)	£8.40
IONOS (website – January)	£8.40
TCS Management	£64.80
<i>Clerk Salary (February)</i>	<i>£179.34</i>
<i>Clerk Expenses Allowance (Feb)</i>	<i>£13.00</i>
<i>Cllr. Garton Expenses (bench)</i>	<i>£70.09</i>
<i>IONOS (website – February)</i>	<i>£8.40</i>

PAYMENTS TO BE APPROVED

Clerk Salary (March)	£152.16
Clerk Expenses Allowance (Mar)	£13.00
Clerk Salary (April)	£152.16
Clerk Expenses Allowance (April)	£13.00

HMRC	£345.37
ICO (Clerk Expenses)	£52.00
IONOS (website – March)	£8.40
IONOS (website – April)	£8.40

RECEIPTS

Interest	£10.77
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It was **RESOLVED** to approve the above payments and for the Chair to sign the Bank Reconciliation.

The Parish Council noted the Q3 budget report and it was **RESOLVED** to make no amendments.

2206 To review, consider any amendments to, and resolve to approve, the asset register It was **RESOLVED** to make the following amendments to the asset register.

- To remove one of the 2002 donated benches
- To add a 2025 donated bench, at the same value as the new bench purchased by the Parish Council during 2025 – 2026
- To include an amendment to show that there are 5 village boundary signs and that the current fencing is along the A536
- To add fencing around the children's play area at the value of the Landale quote £3,800.00
- To add the basket ball frame at a replacement value of £250.00
- To add the goalposts at a replacement value of £200.00
- To add the two new benches within the park at their purchase value

2207 Any other correspondence, including any matters to be included in the Parish Magazine

It was **RESOLVED** to make an amendment in the FOI policy to include the fact that the minutes are available on the noticeboard as well as the website.

Providing the above amendment is made, it was **RESOLVED** to approve the FOI policy, the newly drafted IT policy and financial risk assessment.

The Clerk will draft a Health and Safety policy for approval at the May.

Cllr. Waltho provided a brief update on a meeting that he had attended at Congleton Town Council.

There was nothing to include in the Parish Magazine this time.

2208 To note the date of the next meeting 5th May 2026

Action Points

- Cllr. Waltho will write a list of known potential planning enforcement issues at Ladera and will send this to Cllr. Smetham for her to raise this with Enforcement.
- Cllr. Harrison will report the standing water on Back Lane, via TRACE.
- Cllr. Harrison will complete some maintenance on the tyre and will check the park ahead of the ROSPA inspection in April.
- Cllr. Harrison and Garton will complete maintenance on fencing ahead of the ROSPA inspection in April.
- The Clerk and Cllr. Waltho will seek to get three quotations (assuming the work is more than £500) for the repainting of the phone box.
- Cllr. Cook will arrange for the engraving and the purchase of the plaques.
- Cllr. Cook will report the tree on Beechwood Drive via TRACE.
- The Clerk will let the Police know, that unless any objections are raised, the Parish Council will arrange for the Highways sign to be printed and displayed.
- Assuming there are no objections to the above, Cllr. Harrison will arrange for the printing of the sign.

- The Clerk will contact the Public Rights of Way Officer to make him aware that the problem on the permissive path is still not resolved.
- The Clerk will draft a Health and Safety policy for approval at the May meeting.