Minutes of the Ordinary Meeting of Stapeley & District Parish Council held at Stapeley Community Hall on Monday 17th March 2025

Attendance	
Chairman:	Cllr A Jacobs
Councillors:	Cllr J Hillman (from item 6), Cllr J Dickinson, Cllr M Docker, Cllr S Ford, Cllr Y Orungbemi
Clerk:	Mr Wayne Salisbury
Other:	Cllr Geoff Smith (Cheshire East) Cllr John Priest (Cheshire East)
Public:	None
Apologies:	Cllr M Aspaturian, Cllr J Gibbs, Cllr I Lurcock
Not in attendance:	None

Meeting started at 7:32 p.m.

1. **Welcome**
   The Chair welcomed all to the meeting.

2. **To receive apologies for absence**
   Apologies for absence were received from Cllr M Aspaturian, Cllr J Gibbs and Cllr I Lurcock.

   Cllr Hillman advised that she will be late to the meeting.

3. **Declarations of Interest**
   None interests declared.

4. **Minutes of the previous meeting**
   RESOLVED: that the minutes of the meeting held on 17th February 2025 be approved as a correct record and signed by the Chair.

   RESOLVED: that the minutes of the meeting held on 7th March 2025 be approved as a correct record and signed by the Chair.

5. **Public Participation.**
   No members of the public were in attendance.

6. **Cheshire East Borough Councillor's report**
   Cllr Smith updated Council with the following.
   - Railway Station
     - The railway footbridge will be either recommissioned or a new bridge implemented in 2027.
     - The storage area is currently an eyesore and will be redesigned – working with the MP on this project.
     - The barrier as you exit the station has been replaced.
     - The cobles near to the basmati restaurant are due to be lifted and replaced.
   - Nantwich Youth festival will be taking place in early June. This will be open to local children and will help to develop the cultural capital of Nantwich.
   - Morrisons Car park is not fit for purpose. The zebra crossing has been improved and signs replaced.
   - Potholes are being sorted as much as possible.
   - Cllr Smith advised council to contact him if there is anything that the Parish Council want him to pursue.

DRAFT

Cllr Priest queried what the Parish Council's next steps are in terms of what we are looking for from Muller Property.
The Chair advised that within this meeting Council will be resolving a response to a letter received from Muller Property. The Chair also raised that S106 will be the most likely subject that the Parish Council will need to come back to Cheshire East regarding.

Cllr Priest stated that a decision was issued in 2020 for the development of industrial units and that they are helping to shape the debate on the advancements of that original plan.

Cllr Docker raised the disconnect from developers of what an aging population need and that the ability to downsize to bungalows is more demanded than care homes.

Cllr Hillman joined the meeting at 7:48pm. Cllr Hillman apologised for her late arrival and advised that she had no interests to declare.

Cllr Priest responded to Cllr Docker that Muller are a commercial developer putting forward their plan and that they have recoiled from the original industrial development.

Cllr Smith updated Council that they are seeking to get investment for permanent speed cameras for Peter Destapleigh Way and will keep the Parish Council informed of any progress.

Cllr Priest added that the reducing of speed limits is not a priority with highways currently.

Cllr Docker raised that the road surface on the A529 is deteriorating and was not resurfaced following the development being completed several years ago.

Cllr Smith concluded that they are constantly trying to get things done and that they are vying for a limited budget alongside 82 Cheshire East councillors and how that at times it can be down to who has the loudest voice.

7. Authorisation of Payments

RESOLVED: The schedule of payments for the 17th March 2025 correctly states the invoices presented and that **£684.10** is approved to be paid. That **£920.53** has been paid as per the annual approved payments list. That **£3342.64** has been paid to avoid late payment. (as detailed on page 71)

8. Clerk's Report

The clerk summarised their written report highlighting.

- Actions since the last meeting have been focussed on the Council information leaflet production, Community Hall visits and the specification preparation and research for the geotechnical assessment. Upcoming actions will be focussed on the year end process and preparation for the internal audit.
- The Council information leaflet will be delivered to residents on 18th March.
- High resolution files of the council logo have been located for the production of items as resolved at the February meeting.
- Clerk's annual leave from 24th March until 3rd April
- Community Hall
    - New recycling rules which will impact the community hall.
    - New noticeboard to promote community hall activities now in place.
    - Hive thermostat installed.
    - Floor cleaning booked in for 12th April.
    - Decorating booked in for April 10th, 17th and will find 2 further consecutive days.
    - 7 occasional hire bookings made since the last meeting.
    - 1 regular hire enquiry received and viewing conducted.
    - 3 police surgeries schedule for March (9th, 13th, 25th)

DRAFT

9. **Planning**
To consider any planning applications which have been received since the publication of this agenda.

No further applications had been received.

10. **Talbot Way Pond Area**
The Chair presented the summary of quotes prepared by the clerk for required geotechnical assessment at the Talbot Way Pond area. The Chair noted that some of the contractors have prioritised elements in their reports which may not be required, such as chemical testing.

Members reviewed the quotes to determine if they provide what is needed. The clerk clarified that the same request had been sent to all contractors and advised members of the content of the initial communication to the contractors and that it had been conveyed that we had concerns of potential ground settlement and subsidence.

Cllr Ford raised that a previous contractor advised that further assessment may not be needed and that we could potentially just go ahead with the enhancement works although this would present a risk.

Cllr Hillman shared that a resident from a neighbouring property have contacted her about what the Parish Councils plans are for the space and enquiring about the fence issue and whose responsibility that is to rectify.

RESOLVED: to accept the quote from Geo Investigate for £1,950.00 + £150.00 for the excavation of boreholes, geotechnical testing, and reporting.

It was noted that the clerk would clarify with the contractor that they would provide the plans for all buried services at the quoted cost of £150.00.
On acceptance of the quote the contractor will be asked if the work they are going to complete is in line with our belief that the area has subsidence and that the report will show recommendations of what to do if subsidence is confirmed.

11. **Community Hall Maintenance**
RESOLVED: to accept a quote from JB Installations for £1,220.00 for the addition of a new wall and door in the men's bathroom which will form a secure storage area.

1 quote was received and accepted to allow the prompt completion of this required work.

12. **Community Hall Cleaning Contract**
RESOLVED: that the monthly cost from the incumbent cleaning contractor will increase to £496.57 from the 1st April 2025 is approved.

13. **Community Hall Health & Safety**
RESOLVED: that the quote from Rhino Safety for £750.00 to produce required risk assessments and health & safety policy is accepted.

14. **Muller Property**
RESOLVED: that the letter as detailed on page 72 will be sent to Muller Property in response to their correspondence.

15. **Exclusion of all persons other than Stapeley & District Parish Council members and staff**
That in accordance with s1(2) Public Bodies (Admission of Meetings) Act 1960, members of the public and press be excluded from the remainder of the meeting on the grounds that the following items to be considered involves the likely disclosure of sensitive/confidential information.

The motion was not moved as no members of the public were present.

Part 2

16. Clerk Additional Hours

RESOLVED: to pay the clerk an additional 10 hours for hours worked more than contract between 17th February 2025 and 16th March 2025.

Meeting concluded at 9:08pm.

Chairman…… Date……

DRAFT

Schedule of Payments – as resolved in item 7.

Stapeley & District Parish Council
Schedule of Payments
17th March 2025

	Date of Debit or Cheque Raised	Recipient	Purpose	£	£	Payment Method	Power of expenditure	Scribe
1A	18/03/2025	Vorwerg Ltd (Bright & Beatiful)	Cleaning - Stapeley Community Hall - February 2025	464.10		BT - Unity	LGA 1972 S 133	Yes
1B	18/03/2025	JD Services	Community Hall - Car Park Cleaning	220.00		BT - Unity	LGA 1972 S 133	Yes
			Total	**684.10**				

Payments made as per the annual approved payments list								
	Date of Debit or Cheque Raised	Recipient	Purpose	£	£	Payment Method	Power of expenditure	Scribe
2	28/02/2025	W Salisbury - Clerk	Salary - Feb 25 (inc 7.5 add hrs and adjust resolved at Feb meeting)	584.66		BT - Unity	LGA 1972 S 112	Yes
3	28/02/2025	HMRC	PAYE Contributions - Month 11	146.20		BT - Unity	LGA 1972 S 112	Yes
4	20/03/2025	West Mercia Energy	Community Hall - Electricity Charge (01/01/25 to 31/01/25	123.67		DD - Unity	LGA 1972 S 133	Yes
5	03/03/2025	Greenzone	Community Hall - Waste Collection (6th to 20th March)	66.00		DD - Unity	LGA 1972 S 133	Yes
			Total	**920.53**				

Payments made as previously resolved at a meeting or to avoid late payment								
	Date of Debit or Cheque Raised	Recipient	Purpose	£	£	Payment Method	Power of expenditure	Scribe
6	24/02/2025	Jofs Mowing	Grounds Maintainance Talbot Way Pond (resolved Jan 25)	980.00		BT - Unity	Open Spaces 1906 S9-10	Yes
7	28/02/2025	Vorwerg Ltd (Bright & Beatiful)	Cleaning - Stapeley Community Hall Tables/ Chaires (resolved Feb 25)	150.00		BT - Unity	LGA 1972 S 133	Yes
8ABC	28/02/2025	Martyn Lewis Décor	Community Hall Decorating - Deposit (resolved Feb 25)	1237.50		BT - Unity	LGA 1972 S 133	Yes
9	06/03/2025	Heatsheld	Community Hall - Thermostat Installation	325.70		BT - Unity	LGA 1972 S 133	Yes
10	06/03/2025	The Leaflet Team	Information Leaflet Delivery (resolved Feb 25)	289.00		BT - Unity	LGA 1972 S 143	Yes
11	06/03/2025	Helloprint	Information Leaflet Printing (resolved Feb 25)	121.21		BT - Unity	LGA 1972 S 143	Yes
12	12/03/2025	HH Floor Care	Community Hall Floor Cleaning - Deposit (resolved Feb 25)	233.23		BT - Unity	LGA 1972 S 133	Yes
	28/02/2025	Unity Trust Bank	Service Charge	6.00		BT - Unity	LGA 1972 S 111	Yes
			Total	**3342.64**				

Invoices checked and verified at the meeting held on 17th March 2025

Cllr M Docker 17/03/25

Cllr - Proposer - Sign & Date

Cllr J Dickinson 17/03/25

Cllr - Seconder - Sign & Date

Receipts - February 2025		
Date	**Amount**	**Details**
03/02/2025	£90.00	Community Hall - Occasional Hire
06/02/2025	£120.00	Community Hall - Regular Hire
07/02/2025	£180.00	Community Hall - Regular Hire
07/02/2025	£75.00	Community Hall - Occasional Hire
07/02/2025	£150.00	Community Hall - Regular Hire
12/02/2025	£120.00	Community Hall - Regular Hire
12/02/2025	£120.00	Community Hall - Regular Hire
14/02/2025	£834.03	VAT Reclaim - Q3
18/02/2025	£187.50	Community Hall - Regular Hire
19/02/2025	£45.00	Community Hall - Occasional Hire
24/02/2025	£67.50	Community Hall - Occasional Hire
27/02/2025	£45.00	Community Hall - Occasional Hire
27/02/2025	£52.50	Community Hall - Occasional Hire
28/02/2025	£120.00	Community Hall - Regular Hire
	£2,206.53	

DRAFT

Response to Muller Property – as resolved in item 14.

Mr Colin Muller
Muller Property Group
The Point
Crewe Road
Alsager
Cheshire ST7 2GP

Dear Mr Muller,

Thank you for your letter dated 13th February 2025.

Firstly, I would like to apologise for the delay in responding. It was necessary for the full Council to consider your letter and formulate a response at our March meeting.

We note your frustration and disappointment regarding the objections raised by Stapeley and District Parish Council in submission to Cheshire East Council as part of the planning process for the following applications:

- 24/4223/FUL
- 24/4228/OUT
- 24/4242/FUL

Stapeley and District Parish Council is required to review all documentation submitted in support of planning applications at each stage of the process.

Although the Council could have opted to submit a general observation, it resolved to submit an objection to reflect the number and significance of the queries raised. These queries pertained to several key areas, including ecology, transport, construction, local infrastructure, design, and air quality.

We sought, through this process, clarification on these areas where we believed the documentation provided did not sufficiently address our concerns. We note and appreciate your detailed responses to these matters as outlined in your letter.

Over the past 12 months, the engagement with your team, particularly with Julie Doherty has been positively received by Stapeley and District Parish Council.

Finally, your letter references meetings and the support for the proposal by the Borough councillors, Geoff Smith and John Priest. We would like to point out that Cheshire East Borough councillors do not and cannot represent the views and opinions of Stapeley and District Parish Council.

The Council looks forward to continuing proactive engagement with respect to the ongoing development at Maylands Park.

Yours sincerely,

Wayne Salisbury
Clerk & Responsible Financial Officer
Stapeley & District Parish Council

DRAFT