

**WESTON AND CREWE GREEN PARISH COUNCIL
MINUTES OF THE MEETING HELD ON THURSDAY 10 JULY 2025**

PRESENT:

Councillors: John Densem (Chair), Janet Chamberlain, John Chambers, John Cornell, Alison Heler, Rennie Schafer, and Chad Wilkinson.

IN ATTENDANCE:

Borough Cllr Janet Clowes and three members of the public.

25/029 APOLOGIES FOR ABSENCE

Cllrs Broome, Grocott, Kiddie, Lewis, and Sanderson.

25/030 DECLARATIONS OF INTEREST

None.

25/031 MINUTES OF THE PREVIOUS MEETING

RESOLVED – that the minutes of the meeting held on 12 June 2025 be confirmed as a true and correct record.

25/032 PLANNING MATTERS

1) Neighbourhood Plan

Cllr Cornell advised that government funding for the development of Neighbourhood Plans had been withdrawn. It was noted that the draft Plan had been submitted to Cheshire East Council to undertake an Environmental Impact Assessment, with the following stage being the Regulation 14 consultation.

RESOLVED – that the Parish Council approves the draft Neighbourhood Plan and undertakes the Regulation 14 consultation.

2) Marks and Spencer Development

A meeting had been held with the developers of this site on land off David Whitby Way. It was noted that the development proposed would be three times larger than the existing M&S Food Hall on the Grand Junction Retail Park. This would clearly not be a local convenience store and thus traffic implications would be considerable. A request for a meeting with Senior Planning Officers had been sought as there were major concerns about both the scale of the proposal and highway safety issues in relation to the Central roundabout and the crossing of David Whitby Way.

3) Development on land off J16 M6 – Newcastle-under-Lyme Council

An objection had been submitted to this planning application for 4.8M sq.ft. of warehousing. It had been suggested that consideration of this proposal should be undertaken as part of the Local Plan considerations.

4) Taylor Wimpey Liaison Group

A Group meeting had been held recently, whereby the M&S proposals had been discussed, in particular, the need for an enhanced scheme to cross David Whitby Way.

5) Signallers Court Development

A meeting had been held with Onward Living regarding the development of over 450 houses on Land to the east of David Whitby Way.

6) Planning Committee Decisions

| App No | Application | Decision |
|------------------|--|-----------------|
| 25/0491/ HOUS | Single storey rear extension and new roof with gable end and raised ridge with dormer window at 59 Waterloo Road, Haslington | No objection |

25/033 PLANNING COMMITTEE

RESOLVED – that Cllr Grocott be added to the membership of the Planning Committee.

25/034 WYBUNBURY UNITED CHARITIES

Cllr Cornell provided the Annual report regarding the administration of the Charities. There had been £300 of grants awarded over the past year. The full report would be circulated to Councillors.

25/035 VILLAGE HALL COMMITTEE

Cllr Schafer advised that the AGM had been held recently and it had been reported that the Hall was in a profitable position. The condition of the pine trees had been reviewed and it was expected that one would need to be felled.

25/036 POLICE MATTERS

The Clerk provided details of the police incidents from the Wybunbury Beat area.

25/037 REPORTS OF CHESHIRE EAST COUNCILLORS

Borough Cllr Clowes referred to the repair of the 'knee railings' on Wychwood Village and it was noted that the Management Company had only undertaken the repair of a small number. Following the visit to review the inadequate road surfacing in the area, Aphra Brandreth MP would be raising this issue in Parliament. The correspondence regarding the County Park had been forwarded to the new Director of Place and Chief Executive.

Borough Cllr Heler advised that works to the drains on Whites Lane would be undertaken before the end of July.

25/038 PARISH COUNCILLORS' REPORTS

Cllr Wilkinson referred to the maintenance of the Weston street furniture and it was suggested that if Cheshire East Council could provide the materials, then a group of volunteers from AO would undertake the works.

A discussion ensued regarding advertising signs posted on roundabouts. It was noted that these could be taken down and the owners advised, and/or reported to Cheshire East Council if necessary.

Concern was once again expressed regarding the condition of East Avenue and the lack of progress regarding the meeting with Lovells, despite numerous requests.

Cllr Densem advised that the Garden Party would be held on Saturday, 09 August, commencing at 2pm.

25/039 OPEN FORUM – QUESTIONS FROM MEMBERS OF THE PUBLIC

Concerns were expressed regarding the provision of a bus service to the proposed M&S site.

25/040 FINANCE REPORT

1) Finance Report

Councillors reviewed the Q1 finance report which contained a bank reconciliation, end of year projection a budgetary analysis.

2) Payments

RESOLVED – to note the payments approved in accordance with Financial Regulations and Payment Schedule

| Payee | Reason | Gross £ | VAT £ | Net £ |
|----------------|------------------------------------|----------------|--------------|--------------|
| Unity Trust | Fees | 6.00 | | 6.00 |
| Mark Robinson | Salary and Office Allowance (June) | 1,319.40 | | 1,319.40 |
| HMRC | PAYE Q1 | 3,397.72 | | 3,397.72 |
| Scottish Power | Electricity | 441.19 | 21.01 | 420.18 |
| Royal Mail | Responses - Neighbourhood Plan | 8.02 | 1.34 | 6.68 |

RESOLVED – to approve the following payments:

| Payee | Reason | Gross £ | VAT £ | Net £ |
|------------------|--------------------|----------------|--------------|--------------|
| Andrew Thomson | Neighbourhood Plan | 72.00 | | 72.00 |
| M J Murphy | Community Garden | 175.00 | | 175.00 |
| David Williamson | Lengthsman | 1,168.00 | | 1,168.00 |
| Johnsons | NP printing | 99.00 | | 99.00 |

3) Finance Committee

It was noted that a meeting of the Finance Committee would be held shortly and would review the budget and forecast with a view to recommending a reasonable amount for use for grants and donations to the next Council meeting.

25/041 DATE OF NEXT MEETING

Thursday, 11 September 2025 commencing at 7.30pm.