Minutes of the Ordinary Meeting of Stapeley & District Parish Council held at Stapeley Community Hall on Monday 15th December 2025

Attendance	
Chairman:	Cllr A Jacobs
Councillors:	Cllr J Hillman, Cllr B Astbury, Cllr J Dickinson**,** Cllr M Docker, Cllr I Lurcock, Cllr Y Orungbemi, Cllr S Ford,
Clerk:	Mr Wayne Salisbury
Other:	None
Apologies:	Cllr R Carter, Cllr J Gibbs, Cllr C Sirigou
Not in attendance:	Cllr M Aspaturian
Public:	None

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Meeting started at 7:30 pm.

1. **To receive apologies for absence**
   Apologies were received from Cllr R Carter, Cllr J Gibbs and Cllr C Sirigou

2. **Declarations of Interest**
   a) No pecuniary interests were declared by members.

   b) No other interests were declared by members.

   c) No dispensations were requested by members or granted prior to the meeting.

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

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

5. **Cheshire East Borough Councillors' report**
   Borough Councillors were not in attendance, and no reports were received in advance of the meeting.

6. **Authorisation of Payments**
   RESOLVED: The schedule of payments for the 15th December 2025 correctly states the invoices presented and that **£1162.47** is approved to be paid; **£1232.24** has been paid as per the annual approved payments list and **£2936.10** has been paid to avoid late payment. (as detailed on page 157)

7. Chair's Report

The Chair shared with members that they attended a briefing on 9th December 2025 with Tom Evans, Strategy and Planning Manager at Cheshire East Council and highlighted the following points.

- Work on a new Local Plan is only just starting, with anticipated completion in 2028, noting this could extend beyond 2028 depending on the approval phase.
- Some government guidance relating to plan making is still awaited.
- A revised plan making process has introduced staged gateways during plan preparation to help reduce delays at the approval stage.
- National policy drivers, including the Government target of 1.5 million homes, are increasing pressure for additional housing delivery in Cheshire East.
- Cheshire East Council is currently unable to demonstrate a 5-year housing land supply, estimated at 3.8 years.
- It was noted that around half of all local planning authorities are currently unable to meet the 5-year supply requirement.
- Since 2010, Cheshire East Council has delivered an average of approximately 1,800 dwellings per year against the Local Plan target of 977 per year.
- To meet the 5-year supply requirement, delivery would need to be approximately 2,603 dwellings per year.
- This position may result in Cheshire East Council having to approve schemes that may previously have been refused, including development in open countryside and, in some cases, on greenfield land.
- A review of the grey belt (land designated to prevent urban sprawl) is underway.
- A new Call for Sites is expected in early 2026 (the previous call was in 2024), with a map available on the Cheshire East strategy website.
- It was noted that inclusion through the Call for Sites process does not give any site preferential status in the planning process.
- A review of infrastructure will form part of the new Local Plan process; however, this will not resolve concerns that cumulative infrastructure impacts are not fully addressed where developments are considered on a site by site basis.
- Neighbourhood Plans should be reviewed where there are less than 5 years remaining.
- Cheshire East Council's Strategy team can provide indicative housing figures to support Neighbourhood Plan reviews, noting these are not binding and would require sites to be allocated to meet the figures.
- Typical build timescales were noted, smaller developments often complete within 2 to 3 years, and larger developments may take 5 to 7 years, meaning larger schemes may fall outside the 5-year supply period.
- The proposed Adlington new town (circa 20,000 homes) would fall outside the 5-year period.
- Cheshire East Council made representations to Government to review the borough's targets, which were refused.
- The Community Infrastructure Levy (CIL) is also under review.
- Cheshire East Council expects a significant number of appeals relating to recently refused planning applications.
- Responses to other questions not covered on the call are expected to be provided by Christmas.

Cllr Docker raised that the parish is receiving a disproportionate level of proposals and noted the lack of access to planning along with concerns relating to improvements on Deadman's Lane which were promised by the S106 agreement relating to the Stapeley Water Garden development.

Cllr Hillman raised that Cheshire West and Chester does have a local plan which helps to push back. The Chair corrected that Cheshire East also has a plan in place currently but that the difference between the 2 councils is the ability to demonstrate a 5 year housing supply.

8. Clerk's Report

The Clerk summarised their written report, highlighting the following.

- Primary actions since the last meeting, including preparation of the 2026 - 2027 draft budget for resolution at the December meeting.

- UMS contract billing: following receipt of the first UMS bill from Valda Energy, the Clerk advised that this has been disputed, as the consumption stated is not in line with the Council's UMS certificate.
- Ongoing liaison and booking management for the Community Hall continued, including routine weekend party hires and discussions to confirm a new regular Monday evening Yoga booking.
- Talbot Way Pond Area: following the November meeting, an additional fencing quote from Marshall Landscapes was accepted by the Clerk and Chair (as it was £50 above the resolved amount) to enable timely booking, with completion scheduled for 18th December 2025.
- Paul Barrett Landscapes confirmed the pond area viewing platform fabrication will be ordered and that the site will be cleared in the new year, ahead of main works expected around March.
- The Clerk provided an update on Community Hall income and expenditure to 15th December 2025, showing a net position of -£3,414 for 2025 - 2026 to date.
- Resident correspondence received included an enquiry regarding the Seddon Broad Lane proposal and an email regarding litter and drug taking at the Talbot Way seating area, with actions noted.

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	

RESOLVED: to submit the following comment to Cheshire East Planning Authority.

- Stapeley & District Parish Council has no comments to make on this application.

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	

RESOLVED: to submit the following comment to Cheshire East Planning Authority.

- Stapeley & District Parish Council has no comments to make on this application.

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	

RESOLVED: to ratify the following comment which has been submitted to Cheshire East Planning Authority.

Stapeley and District Parish Council objects to 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.
No further applications were received.

10. Community Infrastructure Levy (CIL)

RESOLVED: to approve and accept the report which details CIL receipts and expenditure for the year ending 31st March 2025. (as detailed on page 158)

11. PCSO Statement

RESOLVED: to submit the agreed statement regarding PCSO redundancies to the Police and Crime Commissioner and the Chief Constable. (as detailed on page 159)

12. Budget 2026 - 2027

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

Members reviewed the presented draft budget and made several edits; the following points were raised.

Cllr Ford suggested a further scenario which retained the precept at the same level as 2025 – 2026 and focussed on less projects such as the Neighbourhood Plan, Victorian Orchard and Speed Indicator Devices. Cllr Ford suggested that in the current climate we should not increase the precept for the electorate.

Cllr Lurcock queried the precept history. The Chair raised that currently is a low precept and historically it remained around the £30,000 to 40,000 mark.

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Cllr Hillman stated that the Cheshire East Council Tax bills will show the precept increase and that is it dangerous not to have a small increase, as it could set a precedent. Cllr Hillman also queried the reserve level.

Cllr Docker raised that he could not see a difference in the draft scenarios. The Chair explained that the difference is only a different precept figure and the removal of the highest budget line for a new proposal.

Cllr Astbury asked about the Allotment Subsidy. The Chair advised that this was so that Stapeley residents were able to rent allotments from Nantwich Town Council at the same cost as Nantwich residents.

Cllr Orungbemi quired the Civic Regalia line and it was agreed to reduce this to an amount which covers the supply of name badges in case that falls into the new year.

The following expenditure resolutions were made.

RESOLVED: to approve expenditure of **£43,650.00** for the Parish Expenditure cost centre for the financial year 2026 - 2027.
RESOLVED: to approve expenditure of **£7,570.00** for the Administration cost centre for the financial year 2026 - 2027.
RESOLVED: to approve expenditure of **£13,878.15** for the Employee Payroll cost centre for the financial year 2026 - 2027.
RESOLVED: to approve expenditure of **£25,150.00** for the Community Hall cost centre for the financial year 2026 - 2027.
RESOLVED: to approve the total expenditure of **£90,248.15** for the financial year 2026 - 2027. (As detailed on page 160).

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

Members reviewed the precept information and it was agreed that it was important to maintain an appropriate level of reserves whilst minimising the increase in the precept.

RESOLVED: that the precept request to Cheshire East for 2026 – 2027 will be **£28,000.00**. It was noted that this was a £15.82 precept for Council Tax Band D, an increase of £4.26 on the previous year. (As detailed on page 161).

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

RESOLVED: that additional income to fulfil budgeted expenditure will be appropriated from reserves to the value of **£49,248.15**

16. 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 in attendance.

Part 2

17. Clerk Additional Hours
RESOLVED: to pay the clerk an additional 5.00 hours for hours worked in excess of his contract between 17th November 2025 and 14th December2025.

Meeting concluded at 9:15pm.

Chairman…… Date……

Schedule of Payments – as resolved in item 6.

Stapeley & District Parish Council
Schedule of Payments
15th December 2025

	Date of Debit or Cheque Raised	Recipient	Purpose	£	£	Payment Method	Power of expenditure	Scribe
1	16/12/2025	Waterplus	Community Hall Water Supply (13/09/25 to 12/10/25)	40.24		BT - Unity	LGA 1972 S 133	Yes
2	16/12/2025	Dame Hygiene Services	Community Hall Sanitary Waste Collection 2026	625.66		BT - Unity	LGA 1972 S 133	Yes
3	16/12/2025	Vorwerg Ltd (Bright & Beautiful)	Cleaning - Stapeley Community Hall - November 2025	496.57		BT - Unity	LGA 1972 S 133	Yes
			Total	**1162.47**				

Payments made as per the annual approved payments list

	Date of Debit or Cheque Raised	Recipient	Purpose	£	£	Payment Method	Power of expenditure	Scribe
4	27/11/2025	W Salisbury - Clerk	Salary - Nov 25 (Inc 5.25 hours add auth Nov 2025)	571.14		BT - Unity	LGA 1972 S 112	Yes
5	27/11/2025	HMRC	PAYE Contributions - Month 8	187.57		BT - Unity	LGA 1972 S 112	Yes
6	15/12/2025	Octopus Energy	Community Hall - Electric & Gas (04/11/25 to 01/12/25)	254.85		DD - Unity	LGA 1972 S 133	Yes
7	18/11/2025	Octopus Energy	Community Hall - Electric & Gas (04/09/25 to 03/11/25)	149.37		DD - Unity	LGA 1972 S 133	Yes
8	01/12/2025	Greenzone	Community Hall - Waste Collection (11/12/25 to 25/12/25)	69.31		DD - Unity	LGA 1972 S 133	Yes
			Total	**1232.24**				

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
9	26/11/2025	Marshalls Landscaping	Talbot Way Pond Area Fence Replacement	2930.10			Open Spaces 1906 S 9-10	Yes
	30/11/2025	Unity Trust Bank	Service Charge	6.00		BT - Unity	LGA 1972 S 111	Yes
			Total	**2936.10**				

Invoices checked and verified at the meeting held on 15th December 2025

Cllr Y Orungbemi 15/12/25

Cllr - Proposer - Sign & Date

Cllr B Astbury 15/12/25

Cllr - Seconder - Sign & Date

Receipts - November 2025		
Date	**Amount**	**Details**
03/11/2025	£45.00	Community Hall - Occasional Hire
04/11/2025	£67.50	Community Hall - Occasional Hire
05/11/2025	£150.00	Community Hall - Regular Hire
06/11/2025	£120.00	Community Hall - Regular Hire
07/11/2025	£150.00	Community Hall - Regular Hire
14/11/2025	£60.00	Community Hall - Occasional Hire
26/11/2025	£120.00	Community Hall - Regular Hire
26/11/2025	£90.00	Community Hall - Regular Hire
26/11/2025	£15.00	Community Hall - Regular Hire
26/11/2025	£15.00	Community Hall - Regular Hire
	£832.50	

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CIL Report to end of 31st March 2025 – as resolved in item 10.

Stapeley & District Parish Council

Neighbourhood Community Infrastructure Levy

2024 - 2025

CIL Received			CIL Spent		
Date Receieved	**Amount**	**From**	**Date Spent**	**Amount**	**Project**
04/12/2023	£2,900.61	21/5949N '78, BROAD LANE, STAPELEY, CW5 7QL'			
Received Total	**£2,900.61**		**Spent Total**	**£0.00**	
CIL Remaining	**£2,900.61**				

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Statement sent to PCC and Chief Constable regarding PCSO redundancies – as resolved in item 11.

To: Chief Constable Mark Roberts and Police and Crime Commissioner Dan Price
Cc: Chief Constable, Cheshire Police

Dear Chief Constable Roberts and Commissioner Price,

On behalf of Stapeley and District Parish Council, we wish to express our deep concern regarding the recent redundancy notices issued to Police Community Support Officers (PCSOs).

We fully appreciate the challenges of managing resources within Cheshire Police and respect that decisions must be made in line with operational priorities. However, we feel it is important to highlight the significant role PCSOs currently play in our community, and the potential long-term impact their absence may have.

- **Support for young people:** Our PCSOs have built strong, trusted relationships with young people in the Parish. Their presence provides reassurance, guidance, strong working relationships, and early intervention that helps prevent issues from escalating. We are concerned that without this support, the effects may only become visible in 3–6 years' time, when the absence of positive engagement could contribute to increased antisocial behaviour, and less-positive relationships between young people and the police.
- **Rural policing:** Approximately half of our Parish is rural, and PCSOs are often the most visible and accessible policing presence in these areas. They provide vital support to residents who may otherwise feel isolated, and their work helps deter rural crime and maintain confidence in local policing. The loss of PCSOs risks leaving these communities without the continuity and reassurance they currently rely upon.
- **Partnership with local organisations:** PCSOs regularly engage with local schools, organisations such as Scouts (Beavers, Cubs, Scouts and Explorers), Guides (Rainbows, Brownies, Guides), with other local organisations and with the Parish Council. This includes the Parish Council's participation in Cluster Meetings and the provision of crime data for our Parish. This information is invaluable in shaping our priorities and ensuring that the Council's work is informed by accurate, up-to-date intelligence.
- **Speedwatch initiatives:** PCSOs play a key role in supporting community Speedwatch groups. They provide training, help organise sessions, follow up on data, and encourage residents to take part. Their involvement ensures that Speedwatch schemes are effective, sustainable, and contribute meaningfully to road safety.

We believe that PCSOs are an essential link between Cheshire Police and the communities they serve. Their contribution to neighbourhood safety, crime prevention, and community wellbeing cannot be overstated.

We respectfully ask that you consider how these valuable functions will be maintained if PCSOs are withdrawn, and whether alternative arrangements can be put in place to ensure continuity of support for both young people and rural residents.

We would welcome the opportunity to engage constructively with you and your office on this matter, and to understand how the future of community policing will be safeguarded in our Parish.

Thank you for your attention to this important issue.

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2026 – 2027 Budget – as resolved in item 12A.

		Resovled Budget 2026 - 2027	
	Cost Centre	**Payments**	**Receipts**
	Parish Expenditure		
2	Grants/Donations	£1,000	
19	Miscellaneous	£200	
20	Speed Watch	£600	
21	Street Lighting	£2,300	
34	Victorian Orchard	£1,000	
35	New benches	£1,000	
36	Vehicle speed display units	£6,000	
37	Litter Action Project	£250	
42	Conservation Pond	***£25,000***	
67	Community First Aid Awareness	£100	
68	Allotments Subsidy	£1,400	
69	Grounds Maintenance (Other)	£1,500	
70	Civic Expenditure	£300	
	Neighbourhood Plan	£3,000	
	Total	**£43,650.00**	
	Administration		
44	Payroll Service	£400.00	
45	Newsletter	£500.00	
46	Clerk Expenses	£500.00	
47	Stationery	£200.00	
48	Audit Fees	£1,000.00	
49	Insurance	£1,000.00	
50	Subscriptions	£100.00	
51	Miscellaneous	£750.00	
52	Website	£500.00	
53	Printing	£125.00	
54	Scribe Software	£850.00	
	Bank Charges	£120.00	
	Chalc Subscription	£1,350.00	
	IT Software	£175.00	
	Total	**£7,570.00**	
	Employee Payroll		
55	Clerk's Salary	£8,016.32	
56	Tax/NI	£2,004.08	
	Tax / NI Employer Contribution	£753.06	
57	Pension	£2,304.69	
	Salary Contingency	£800.00	
	Total	**£13,878.15**	
	Community Hall		
58	Community Hall Expenditure	£2,500	
59	Cleaning	£6,000	
60	G-Zone	£1,500	
61	Water	£750	
62	Wifi	£3,500	
63	Building Maintenance	£5,000	
64	Planters for Comm Hall	£150	
65	Grounds Maintenance	£1,500	
66	Octopus - Gas & Electricity	£3,500	
	Christmas	£750	
	Total	**£25,150.00**	
	Community Hall Income		
39	Parish Income		£13,000.00
			£13,000.00
	Parish Income		
1	Precept		**£28,000.00**
3	Interest		
4	VAT Reclaim		
5	Other Income		
			£28,000.00
		Payments	**Receipts**
	GRAND TOTAL	**£90,248.15**	**£41,000.00**
	Budgeted Appropriation from Reserves	**Budgeted Appropriation**	**£49,248.15**

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2026 – 2027 Precept – as resolved in item 12B.

1729.99	Tax Base					1769.56	Tax Base				
£ 20,000.00	Precept Requirement (£) 2025 - 2026					£ 28,000.00	Precept Requirement (£) 2026 - 2027				
						Precept Difference	£ 8,000				
Band	DIS	A	B	C	D	E	F	G	H		
Precept 2025 - 2026	£ 6.42	£ 7.71	£ 8.99	£ 10.28	£ 11.56	£ 14.13	£ 16.70	£ 19.27	£ 23.12		
Precept 2026 - 2027	£ 8.79	£ 10.55	£ 12.31	£ 14.07	£ 15.82	£ 19.34	£ 22.86	£ 26.37	£ 31.65		
Increases											
Per Yr	£ 2.37	£ 2.84	£ 3.32	£ 3.79	£ 4.26	£ 5.21	£ 6.16	£ 7.10	£ 8.52		
					36.87%						

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