Email: clerk@stapeleyparishcouncil.gov.uk
Website: www.stapeleyparishcouncil.gov.uk
Tel: 07449 457136

9th December 2025

To: **Members of Stapeley & District Parish Council**

Dear Councillor
You are summoned to attend the **Ordinary Meeting** of **Stapeley & District Parish Council** which will be held on **Monday 15th December 2025** at **7:30pm** at **Stapeley Community Hall, Pear Tree Field, Stapeley, CW5 7GW.**

Yours sincerely

Wayne Salisbury
Clerk and Responsible Financial Officer

Agenda

1. **To receive apologies for absence**
   To receive any apologies for absence. Apologies for absence should be notified to the Clerk as soon as possible prior to the meeting.

2. **Declarations of Interest and Dispensation Considerations**
   a) To receive declarations of any Disclosable Pecuniary Interests relating to items on the agenda and their nature.
   b) To receive declarations of any Other Interests relating to items on the agenda, and their nature.
   c) To note any dispensations granted prior to the meeting.

3. **Minutes of the previous meeting**
   To approve as a correct record the minutes of the meeting of the Council held on Monday 17th November 2025 and discuss any matters arising which are not specific items on this agenda.

4. **Public Participation.**
   - A period not exceeding 15 minutes for members of the public to ask questions and submit comments.
   - Please submit your questions or comments to the Clerk by emailing the address above before 9 am on the day of the meeting to ensure inclusion.

5. **Cheshire East Borough Councillor's report**
   To receive a report on any matters of interest relating to the parish. Following the report, members will be allowed to direct any questions to the Councillor.

6. **Authorisation of payments**
   To consider the approval of payments for December 2025 (payment schedule to follow from the Clerk).

7. **Chair's Report**
   To receive a report from the Chair.

8. **Clerk's Report**
To receive a report from the Clerk.

9. **Planning**
a) To consider the following planning applications.

Reference	25/4404/HOUS	Type of Application	Householder
Location	Battery Farm Broad Lane, Stapeley, Nantwich, Cheshire East, CW5 7QP		
Proposal	Demolition of existing single storey rear part of dwelling and construct proposed two storey rear extension and internal re-configuration works		
Deadline for Comments	22nd December 2025	Cheshire East | pa.cheshireeast.gov.uk | Application | 402978	

Reference	25/4413/FUL	Type of Application	Full Planning
Location	Parklands First Dig Lane, Stapeley, Nantwich, Cheshire East, CW5 7JT		
Proposal	Proposed access to serve Parklands only, with the existing access serving the Children's Nursery only. Boundary treatment and planting to form boundary.		
Deadline for Comments	26th December 2025	Cheshire East | pa.cheshireeast.gov.uk | Application | 403053	

b) To ratify the following comments submitted.

Reference	25/4252/FUL	Type of Application	Full Planning
Location	Land At Peter Destapleigh Way,		
Proposal	Erection of Dry Stone Wall Entrance Feature		
Deadline for Comments	9th December 2025	Cheshire East | pa.cheshireeast.gov.uk | Application | 402821	

- Comment submitted to the planning authority:

Stapeley and District Parish Council objects this application. The Council previously objected to the earlier proposal on this site under reference 22/0312N. Other than a reduction in height, the design remains materially the same, including the overall scale and length of the structure. The issues raised in the previous objection have not been addressed. The Council therefore maintains its objection for the reasons set out below.

1. Conflict with the Stapeley and Batherton Neighbourhood Plan
The applicant states that the Neighbourhood Plan is technically out of date. This is incorrect. The Neighbourhood Plan was adopted prior to the Secretary of State's approval of the wider development and remains a material consideration in the planning process.

2. Inappropriate character and lack of context
There is no comparable structure on the opposite side of Peter de Stapleigh Way or within the immediate area. The introduction of a large formal entrance wall is out of keeping with the existing local character. No similar feature exists elsewhere in Stapeley or Nantwich. The scale and form remain dominant and do not enhance the locality, placing the proposal in conflict with Local Plan Policies SE1 and SD2 which require development to reinforce local character.

3. Lack of visual appropriateness
The application seeks to justify the design by using local sandstone. While sandstone is indeed used in local buildings, it is not typically used in drystone wall structures of this nature.

4. Mischaracterisation of the parish as an urban environment

The applicant states that the character of the area is urban and that this style of entrance feature is therefore appropriate. Stapeley is a parish which comprises a mix of residential and agricultural land with only limited commercial development. It cannot be described as an urban environment and it is therefore incorrect to use this argument as justification for an urban style gateway structure.

5. Scale remains excessive despite the height reduction

Although the height has been reduced, the length and overall presence of the wall remain excessive. A smaller and more modest feature would offer an appropriate level of visibility for those passing the site along Peter de Stapleigh Way. The application draws comparison with Wychwood Park, however that is a significantly larger development which uses a notably smaller entrance feature than that proposed here.

6. Lack of design coherence with the parish

There is no existing design code for Stapeley, however the parish has a clear and established character. The proposed structure does not respond to or reflect this context.

7. Concern regarding advertising

The proposal references the potential for attaching advertising or signage to the wall. This is of significant concern as it would further detract from the rural setting and contradicts the stated aim of creating a sympathetic entrance feature.

c) To consider any planning applications which have been received since the publication of this agenda.

10. Community Infrastructure Levy (CIL)

To consider the CIL report which details CIL receipts and expenditure.

11. PCSO Statement

To consider a response to the PCC regarding PCSO redundancies.

12. Budget 2026 - 2027

a) To consider and determine budgeted payments (expenditure) for 2026 - 2027.

b) To consider and determine the precept request for 2026 - 2027.

c) To consider and determine any income appropriated from reserves to cover budgeted expenditure.

13. 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.

Part 2

14. Clerk Additional Hours

To consider the payment of any additional hours worked by the clerk