TABLEY PARISH COUNCIL
Minutes of the Bi-Monthly Meeting
Held on Monday 12th January 2025 at 7:30 PM
Venue: Mere & Tabley Community Club
Contact: clerk@tableyparishcouncil.co.uk

- **Present:** Councillors (Chair), H. Gurney-Smith (HGS), S. Carson (SC), S Wharfe (SW), N Wythenshawe,
- D Bailey (DB), K Newport (KN) & A. Greenway (AG)
- **Also Present:** Ms. S Booth (Parish Clerk)

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1. Chair to open the meeting and accept apologies.

- **Resolved** that the Chair opened the meeting at 19:30 and wished everyone a Happy New Year.

1.1 **Apologies**

- Cllr T Jackson – Annual Leave
- Cllr B Hartley (Mayoral commitments so may arrive late)

1.1.1 **Resolved** that the following apologies were received and accepted.

2. Declaration of Interest

- **Resolved:** No declarations of interest were made.

3. Guest Speakers and Reports: Invited guests will provide their reports. A remote meeting invitation sent to WCKH.

3.1 Cheshire East Ward Councillor Report.

- ***Gritting Update***
  A formal request has been submitted to Cheshire East Council Highways for Budworth Road to be reassessed for inclusion in the winter gritting schedule.
  Budworth Road is currently included in the gritting route. However, once Pickmere Lane reopens following completion of repairs to Waterless Bridge, there are plans to remove Budworth Road from the gritting schedule. Given the continued use of Budworth Road by residents and its importance as a local route, particularly during the extended closure period, I have requested that Highways reconsider this decision and maintain gritting services on Budworth Road even after Pickmere Lane becomes available again. I am currently awaiting a response from Cheshire East Highways department regarding this reassessment.
- ***Bridge Update***
  Following the reported damage to Waterless Brook Bridge on Budworth Road on 20 November 2025, the road was immediately closed for safety reasons. Due to the nature of the works required, permission was needed from the Environment Agency, which was expedited by the Council.
  Repair works commenced on 8 December 2025 and were completed on 19 December 2025. The bridge has now reopened and is operational. The 29-day closure period, while necessary for public safety, placed a significant burden on local residents and traffic in the area.
  Cheshire East Council has acknowledged the impact that rural road closures have on residents due to limited alternative routes. The authority confirmed that road closures are always a last resort and implemented for safety reasons, with efforts made to minimise the duration of any closure. The Council carries out inspections of all works by third parties in accordance with its statutory duties as Highway and Street Works Authority.
  I will continue to monitor the bridge condition following these repairs and await the outcome of the Budworth Road gritting reassessment to ensure continued winter service provision for our community.
- *Overgrown Path*
  Following my enquiry regarding overgrown footways in the area, Cheshire East Highways have responded acknowledging that resources for siding out footways and similar maintenance activities have been significantly reduced over recent years. Due to very limited resources, the authority was only able

to target some sites earlier in the year and had to identify areas which were the highest risk. The section of footway raised in my enquiry was among those identified and addressed during this targeted work. Highways have confirmed they are aware of the remaining sections of footway which also require clearing. However, they are unable to provide an exact timescale for when these locations will be addressed, as this is dependent on available budget and resource allocation. I have requested further updates on this matter as they become available.

- *Villa Farm*
  Following my enquiry regarding Villa Farm, Cheshire East Council's Planning Enforcement team have recently conducted an investigation in relation to the site to determine whether it would be considered untidy land in planning terms.
  Following site visits, the enforcement team have advised that the land is not considered to be untidy land from a planning perspective. Therefore, the Council is not in a position to serve a Section 215 notice, nor can they require the landowner to secure the site under planning legislation.
  The Planning department has confirmed that no further planning applications have been received since the latest application, reference 21/3556M, which was refused in March 2024.

3.1.1 **Action: Resolved** that following council comments be submitted to WCK Hague.

- **Gritting Update**
  Members noted that they are content for the gritting programme to continue. It was reported that new signage indicating *30 mph* following the reopening of the bridge has been installed and was welcomed.
- **Public Rights of Way / Overgrowth**
  Concern was expressed regarding vegetation clearance works, noting that the works were started but not completed. Members were particularly disappointed that the most affected section of the path was not addressed.
- **Villa Farm**
  Members reiterated that they do not agree with the current condition of Villa Farm, which was described as an eyesore. Concerns were also raised regarding the apparent safety of the building. Members requested that their objections be formally recorded and sought clarification on the rationale and legislation under which the site has been deemed acceptable.

3.1.2 **Issues Raised for Cheshire East (Kate)**

- **KN** asked whether assistance could be provided regarding street lighting near the Windmill, as the area is very dark and signage is not clearly visible when turning onto Pickmere Lane, creating a safety concern.
- **SC** reported severe potholes on Frog Lane and School Lane and requested that these issues continue to be escalated. Additional concern was raised regarding the junction of Budworth Road and Flittogate, where the carriageway is reportedly collapsing, which was described as unacceptable.
- **DB** raised ongoing concerns regarding drainage on Moss Lane, noting that the issue remains unresolved. It was highlighted that barn conversions may increase traffic in the area. A deep and hazardous pool of standing water was reported near Moss Farm. Tabley Hill Lane was also reported as flooded.
  It was noted that the issue has been reported to CEC, and although assurances were given that the drainage grids would be addressed, this has not yet taken place. DB confirmed that the issue has been logged on Trace.

3.2 **Knutsford Police**

3.2.1 **Resolved**: That the report from PC Milman was received and noted, and that the following enquiries be submitted on behalf of the Council.

3.2.2 **Community Safety / Rural Watch**

Action: The Clerk be requested to enquire with Cheshire Police as to whether a Cheshire Wildlife, Rural Watch, or Rural Community Safety scheme is currently in operation, including the use of mounted

volunteers, similar to initiatives operating in other areas. Members considered that such a scheme could be of benefit to the wider rural community. It was further noted that a local resident, Cllr Kate Newport, an experienced horse rider, has expressed an interest in offering her services should such a scheme be available or become operational.

4. Public Participation

4.1 **Resolved:** That there were no members of the public (MOP) in attendance, therefore this item was closed.

5. Minutes of the Previous Meetings

5.1 Minutes of the Bi-monthly Parish council meeting held on 10th November 2025 [P118 to P121]

- Proposed KN and Second NW
- **Resolved** that there were no matters arising from the above set of minutes.

6. Correspondence, Reports & New Actions

6.1 **Correspondence & Reports**

6.1.1The Council received and noted the following correspondence and reports:

- An email from a parishioner (LA) regarding his correspondence with Cheshire East Council in relation to the bridge collapse.
- Correspondence sent to MP Esther McVey and the Cheshire East Council Chief Executive regarding the bridge collapse and wider infrastructure concerns.

6.2 **Action List**

6.2.1 The following actions were noted and agreed:

- Clerk to submit and monitor a Trace report in relation to a street lighting fault on the A556 (Reference: SR510010944).
- Clerk to email Pickmere Parish Council providing an update on concerns raised by Tabley parish residents.
- Clerk to submit a planning objection, as agreed by the Council.
- Clerk to update the CIL funding spreadsheet and complete the Precept request.
- Clerk to progress matters relating to the Parish Council website and .gov.uk email accounts.

Action: Clerk to write to Pickmere Parish Council, Wincham Parish Council, and Aston by Budworth Parish Council to enquire whether they would be interested in a face-to-face meeting to discuss ongoing road condition issues within the area and to consider any joint actions that may be taken.

7.Knutsford Town Council

7.1 Report from Cllr Hartley (Nether Ward) circulated to full Council

8.Planning

8.1 Below are the active planning applications received for this period and new updates from objections made at the time the agenda was published.

- **Application No:** 25/4397/CLPUD
  Location: Rydal, Pickmere Lane, Tabley, Knutsford, Cheshire East, WA16 0HS
  Proposal: Certificate of Proposed Lawful Development for proposed single storey side and rear extensions and alterations.
  Date Received: 20/11/25 **Cllrs Notified:** 20/11/25
- **Application No: 25/4577/VOC**
  Location: Patridge Rise, Moss Lane, Over Tabley, Knutsford, Cheshire East, WA16 0PH
  Proposal: Variation of condition 6 on approval 25/1174/HOUS: Erection of single storey side and rear extension to rear dormer and installation of an open porch. The condition could be amended to state flat roof can be used as a balcony, roof terrace or other amenity space. **Date Received:** 15/12/25
  Cllrs Notified: 15/12/25

8.2 Updates from objection in regard to Application No: 25/4107/PIP

Location: Land off Moss Lane, Over Tabley, Knutsford, Cheshire East, WA16 0PL
Proposal: Permission in principle for construction of one dwelling.
Date Received: 03/11/25 **Cllrs Notified:** 03/11/25
Objection emailed 24/11/25

9. Exclusion of the Public

It was noted that exclusion of the public was not required at this meeting, as there were no matters of a confidential nature (MOPs) to be considered.

10. Finance

The Council received, considered, and approved the financial transactions for the current period.

10.1 **Bank Account Balances**

Unity Trust Bank balances as of 31st October 2025:

- **Current Account T1 (20448354):** 31/12/25 £2,672.67 (Statements 61 to 64)
- Receipts Paid in: CEC - £1,953.50
- **Instant Access Account (20448367):** 31/12/25 £1,182.26 (Statements 50 to 52)
- Receipts Paid in: Interest - £6.48

10.2 **Payments for Approval**

Resolved that the following payments were approved.

TPC/RA/137 – Unity Trust Bank Fees – £6.00 (Direct Debit) - Statement P61
TPC/RA/142 – Unity Trust Bank Fees – £6.00 (Direct Debit) - Statement P62
TPC/RA/143 – Unity Trust Bank Fees – £6.00 (Direct Debit) - Statement P63
TPC/RA/144 – Unity Trust Bank Fees – £6.00 (Direct Debit) - Statement P64
TPC/RA/145 – Clerk's Salary (Months 9 & 10) – £[Amount Redacted] (Cheque No. 300083)
TPC/RA/146 – HMRC Payment (Months 9 & 10) – £66.67 (Cheque No. 300084)

11. Assertion 10 – Compliance and Policy Review

11.1 **IT Policy**

- **Resolved** that this item is ongoing.

12. Councillors' Reports and Items for Future Agendas

12.1 Councillors are invited to report any minor matters not covered elsewhere on the agenda and to suggest items for inclusion on the agenda of the next meeting.

- **SC** reported that she had spoken with Cllr BH, who has contacted Robinsons regarding the proposed housing development on the Windmill Pub land. Members discussed the potential provision of pedestrian crossings, including Puffin, Pelican, and Pegasus crossings.
  It was further reported that a large eco-development is being promoted by the Crown Estate, including the provision of a new cycleway and eco-friendly housing. It was noted that the proposed development would cross the A50 and extend to the rear of Queensway, with eco-housing identified as a pilot project.
- **DB** asked whether any discussions had taken place regarding associated infrastructure improvements. It was confirmed that, at present, there are no plans to improve the supporting infrastructure.
- **DB** requested that a working party be established to review the issue. It was agreed that a site visit would be arranged in early March.
- Parking issues on Holly Grove were also discussed, particularly concerns regarding parking close to the junction.

- **Resolved** that it was agreed to reschedule the May meeting to May 4th

13. Action List

- Clerk to email Cllr Kate Hague setting out Members' comments arising from the Parish Council meeting.
- Clerk to enquire with Cheshire Police as to whether a Cheshire Wildlife, Rural Watch, or Rural Community Safety scheme (including the use of mounted volunteers) is currently in operation or planned, and to advise the Council accordingly.
- Clerk to write to Pickmere Parish Council, Wincham Parish Council, and Aston by Budworth Parish Council to enquire whether they would be interested in a face-to-face meeting to discuss ongoing road condition issues and potential joint actions.

14. Date of Next Meeting

- The next meeting will be the Bi-Monthly Parish Council Meeting, scheduled for:
  Monday, 9th March 2026 at 7:30pm

Signed:

Cllr H Gurney-Smith

Ms S Booth, **Parish Clerk** – Tabley Parish Council
Dated: 12th January 2026