



MINUTES OF A COMMUNITY COUNCIL MEETING OF LITTLE BOLLINGTON with AGDEN

held at 7:00pm on **Tuesday 9th December 2025**

In the sports hall at Little Bollington C of E Primary School, Lymm Rd, WA14 4SZ

Present Cllr R Palmer, Cllr A Blackburn, Cllr W Blackburn, Cllr T Britton, Cllr R Khajeh, and Cllr R Taylor

Also in attendance: Lucy Merry – Clerk

Public 13 members of the public were in attendance.

1. To receive apologies for absence

Cllr P Cassidy and K Hague sent their apologies.

2. To approve and authorise the signing of the minutes from meetings held previously.

It was RESOLVED to approve and sign the minutes from the October 2025 meeting

3. Declaration of Interests - None

4. Matters Arising

4.1 Update on speed reduction A56 – no response from Cheshire East Highways

The Clerk sent an initial email requesting a speed reduction. After no response, the Clerk sent a second email requesting a response. At the time of the meeting, no response had been received. It was DECIDED that the Clerk will contact Cllr K Hague for assistance on getting a response from Highways.

4.2 Update on compound – recent update from Principal Planning Officer (Enforcement)

Cllr K Hague has been chasing Cheshire East Enforcement for updates. The below response was the latest update from the Principal Planning Officer.

'There is a discharge of conditions application that has been submitted to the Council in relation to this site, reference 25/0554/DSC. This was submitted by the Millington Trust (previously Tatton Estate) earlier on in the year following Officers informing them that we were now considering formal action.

When the last planning application was approved, it was subject to a condition that said, amongst other things, that the land should be restored in accordance with a scheme of work submitted to and approved by the Local Planning Authority. This proposed scheme of work has been submitted as part of the discharge of conditions application and is currently under consideration.

At the moment the enforcement case is on hold awaiting the outcome of the application. We are aware that they have removed some of the structures from the site.'

Cllr P Cassidy has reported the lorries that have been present on the site. Cllr K Hague has been notified and is pushing the Enforcement team for a response. The Office of Rt Hon Esther McVey have written to Tatton Estates on our behalf and will share the reply when they receive it.

4.3 Organised event around the parish – At the October meeting the lack of organised events was discussed, and it was suggested that residents be invited to volunteer to organise/help out to manage green spaces/ hold village events. This could be funded in conjunction with



Agenda item 7.3. At the time of the December meeting, no residents have of yet come forward to volunteer.

If any resident would like to volunteer a small amount of time to manage a green space or organise/ help at an event, please email the Clerk at clerk@littlebollington.org

5. Public forum

Many residents wanted to highlight that surveying had been undertaken in the fields behind the houses on Spode Green. This is something the Council noted and will be brought back to the next meeting. At the time of this meeting there was no planning applications submitted for the land.

1 resident wanted to know about viewing planning applications. All planning applications in Cheshire East can be found [here. https://pa.cheshireeast.gov.uk/planning/index.html](https://pa.cheshireeast.gov.uk/planning/index.html)

1 resident wanted the Clerk to check what the CIL fund can be spent on. They also had concerns that the damaged stone setts at the bottom of Wharf Lane would be tarmacked over. The Council are not aware of any plans to tarmac the setts.

1 resident wanted to raise the blocked drains as an issue. It was decided that the Clerk will compile an email reminding Highways of their duty of care to keep gullies clear according to the Highways Act 1980. The Clerk is to copy in Cllr K Hague, and the RT Hon Ester McVey.

1 resident would like the fencing at Bowdon roundabout improved. It was DECIDED that the Clerk will send an email to National Trust to request this.

6. Report from CE Ward Cllr K Hague

An update regarding the Compound was received from Cllr K Hague in agenda item 4.2.

7. Finance

7.1 To note current financial position. (Please see Appendix)

The transactions from October 14th to 12th 1st December 2025 (Appendix Table 1) were **NOTED**.

7.2 To approve the budget and set the precept for financial year 2026/27

The budget was approved and it was RESOLVED to set the precept at £5000

It was DECIDED that the Clerk will approach the bank for details on Business Savings Accounts and bring details to the February meeting.

7.3 To note the CIL balance and spend dates, to consider projects to fund with CIL balance

Date received	Amount	Project	Notes
Jun 22	£6004.66	None – to be used by May 27	Received by Little Bollington Parish Meeting
Jan 23	£6004.66	None – to be used by Dec 27	Received by Little Bollington Parish Meeting
Jan 23	£2191.98	None – to be used by Dec 27	Received by Agden Parish Meeting

The Council discussed the possible projects that Community Infrastructure Levy (CIL) money could fund in Little Bollington and Agden. CIL funding must go towards Community Infrastructure. This can be areas such as;

- Roads, walkways, cycleways, signage, bus stops, flood defenses, energy and water supply, and waste management.
- Green space maintenance and environmental improvements, public open spaces, community gardens, parks, woodlands, tree and flower planting, and grass and hedgerow maintenance.
- Sports facilities, playgrounds, schools, village halls, libraries, art projects, noticeboards, medical facilities and supplies.

The Council would like to invite residents to submit suggestions on what the money could be spent on, this could be in conjunction with projects/events that any volunteers would like to



organise/be a part of. Please email the Clerk at clerk@littlebollington.org to submit ideas and/or volunteer your time to organise/ help with events/ maintenance of greenspaces etc.

7.4 To consider instructing a contractor to paint the school railings with CIL fund

It was DECIDED to postpone instruction until February meeting

7.5 To consider instructing a gardener to supply, plant and maintain flowers around the parish with CIL fund

The Clerk has had difficulty finding local landscape/ gardeners. It was DECIDED that the Clerk will put out a message on social media for contacts.

7.6 To consider the purchase of remembrance items for the parish with CIL fund

It was noted that remembrance items are not possible to be funded by the CIL fund

7.7 To consider the purchase of a boundary sign for Agden with CIL fund

It was DECIDED that the Clerk will bring quotes for a new sign under £400 to the February meeting

7.8 To consider changing the website address and clerk's email address

It was RESOLVED that the Clerk will authorise the website address and email address change at a cost of no more than £20

7.9 To consider adopting new logo for Council website and document banners.

It was DECIDED that a logo with no writing and only the oak tree would be adopted.

8 Planning matters

8.1 To consider/note planning applications received and other planning matters

25/3763/HOUS - 4 Robins Green, WA13 0GN - Retrospective planning approval for a rear elevation gazebo and garden shed to the right side elevation, a proposed boundary fence and proposed drive extension. **Pending consideration by CE**

25/2702/HOUS - Spode Cottage Coe Lane, Little Bollington, WA14 3SH - Erection of detached double garage. **CE decision – Approved with conditions**

25/2960/HOUS - 2 Park View, Little Bollington, WA14 4TL - Single storey front/side/rear extension to replace an existing store which joins the store of an existing property. The application proposes a replacement side extension of the same width and slightly greater in length to provide a sitting/dining room and shower room and utility. The extension will be stepped forward at the front by 1.8m and 2.9m at the rear. **CE decision – Approved with conditions**

25/1213/PIP - Land Off Agden Park Lane, Broomedge, WA13 0TS - Permission in Principle for residential development for between 1 and 6 dwellings. **CE decision - Refused**

25/2924/LBC - The Adventure Farm Trust, Booth Bank Farm Reddy Lane, Millington, WA14 3RE - Repointing to the Grade II listed Boothbank Farmhouse along with crack stitching, brick repairs and removal of paint to window reveals. **CE decision – Approved with conditions**

9 Reports from the Clerk and the Councillors

9.1 Update on Canal

Work constructing the two temporary dams started on the 19th November and should be complete by the end of the year. There has been reports that these dams have been vandalised on multiple occasions. Arson incidents have occurred on the grass banks during the summer with the fire brigade called out twice. Not only could this delay the construction but most importantly puts lives at risk.



Heavy machinery on Wharf Lane can now come through the fields and by the underpass to access instead of down Park Lane. This is due to the contaminated soil tests that confirmed 'no risk to human health from chemical or microbiological sources.'

The December 2025 press release from Peel Holdings can be found on the website [here](#).

<https://www.littlebollington.org/what-s-going-on/>

Plans are in place, as previously, and Peel have advised that they are on track for the December 2026 completion. Work is expected to start in summer 2026.

Engineering material will be brought in instead of the sand that was used previously for the embankments. As flooding has been a long-standing challenge for the village, they are using this opportunity to put large culverts in to prevent future flooding.

Cllr T Briton and Cllr W Blackburn attended meetings twice a week for 9 months on the Little Bollington Collapsed Canal Embankment Major Incident SRCG. This recovery group got stood down in October. A resident wanted to express their thanks to both Councillors for their time and representing the village.

9.2 To consider a new system for ticket requests for 2026 NT Christmas light

The current tickets system was discussed, and a new system was proposed by the Clerk. The Council have **RESOLVED** that if Little Bollington residents are offered free tickets for the 2026 Christmas season, that 1 ticket per resident will be offered, rather than 4 tickets per household. Only residents will be eligible to request tickets and no tickets can be requested on behalf of another household. the Clerk will use an online form for eligible residents to complete. This form will be emailed to residents on the Clerks Little Bollington residents contact list. The form will also be shared on the website, on the village whats app group and details will also be posted on the noticeboards.

10 To confirm the date of the next meeting

The date was confirmed as Wednesday 25th February 2026 at 7:00pm in the Sports hall at Little Bollington C of E Primary School.

The meeting closed at 8:50pm

Appendix

Table 1 Current Account Income and Expenditure 14th October to 1st December 2025.

Transaction	Date	Income	Expenditure	Description	Balance
Opening Balance 14.10.25					£ 20,416.69
Buxton Accounting	30.10.25		£ 12.00	Payroll Accounting October	-£ 12.00
Clerk pay	03.11.25		£ 160.00	October pay	-£ 160.00
HMRC income tax	03.11.25		£ 40.00	Income tax for Oct pay	-£ 40.00
IONOS	05.11.25		£ 18.00	Website monthly fees	-£ 18.00
Buxton Accounting	30.11.25		£ 12.00	Payroll Accounting November	-£ 12.00
Clerk pay	01.12.25		£ 281.60	Clerk pay November	-£ 281.60
HMRC income tax	01.12.25		£ 70.40	income tax for Nov	-£ 70.40

Total income	£ -
Total expenditure	£ 587.00
Forwarding balance	£ 19,822.69

Opening balance 14.10.25 - £20,416.69. Forwarding balance 01.12.25 - £19,822.69