

Final Minutes of the Parish Council Meeting held on Tuesday 2nd December 2025

Present

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

PART 1 - PUBLIC AND PRESS

There were no public and press present.

1. To receive and approve apologies for absence

Cllr. Goodwin had shared his apologies for absence, in advance of the meeting.

2. To receive any declarations of interest

There were no declarations of interest.

3. To elect the Vice Chairman for 2025 / 2026

This matter will be deferred until the January meeting.

4. To receive and resolve to approve the minutes of September 2025

It was **RESOLVED** to approve the minutes, and these were signed by the Chair.

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

Cllr Smetham shared the following update. The Green Party have won the central by-election. Cheshire East is struggling for Children and Families funding, which continues to struggle with high levels of outgoings. PCSOs are to be reduced in number and the service revised. The full Council will meet on the 10th December.

6. To consider planning applications and any others since the publication of the agenda:

a) Marton Meadows – 21/6443M – unauthorised tipping

b) Barlows – caravan storage and non-compliance

Minutes of the Parish Council Meeting 2nd December 2025

Signed

Dated

c) Cherry Barrow Farm – tipped soil and debris

d) Marton Church – removal of hedgerow

The Parish Council first discussed the above four issues, relating to Enforcement. Cllr. Smetham had received a response on the 10th October relating to these matters. Cllr. McGowan replied to this on the 19th October, asking for further clarification – no response has been received. Cllr. Smetham will follow this up.

e) Marton Meadows – 25/0269 – VOC

This was refused and has gone to appeal. The appeal has not been decided.

f) Brookside Farm – 25/1223/FUL This is undecided.

g) Church Farm – 25/3366/FUL This is undecided.

h) Sandpit Farm – 25/3368/CLPUD This was undecided.

i) Sandpit Farm – 25/4032/PRIOR-3MA This was undecided.

It was **RESOLVED** that the Clerk would continue to circulate the weekly summary of planning applications. If there are any new applications, Cllr. McGowan will circulate an e-mail discussing this. In Cllr. McGowan's absence (allowing one week), the Clerk will circulate this.

7. To ratify any comments on planning applications made between meetings

It was **RESOLVED** to ratify the below comment, which was submitted in between the September and December meetings.

25/3366/FUL - Church Farm Congleton Road, Marton, Macclesfield, Cheshire East, SK11 9HF - Demolition of existing building and erection of a replacement building for flexible commercial use and other works necessary to facilitate the development

The Parish Council do not object to this application and support the regeneration of the redundant barn plus the added potential to create additional employment. We also appreciate that the scheme incorporates its own drainage disposal system rather than use the overworked sewage plant currently serving the village. We have some reservations which we request you take into consideration when making your recommendations.

1. The Noise Impact Assessment does not include the adjacent Church of St James and St Paul as one of the Noise Sensitive Receptors. Noise generated by the commercial units could be upsetting during a funeral service.

2. *The proposed new building is considerably larger than the one it replaces and as such would have a far greater visual impact on the surrounding countryside. A more modest scheme of comparable size to the existing barn would be preferable,*
3. *Given the proximity of the proposed building and access road to the ancient Grade 1 listed Church of St. James and St. Paul advice should be obtained from specialist conservation bodies such as Historic England.*
4. *The whole access strategy is confusing. It is hard to see how parking for units 1 to 5 can be accessed via the farm track to the South of the Church. Recent signage on the farm track indicates it is the access for HGV,s and commercial vehicles to Church Farm commercial units. If this is to be the case, then any highway impact assessment needs to consider the existing units as well as the proposed ones.*
5. *Under Planning Application 21/6443M, to accommodate the landfill waggons, the farm track has been enhanced and the entrance enlarged. One of the planning conditions states it is to be reinstated to its original form. Again, highway impact assessments need to relate to the reinstated farm track with reduced entrance visibility.*
6. *If there is an intention to change from a farm track to non-agricultural use and possibly upgrade to a full tarmac road then this should be clearly stated in the application. The Parish Council feel this would change the rural aspect and diminish the character of the Church.*

8. To receive updates on Village Maintenance Projects

a) Marton Environmental Plan

John Percival has requested £375.00 for planting of new hedges and guards. It was **RESOLVED** to approve this spend. Cllr. Rylands will advise John Percival of this.

b) Planters

The summer bedding plants have been removed, and the winter bedding plants have been put in. Cllr. Nolan and Cheetham both feel that the planters will be suitable for another year – this will be monitored, as the planters will need to be replaced in the future. Thanks were extended to Cllr. Nolan and Cheetham for their hard work.

c) Oak Lane / Oak View Hedges There was no update.

d) Village Green

Thanks were extended to Cllrs. Cheetham, Nolan and McGowan for their hard work in installing and putting up the Christmas tree lights.

The plans for the Village Green are on hold, pending a review of the budget and the CIL funds.

e) Wildflowers

The wildflower area has been cut with a flail to take the top off the wildflowers, without leaving behind much waste. The feedback from John Percival is that, while the flowers haven't been as aesthetic as expected, they are having an impact on the village environment and are bedding in well. Councillors discussed whether they felt the wildflowers had been a success – there was a mixed response from Councillors regarding this. It was **RESOLVED** that Cllr. Cheetham and Cllr. Rylands would meet with John Percival to discuss the matter. Cllr. Rylands has been in touch with Highways regarding the cutting of the grass on the village green – an update will be provided at the next meeting.

f) Litter pick

Thanks were extended to Cllr. Nixon for her hard work in arranging the litter picks. Cllr. Nixon has requested more litter pickers from Cheshire East.

g) Litter signs / litter bin

Thanks were extended to Mr. and Mrs Simpson who have been emptying the bin in the Spinney for 11 years voluntarily – they now both wish to retire from this duty. Councillors discussed whether a dog poo bin was needed in the Spinney – it was **RESOLVED** that this would be deferred to the Village Meeting to discuss with the whole village. Cllr. Rylands will arrange for the bin to be emptied fortnightly in the meantime.

h) Dog mess

This was discussed in the item above.

i) The Spinney / Capesthorne donation

A formal recorded delivery letter was sent to Capesthorne regarding the lease and a response was received on the day of the meeting. Cllr. McGowan, Cllr. Rylands and Cllr. Cheetham will now commence work on the long-term plan for the Spinney, alongside individuals from the village. Councillors felt that the space is an asset to the community and should be held for the village use. It was **RESOLVED** that Cllr. Rylands would contact interested parties from the village to progress the long-term plan.

The school PTA have been active in trying to secure land which could act as additional parking; Cllr. Rylands has discussed this, on behalf of the PTA, with the estate. Cllr. Rylands will pass on the update to the PTA, for them to liaise with the estate.

j) Highways

This item was added during the meeting at the request of the Chair. Since the last meeting, Highways have confirmed that the siding out work is still to be

completed. The Highways subcontractor position is vacant; once Highways can confirm a date, they will be in touch. Thanks were extended to Cllr. Smetham for her work chasing this throughout the year.

Several road signs are in a poor state of repair. Councillors felt that this was a Cheshire East matter. Cllr. Smetham mentioned a contact who will clean street signs for a small fee and has done so on behalf of other Parish Councils. Cllr. Smetham will pass on the contact and then the Parish Council will decide how to proceed. Cllr. Goodwin and Cllr. Rylands will discuss ahead of the next meeting. Cllr. McGowan noted that the village boundary signs were faded. Cllr. McGowan will liaise with the supplier to discuss a replacement and maintenance.

9. To receive and resolve to approve the accounts for payment:

BALANCE OF ACCOUNT - £15,651.81 (as of 31st October 2025)

PAYMENTS MADE

Clerk Salary (Q2)	£224.16
HMRC	£149.20
DM Payroll	£52.00
Zurich	£214.00
John Rylands expenses (dog waste sign)	£5.16

PAYMENTS TO BE APPROVED

Clerk Salary (Q3)	£224.16
HMRC	£149.20
John Percival (hedges and guards)	£375.00
Clerk Expenses (postage)	£7.20
Clerk Expenses (website hosting)	£12.99
DM Payroll	£72.00
Phil Cheetham (plants and compost)	£74.40
Barrie Nolan (wallflowers)	£25.00
John Rylands expenses (maintenance)	£100.00

RECEIPTS

Interest	£13.85
Cheque for planters	£50.00

It was **RESOLVED** to approve the above payments and for the Chair to sign the bank reconciliation.

The Council noted the Q2 budget report and made no amendments.

The Parish Council wished to note the below list of possible CIL expenditure.

These include:

- Road signs
- New planters
- A re-work of the Spinney
- A re-work of the Village Green
- Parish Boundary signs

10. To discuss the Council domain names and any improvement required for the Council website

Cllr. Nixon shared an update on the website. It was **RESOLVED** to proceed with the website starting in May 2026, after the previous audit.

The Parish Council's first choice of domain is martonparishcouncil.gov.uk and the second is martonparish.gov.uk.

The Clerk and Cllr. Nixon will update on this in May 2026.

11. To review and resolve the Council's budget for 2026 – 2027

It was **RESOLVED** to create a separate section to show the Community Infrastructure Levy money within the budget. The CIL money should only be approved as a spend at a full council meeting.

It was **RESOLVED** to create an emergency reserve of £2,000, representing 50% of the precept. The Clerk will control spending more tightly, limiting the Parish Council to their statutory responsibilities, should the Parish Council funds (excluding any CIL monies) fall into the emergency reserve.

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

12. To review and resolve to approve the Council's precept application for 2026 – 2027

It was **RESOLVED** to approve a precept application of £4,000.00.

13. To appoint the Council's internal auditor for 2025 – 2026

It was **RESOLVED** to appoint Huw Williams to complete the 2025 – 2026 audit.

14. To consider speakers and arrangements for the Village Meeting Cllr.

Rylands suggested a speaker from a local historical society. The Parish Council agreed with this, alongside the usual speaker slots from John Percival and the Chair. Cllr. Rylands will contact the historical society.

15. Any other correspondence

The matter of the litter bin was discussed earlier on in the meeting. An e-mail was received from a resident complaining about the signage at an address in the village. The Parish Council has, since the last meeting, already sent a letter to

the suspected author of a letter, which has been circulated around the village with accusations against the Parish Council. A redacted copy of the Parish Council's letter will be compiled by the Clerk, for the Parish Council to review and decide if they wish to publish.

The Clerk will e-mail the village mailing list, confirming that the Parish Council have become aware of a letter containing accusations about Councillors and detailing the Parish Council's response.

Cllr. Smetham will forward the complaint received on to the Enforcement officer.

The Clerk will reply to the complainant confirming the action that the Parish Council has taken, and that Cllr. Smetham will be taking this forward.

16. To note the date of the next meeting on the 26th January

Monday 26th January - Parish Council Meeting

10th March – Village Meeting (Annual Parish Meeting)

12th May – Annual Parish Council Meeting

21st July – Parish Council Meeting

8th September – Parish Council Meeting

1st December – Parish Council Meeting

Action Points

- Cllr. Smetham will follow up with Planning Enforcement regarding the four outstanding matters.
- The Clerk will continue to circulate a weekly summary of any planning applications.
- As required, Cllr. McGowan or the Clerk will liaise with the Parish Council to collate responses from Councillors regarding planning applications.
- Cllr. Rylands will advise John Percival to proceed with the hedging.
- Cllrs. Cheetham and Rylands to meet with John Percival ahead of the January meeting, to discuss any changes to be made to the wildflowers.
- Cllr. Rylands to continue to liaise with Highways regarding grass cutting for the village green.
- Cllr. Rylands to arrange for the collection of the Spinney bin, pending new volunteers and a discussion at the Village Meeting.
- Cllrs. McGowan, Rylands and Cheetham will now commence work on the long-term plan for the Spinney, alongside individuals from the village. Cllr. Rylands will contact potential interested parties from the village to progress this.
- Cllr. Rylands to update the PTA of the primary school, following on from the meeting with the Capesthorne Estate.
- Cllr. Smetham will share details of the sign cleaner with the Clerk. The Clerk will then forward this on to Cllrs. Goodwin and Rylands for their consideration ahead of the next meeting.
- Cllr. McGowan to liaise with the boundary sign supplier regarding noted wear and fading of the boundary signs.
- Cllr. Rylands to contact the historical society regarding speaking at the Village Meeting in March.
- Clerk to redact Parish Council letter and then send to Councillors, for their review. If approved, this will be circulated to the village mailing list.
- Cllr. Smetham will forward the complaint received on to the Enforcement officer.
- Following the Annual Parish Council Meeting, the Clerk and Cllr. Nixon will proceed with the website.