

**Draft Minutes of the Annual Parish Council Meeting held on Tuesday 13th May 2025,
7.30pm at Marton Primary School**

Present

Cllr. John Rylands
Cllr. Lucy Nixon
Cllr. Barrie Nolan
Cllr. Phil Cheetham
Cllr. Alistair Goodwin
Cllr. Sue Webborn
Cllr. Lesley Smetham
Elizabeth Worrall – Clerk

1. To elect the Chairman for 2025 / 2026

It was **RESOLVED** to elect John Rylands to the office of Chairman.

PART 1 - PUBLIC AND PRESS

There were no public and press present.

2. To receive and approve apologies for absence

Cllr. McGowan had sent his apologies in advance of the meeting.

3. To receive any declarations of interest

There were no declarations of interest.

4. To elect the Vice Chairman for 2025 / 2026

There was no one available for nomination. This will be revisited at the next meeting in July 2025.

5. To receive and resolve to approve the minutes of the [Parish Council meeting held on 4th February 2025](#)

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

6. To receive a report from the Cheshire East Ward Councillor, if present

Cllr. Smetham shared a brief update on Devolution with the Parish Council and the Ward Boundary review. All other updates have been circulated. Cllr. Rylands has continued to discuss the matter of lobbying for rural Parishes at the local Parish Council liaison group. If the Parish Council would like to pursue this for any matters, Cllr. Rylands is happy to discuss this with the group. The group will consider whether an advertised public meeting for the Village is worthwhile to

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Signed

Dated

promote rural issues, such as access to transport, digital / broadband and healthcare.

The Clerk will write to the Digital Officer to ask where we are regarding digital inclusion for rural areas and any updates.

7. To receive the internal audit report for 2024/25 and, if applicable, to discuss any recommendations and improvements to be made

The Chair extended thanks to the Clerk and to the internal auditor for their hard work in compiling this. The Parish Council reviewed the Internal Auditor's report and noted that no improvements were needed to their systems at this stage.

8. Section 1 Annual Governance Statement 2024 / 2025 of the AGAR

It was **RESOLVED** to review and approve the Annual Governance Statement, and for the Chair and Clerk to sign.

9. Section 2 Accounting Statements

It was **RESOLVED** to review and approve the Accounting Statements, and for the Chair and Clerk to sign.

10. Certificate of Exemption 2024 / 2025

It was **RESOLVED** to review and approve the Certificate of Exemption, and for the Chair and Clerk to sign.

11. To confirm the Public Inspection Period (Notice of Public Rights)

It was **RESOLVED** to commence the Public Inspection Period on the 3rd June 2025.

12. To review and adopt [Standing Orders](#)

It was **RESOLVED** to adopt the Standing Orders.

13. To review and adopt [Financial Regulations](#)

It was **RESOLVED** to adopt the Financial Regulations.

14. To adopt the General Power of Competence for 2025 / 26, providing the Council is still eligible

It was **RESOLVED** to adopt the General Power of Competence, as the Council was still eligible, having two third elected members and a suitably qualified Clerk.

15. To consider the following planning applications

The Clerk read out a detailed update from Cllr. McGowan regarding planning matters.

a) Marton Meadows Golf Club

i) [21/6443M](#) Extension to golf course including landfill.

The first issue is the dumping of materials including plastics, rubber, metal and asbestos which has not been removed prior to the landfill. This was reported to planning in PC's comments to the application and later by email plus at a meeting with the Chief Planning Officer and the head of enforcement. No action or correspondence from CEBC. The second more recent issue is the continuation of tipping after the 18-month period specified under planning condition section 13. Paul Douglas from Planning Enforcement has visited the site but is not taking any action. We have sent a further email to Paul seeking clarification as to what actions he intends to take and when. We are currently awaiting a reply.

b) Barlows

Lesley Smetham has corresponded with Barlows agents Messrs Emery Planning who advised they would be applying before the end of January 2025. The last email from Lesley was on the 23rd of Feb. Lesley to advise on any progress. No action from Planning Enforcement despite this first reported 5 years ago.

c) Cherry Barrow Farm. Tipped soil and debris on agricultural land.

First reported in July 2022. In May 2023 Planning Enforcement advised they would monitor the situation and check materials are removed. No actions taken to date. Further tipping has recently taken place, and we have emailed PE asking for this to be resolved. We are awaiting a reply.

d) Marton Church removal of protected hedgerow.

Our last email to Paul Douglas of PE was on the 9th September 2024. Subsequently chased up by JR and LS directly to head of planning. No reply to date.

e) Marton Meadows [24/2357M](#) Car Park.

Previously noted as approved so can now be omitted.

f) Marton Meadows [25/0269](#) VOC. Extension of time for commencement date for conversion of barn to hotel.

See email in agenda.

g) Marton Meadows [25/0105](#) VOC. Request for a further 1 year extension to landfill tipping.

See email in agenda.

h) Sandpit Farm [24/3592M](#). Construction of 2 residential dwellings.

Not decided.

i) Brookhouse Farm [25/1233/FUL](#)

The Parish Council **RESOLVED** to submit a comment of no objections to this application.

j) Marton Meadows Driving Range 20/4440M Monitoring of any stray golf balls.

The Parish Council noted that there were no issues, but that they would continue to monitor.

Thanks were extended to the Clerk and Cllr. McGowan for their hard work in managing and monitoring planning applications. The Clerk will compile a list of e-mail addresses of Parish Councils within the Gawsorth Ward and will send a note to the Clerks, asking whether any Parish Councils share our frustrations with the extended deadlines from Planning and Planning Enforcement. It was noted that Marton Parish Council have 5 issues registered with planning enforcement going back up to 5 years; none of which are resolved.

16. To ratify the comments for the following applications which required comments between meetings

[25/0269/VOC](#)

The Parish Council cannot see any logic in the applicant's explanation for not submitting a drainage scheme within the specified time scale. The ground levels for all the developments within the site are known. Whether it is intended for the hotel drainage system to be independent or combined with other developments on the site there are no factors that prevent producing a scheme for approval. There are concerns within the village regarding the capacity of the existing sewage works and associated pipework. Residents are experiencing smells and question the efficiency of the plant. Many years ago, the Parish Council was advised that the sewage works was at full capacity, since then several dwellings and businesses have been added. It would be sensible for United Utilities to review the capacity and efficiency of the sewage plant prior to any further additions. Five years is more than enough time for the applicant to produce details of the proposed drainage scheme, and therefore we see no reason to amend condition 6. However, the Parish Council does not wish to delay this project and suggest a moderate extension of time be granted to enable the applicant to comply.

[25/0105/VOC](#)

The Parish Council objects to this application. For the last 18 months the village has endured a constant stream of HGV, carrying soil along the A34 along with the corresponding noise, vibration and dust. To ask for a further year is both

unacceptable and unreasonable. One of our residents has put off the external decoration of his house until the wagons stop, we cannot ask them to delay this even further. Following complaints from the residents, the Parish Council has recently written to Marton Meadows regarding breaches of the planning conditions as well as excessive mud on the road and footpaths. The applicant has created huge stockpiles contrary to condition 21 and villages have reported work commencing prior to the agreed times which is contrary to condition 14, The stated reason for condition 13 is "In the interest of highway safety and residential amenity". It is a sensible and justifiable clause and should be upheld.

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

17. To discuss the Community Infrastructure Levy and possible items that this could be spent on

Councillors discussed, broadly, items that the funds could be spent on. Each Councillor was invited to suggest projects for MPC to discuss. Three significant projects were discussed: (i) Village Green, (ii) Spinney (iii) Pedestrian Crossing on A34 (iv) allotments. There were also suggestions that moneys be kept for new planters.

The proposals were discussed (notably, the interests of the neighbours of the Spinney) and it was **RESOLVED** to form a Village Improvements subcommittee to collate plans which will focus on The Spinney and the Village Green (with the Pedestrian Crossing being deemed too expensive.). Initial membership of the committee will be Cllr. Rylands, Cllr. McGowan and Cllr. Cheetham, with input from a select group of residents. The Clerk will send the relevant correspondence from members of the public to the committee, in particular, a resident's proposal for the purchase of a new bench for the Spinney. An update will be provided at the next meeting.

18. To receive an update on Village Maintenance Projects

a) Marton Environmental Plan

There are a few matters to discuss with John Purcival, who is keen for investment in Chapel Brook. John is going to try and address a group of Parish Councils to progress this. The Environmental Agency are keen to restock the brook and monitor the sewage levels, albeit there is no funding available. It was **RESOLVED** to write a letter to our MP about the sewage spill and capacity and seek advice about the responsible office at United Utilities. The Clerk and Chair will discuss this after the meeting.

b) Planters

Compliments were extended on how good the planters looked over spring. Cllr. Nolan feels that the planters will only last 1 – 2 more years. Cllrs. Cheetham and Nolan will repair the planters in early June and Cllrs. Webbhorn and Nolan will clear the planters later in the week.

c) Oak Lane / Oak View Hedges

The trees and hedges have now been cut back to a suitable height. Cllr. Nolan will again raise with Highways the cutting back of the Oak Lane hedges during the 2025/26 winter months. He will report back if any assistance is needed.

d) Village Green

This will be addressed by the sub-committee.

e) Wildflowers

This will be addressed by the sub-committee.

f) Litter pick

A litter pick took place on the 6th April 2025. Thanks were extended to Cllr. Nixon and to the volunteers who attended. A new date will be set at the July meeting, for early Autumn.

g) Litter signs / bins

Cllr. Cheetham has installed a replacement sign. Thanks were extended to him for arranging this. It was noted that a resident had raised the issue of litter at the two laybys on the A34 opposite his property. He has suggested that one or more litter bins be in the laybys, and he has offered to keep these emptied. Cllr. Goodwin will investigate the cost of a new litter bin – a £200 budget for expenditure was approved.

h) Dog mess

There was no new update, but the new signs were deemed a success. Following a discussion, Cllr. Cheetham will monitor the levels of dog spoil on School Lane to see if an additional bin is needed in that area.

19. To discuss adoption of a formal donation policy, including potential donations to be made to the Church, and a bench for the Spinney

The Clerk will write to the gentleman who raised the question at the Village Meeting regarding Grants made by the Parish Council. The policy will be reviewed, in detail at the July meeting.

The question the grant for a new bench for the Spinney will be dealt with by the Village Improvements subcommittee.

20. To discuss and confirm acceptance of a donation by the Capesthorne Estate, for purchase of a new picnic bench for the Spinney

The question regarding the Spinney will be dealt with by the Village Improvements subcommittee.

21. To receive and resolve to approve the accounts for payment

BALANCE OF ACCOUNT – £13,246.52 (as of 1st April 2025)

PAYMENTS MADE

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Signed

Dated

Fisher German (Hire)	£5.00
John Purcival (plants)	£70.00
HMRC	£149.60
Clerk Salary (Q1)	£223.76
Defibrillator (Jenny Cooke)	£373.20
Coffee Morning (John Rylands)	£17.25

PAYMENTS TO BE APPROVED

Village Meeting Expenses (John Rylands)	£55.30
CHALC Membership	£72.54

RECEIPTS

Interest (March)	£9.48
Community Infrastructure Levy	£8,224.50
VAT Refund	£140.42

It was **RESOLVED** to approve the above payments and to sign the [bank reconciliation](#).

22. To discuss any outstanding action points from the last meeting, not covered elsewhere in discussions

The Clerk passed a message from Eaton Parish Council, who had requested an update on Marton's liaison with the individual whose land borders the flooded permissive path.

Cllr. Rylands is in discussions with a private resident regarding a summer coffee morning and with the Davenport for a regular "Village Evening" at the pub. More information will be circulated by Cllr. Rylands.

23. Any other correspondence

There will be a Coffee Morning on 14th June 2024 by kind permission of Higher Mutlow Farm. (The success of the monthly coffee mornings as well as the recent Marton Village Dinner was noted.)

24. To note the date of the next meeting 15th July 2025

15th July – Parish Council Meeting
 23rd September – Parish Council Meeting
 2nd December – Parish Council Meeting
 3rd February - Parish Council Meeting
 10th March – Village Meeting (Annual Parish Meeting)
 12th May - Annual Parish Council Meeting

Action Points

- The Clerk will write to the Digital Officer to ask where we are regarding digital inclusion for rural areas and any updates.
- The Clerk will submit the signed AGAR to the external auditor, PKF.
- The Clerk will add a row to the accounts, listing the Parish Council assets.
- The Clerk will complete the Notice of Public Rights. Cllr. Webborn will place this in the noticeboard before 27th May 2025.
- The Clerk will compile a list of e-mail addresses of Parish Councils within the Gawsforth Ward and will send a note to the Clerks, asking whether any Parish Councils share our frustrations with extended deadlines from planning and planning enforcement.
- The Clerk will send the relevant correspondence from members of the public and the Capesthorne Estate to the Village Improvements sub-committee.
- The Clerk and Chair will discuss and draft a letter regarding the sewage spill, which has affected the brook in Marton.
- The Clerk will write to the gentleman who raised the question at the Village Meeting regarding Grants made by the Parish Council.
- The Village Improvements subcommittee will meet and will provide updates at the next meeting.
- Cllr Goodwin will investigate litter bins for the A34 layby's.
- Cllr. Rylands will contact Eaton Parish Council (Cllr. Waltho) to provide an update.