



MINUTES OF A COMMUNITY COUNCIL MEETING OF LITTLE BOLLINGTON with AGDEN

held at 7:30pm on **Wednesday 25th February 2026**

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

Present Cllr A Blackburn, Cllr W Blackburn, Cllr R Khajeh, and Cllr P Cassidy

Also in attendance: Lucy Merry – Clerk

Public 3 members of the public were in attendance.

1. To receive apologies for absence

Cllr R Palmer (Chair) Cllr T Britton (Vice-chair), Cllr R Taylor, and Ward Cllr K Hague sent their apologies.

Due to the Chair and Vice-chair being absent it was agreed that Cllr W Blackburn will

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 December 2025 meeting

3. Declaration of Interests - None

4. Matters Arising

4.1 Update on speed reduction A56 – No response has been received from CE highways. Cllr K Hague has also pushed for a response. A resident has contacted the Clerk regarding further speed issues on Millington Lane and Reddy Lane and request the Council include these roads in their request for speed reductions. The potential closure of an adventure Farm was discussed which may impact the traffic impacting residents on these additional roads. It was decided to get further information on the potential closure and bring to the May meeting. It was **RESOLVED** that the Clerk will gather speed survey costs and quotes for speed survey equipment and bring to the May meeting as this may help to evidence the need for a reduction in speed limits.

4.2 Update on compound – The planning application that was submitted by Costain to discharge of Condition 1 (where they are required to return the land back to agricultural use) was REFUSED by CE. Enforcement have advised that **‘the latest situation is that a report is currently being drafted for the Councils legal team recommending that formal action is now taken against the unauthorised works.’**

4.3 Gully clearance – After the December meeting the Clerk contacted CE to request gully clearance. In early February clearance by CE was conducted around the parish, however only a few gullies were surveyed and many more had not been surveyed since 2021. The Clerk contacted CE with details on all individual gullies that were yet to be surveyed. Ce have responded that they have reported the gullies that are still to be surveyed.

4.4 Improving roundabout fencing – National Trust have advised that they are not the landowner of the fence. Council have decided that the Clerk will contact Highways England to request improving the fencing. Ward Cllr K Hague is to be copied in.

4.5 Land at Spode Green Lane – No applications have been submitted for the land – no further updates have been submitted by residents. To be brought back to the next meeting.

4.6 Communication in the village – After a concern by a resident that communication in the village was not adequate it was **RESOLVED** that a communications committee will be created. Cllr P Cassidy and Cllr R Khajeh have volunteered to be members of the committee. Full membership will be decided at the Annual General Meeting in May. It was **RESOLVED**



that the Clerk will look at creating a Little Bollington with Agden Facebook page that will be used as an online noticeboard. It was **RESOLVED** that the existing email contacts lists would be merged into one Little Bollington with Agden residents list. It was **RESOLVED** that the Clerk will create a poster to be put up around the parish with details of Council contact details, details of the Facebook page and the village Whatsapp group. The Clerk will contact the admins of the group to get their permission for their details to be added to the poster. It was **RESOLVED** that the Clerk will purchase a Council phone up to £12, with a monthly unlimited minutes bundle up to £4.

5. Public forum

One resident wanted to raise concerns regarding the planning application submitted for a 25m mast on Coe Lane. It was noted that the Council have submitted an objection on the planning portal. It was **RESOLVED** that a planning committee will be created. Members include Cllr W Blackburn, Cllr P Cassidy and Cllr R Khajeh. Full membership will be decided at the Annual General Meeting in May. The Planning Committee has delegated powers whereby decisions to approve, stay neutral or object to planning applications in between meetings can be decided by members.

6. Report from CE Ward Cllr K Hague

Cllr K Hague wanted to inform the Council that she is still actively chasing for updates regarding speed reduction on the A56, the compound and the canal collapse.

7. Finance

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

The transactions from 1st December 2025 to 18th February 2026. (Appendix Table 1) were **NOTED**.

7.2 To consider the renewal of Council annual insurance

It was **Resolved** to renew the Council insurance with the existing provider.

7.3 To consider the instruction of an internal auditor for the end of the financial year

It was **RESOLVED** that the Clerk will try to find a resident accountant to perform the internal audit. If there are no volunteers the Clerk is authorised to instruct an accountant with a fee up to £315 ex VAT.

If there are any residents that are qualified accountant and are willing to volunteer some time to undertake the Councils internal audit in April 26 please get in touch with the Clerk at clerk@littlebollington.org

7.4 To approve the fixed assets register for 2026

With the removal of Christmas lights from the register Council **RESOLVED** to approve

7.5 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.

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

It was **RESOLVED** to discuss quotes at agenda item 11

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

It was **RESOLVED** to discuss quotes at agenda item 11

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

It was **RESOLVED** to discuss quotes at agenda item 11

8 Planning matters

8.1 To consider planning applications received and other planning matters

[26/0359/HOUS](#) - 4 Robins Green, Lymm, Cheshire East, WA13 0GN - Retrospective planning application for a gazebo and garden shed in the rear garden and erection of a post and rail fence on the northern boundary and extension of driveway. **CE end date 24.02.26 – LBwACC no comment**

[26/0071/PRIOR-16](#) - Land Off Coe Lane, Lymm, WA14 3QY - Prior Approval for the installation of a new sharable 25m lattice mast. Development will include up to 12no. antennas, 6no. operator cabinets, 1no. meter cabinet, 1.8m high palisade fencing, and ancillary development thereto. – **CE end date 12.03.26 – LBwACC have submitted an objection**

8.2 To note updates on planning applications and other planning matters

[25/3861/HOUS](#) - 13 Robins Green, Lymm, WA13 0GN - Retrospective planning application for two open glazed roof pergolas, a shed and a summerhouse in the rear garden. **CE decision date 17.12.25 APPROVED with conditions**

[25/0554/DSC](#) - Costain Compound Land South Of Lymm Road, Little Bollington - Discharge of condition 1 on approval 20/4682M. – **CE decision date 19.12.25 REFUSED**

[25/3359/DSC](#) - Agden Brook Farm Lymm Road, Agden, WA14 4TE - Discharge of Conditions 3 (Materials), 5 (Travel Plan), 6 (EV Charging), 7 (Cycle Storage) and 11 (Landscaping), Variation of Condition 4 (S171 Licence) and Removal of Condition 10 (BNG) on approval 23/4111M – **CE decision 08.01.26 Part Approved/Part Refused**

[25/4526/DSC](#) - Booth Bank Farm, Reddy Lane, Millington, WA14 3RE - Discharge of condition 4 on application 25/2924/LBC – **CE decision 29.01.26 APPROVED with conditions**

9 Reports from the Clerk and the Councillors

9.1 Update on Canal

The United Utilities sewer work has gone back to the drawing board. The first stages of canal reinstatement are just starting to hit the ground. They are installing some bores to investigate



ground and ground water conditions. As the Recovery group has been stood down, getting updates has proved more challenging. After an email from CE details 'as per the agreed Forward Strategy.... any future queries can be directed to the relevant single point of contact (SPOC) for each agency...'. The Clerk will chase CE to gather the contact details of the SPOC for each agency in order to obtain future updates.

10 To confirm the date of the Annual Parish meeting followed by the Annual Parish Council meeting as Tuesday 19th May 2026 at 7:00pm in the Sports hall at Little Bollington C of E Primary School.

The date was confirmed. It was decided that the Clerk will invite representatives of local landowners and community organisations to the Annual Parish Meeting for residents to meet and chat, these include The National Trust, Tatton Estates, Cheshire Constabulary, The Woman's Institute, Rostherne Church, Holy Trinity Church, Little Bollington School, and the owners of both Public House's.

11 To consider a resolution to exclude the public and press under the Public Bodies (Admission to Meetings) Act 1960 1 (2) by reason of the confidential nature of the items of business to be transacted if required.

It was decided to exclude the public to discuss quotes for agenda items 7.6, 7.7, and 7.8

- 7.6 – After discussion it was **RESOLVED** that the Clerk is authorized to instruct a contractor to repaint the railings up to £840. It was decided that the cut off time for quotes would be the 6th March 2026
- 7.7 – After much discussion it was decided that further information was required, quotes for smaller planters would be gathered, with exact locations proposed brought to the May meeting.
- 7.8 – It was **RESOLVED** that the Clerk is authorised to purchase 1 sign without posts to attach to the back of the existing Little Bollington Sign close to Ye Olde No 3. The Clerk has a budget of up to £400. It was decided that further information was to be brought to the May meeting for a replacement Agden sign close to the Wheatsheaf Inn. Further information includes the exact location and how traffic will be impacted by a larger sign.

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The meeting closed at 9:22pm



Appendix

Table 1 Current Account Income and Expenditure 1st December 2025 to 18th February 2026.

Receipt #	Date	Income in	Expenditure	Expenditure	Description	Balance
Opening Balance						£ 19,822.69
IONOS	04.12.25		£ 18.00	£ 15.00	Website monthly fees	-£ 18.00
Buxton Accounting	30.12.25		£ 12.00	£ 10.00	Payroll Accounting December	-£ 12.00
Clerk pay	05.01.26		£ 201.60	£ 201.60	clerk pay December	-£ 201.60
HMRC income tax	05.01.26		£ 50.40	£ 50.40	income tax for Dec	-£ 50.40
IONOS	06.01.26		£ 18.00	£ 15.00	Website monthly fees	-£ 18.00
Little Bollington School	29.01.26		£ 150.00	£ 150.00	Hall hire 2025	-£ 150.00
Little Bollington School	29.01.26		£ 200.00	£ 200.00	Hall hire 2026	-£ 200.00
Buxton Accounting	30.01.26		£ 12.00	£ 10.00	Payroll Accounting January	-£ 12.00
IONOS	04.02.26		£ 18.00	£ 15.00	Website monthly fees	-£ 18.00
HMRC income tax	06.02.26		£ 51.20	£ 51.20	income tax for January	-£ 51.20
Clerk pay	06.02.26		£ 204.80	£ 204.80	clerk pay January	-£ 204.80

Total income	£	-
Total expenditure	£	923.00
Forwarding balance	£	18,886.69

Opening balance 01.12.25 - £19,822.69. Forwarding balance 18.02.26 - £18,886.69