MINUTES OF COUNCIL MEETING OF LITTLE BOLLINGTON with AGDEN

held at 7:00pm on **Tuesday 15th September 2026**

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

Present Cllr W Blackburn Cllr A Blackburn Cllr P Cassidy Lucy Merry – Clerk

15 members of the public were in attendance.

1. To receive apologies for absence

Cllr T Britton, Cllr R Taylor and K Hague sent their apologies, it was noted that no apologies were received from Cllr R Palmer.

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

The minutes from the 19th May 2026 were approved.

3. Declaration of Interests - None

4. Public forum

It was decided to move this item until after 11.3. However, for the sake of continuity, the public forum comments will stay as item 4 for these minutes.

The proposed data centre was discussed with many residents concerned on the impact the plans will have. Forming an action group was proposed and 1 resident advised that they would try to organise this. Funding for solicitors was discussed with public crowdfunding proposed and money from LBwACC. Many residents highlighted the need for early preparation to object to the plans with robust and consistent arguments.

5. Matters Arising

= Update on compound - An Enforcement Notice has been issued and served. The Notice requires all the hardstanding, bunds and structures to be removed, and the land returned to a grassed field. There is a right of appeal to the Planning Inspectorate against the Notice. Any appeal would have to be made before the Notice comes into effect on 7th September 2026. At this stage there is no confirmation that an appeal has been lodged.

= Update on canal – Work on the sewer is ongoing. Peel has not yet commenced work; contractors have been carrying out surveys, with SLR overseeing the contracts. United Utilities is required to reinstate the sewer. Completion is expected within eight months, although ecological considerations and gas pipes have caused delays. No contracts for the work have yet been awarded.

= Improving roundabout fencing – No response from Highways England. Cllr P Cassidy to report. Both Clerk and Cllr P Cassidy to chase.

= Land at Spode Green Lane – With further works, there are concerns from residents and Councillors on drainage. Cllr P Cassidy will continue to chase.

= Cil resident survey – Survey was sent out and responses will be discussed in item 11.4

6. Report form CE Ward Cllr K Hague

EV Charging – Cable Channel Trial

Cheshire East is developing a cable channel trial, expected to launch later this year, allowing residents without off street parking to run a cable through the pavement to charge an electric vehicle at home. Final eligibility criteria are still being confirmed, but CE Council has indicated that rural scenarios will be included where residents wish to take part, recognising that rural areas often have less access to charging infrastructure than urban areas.

Kate has raised the importance of this scheme benefiting rural residents in High Legh and will continue to press for this as the trial's criteria are finalised. Residents can register interest and find further information at;
https://www.cheshireeast.gov.uk/highways_and_roads/electric-vehicle-charging.aspx

Local Plan, Little Bollington and Agden
Kate has written to the Planning Policy Team following correspondence on sites put forward through the Local Plan process in Little Bollington. They have included her on the correspondence, and she will monitor for any developments, particularly on which sites are taken forward for further consideration. Kate has raised concerns about the prospect of development on Green Belt land, given the strong opposition to anything that would erode the village's rural character through significant commercial or mixed-use development. Kate has also asked to be kept updated on related proposals affecting the parish, including the data centre proposal raised in recent correspondence.

7. To review NALC Model Standing Orders (England)
It was **RESOLVED** that Council will adopt the 2025 NALC standing orders.

8. To review NALC Model Financial Regulations (England)
It was **RESOLVED** that Council will adopt the 2025 NALC Financial Regulations

9. To adopt an IT policy
It was **RESOLVED** that Council will adopt an IT policy.

10. To review and approve the Financial Risk Assessment
It was **RESOLVED** that Council approve the Financial Risk Assessment

11.Finance
11.1 To note current financial position. (Please see Appendix)1
The transactions from May 13th to September 2nd 2026 made (Appendix Table 1) were **NOTED**.

11.2 To authorise new payments
The following payments were **AGREED:**

Payee	Description	Cost
N Worth Contracting	Grounds maintenance orchard June 25 & 26 grass cutting £440 + vat 2025 hedge cutting £120 + vat	£672.00

11.3To 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 balance was noted.

11.4 To review the findings of the Cil resident survey and to consider the instruction or purchase of the options available with the CIL fund

The results of the CIL survey were discussed. There were 26 valid responses to the survey. 22 responses were from Little Bollington residents. Only 4 responses were from Agden residents. Across all listed project options, the most supported ideas were, Parking improvements at Highfield (10 votes), Further development at the Orchard (8 votes) and Bus shelter at Spode Green (7 votes). The least supported ideas were Telephone box library (0 votes), and new children's play area at Highfield (1 vote).

The Council reviewed the options, spending deadlines and its authority to undertake projects on land it did not own or manage. It agreed that roadside flowers were affordable and would benefit residents of both Little Bollington and Agden and supported a new welcome sign for Agden near the Wheatsheaf. It was RESOLVED that the Clerk would obtain updated quotations for the next meeting.

The Council agreed that a tool storage facility was needed to support further development of the orchard. It was RESOLVED that Cllr W Blackburn would obtain supply and installation quotations for the next meeting. It was also RESOLVED that Cllr W Blackburn would discuss possible development options with the National Trust on the orchard land.

The Council agreed that the large hedgerow currently makes installing a bus shelter at Spode Green difficult. It was RESOLVED that Cllr W Blackburn would ask the landowner whether the hedge could be cut back to accommodate a shelter.

12 Planning matters

12.1 To consider planning applications received and other planning matters

26/3042/FUL - WOODIERS FARM Agden Lane, Agden, WA13 0TX- Conversion and change of use of brick farm building to 2 residential dwelling units and associated amenity space, parking, access and package treatment plant– **LBwACC no comment**

26/3009/VOC - Tatton Motorway Service Area Land Between Junctions 7 And 8 Of The M56, WA14 3SD - Variation of conditions 2, 14, 23, 24 and 30 on approval 25/3586/VOC - **LBwACC no comment**

12.2 To note updates on planning applications received – none

13. Reports from the Clerk and the Councillors

13.1 Cheshire East Council consultation on the Local Plan

A response to the Local Plan consultation was submitted by the Council. A copy of the response can be found on the website under News and Events.

13.2 Proposed Data Centre

Council have received information from a company acting on behalf of INNOVA that a data centre is being considered and they are reaching out to the local community to initiate engagement with the residents. Currently no planning applications have been submitted.

After extensive discussions during the public forum, the Council agreed to contact neighbouring parish councils, the National Trust and local MPs to raise awareness of the threat posed by the proposed data centre.

13.3 To consider the footpath from Lymm roundabout to Spode Green Lane

It was noted that the footpath is from Bowdon roundabout, not Lymm roundabout. Following a report that weeds were obstructing the public footpath, it was agreed that the Clerk would report its condition to CE Highways.

14 To confirm the date of the next meeting as Tuesday 8th December 2026 at 7:00pm in the Sports hall at Little Bollington C of E Primary School.
The date was confirmed as Tuesday 8th December 2026 at 7:00pm.

15 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. – Not required

The meeting closed at 8:30pm

Appendix

Table 1 Current Account Income and Expenditure 13th May to 2nd September 2026.

Opening Balance					**£**	**19,589.49**
Payroll	01.06.26		£ 12.00		-£	12.00
IONOS	03.06.26		£ 27.60		-£	27.60
HMRC income tax	03.06.26		£ 40.00		-£	40.00
Internal Audit	03.06.26		£ 50.00		-£	50.00
Clerk Pay May	03.06.26		£ 160.00		-£	160.00
Payroll	30.06.26		£ 12.00		-£	12.00
CCA annual fee	01.07.26		£ 20.00		-£	20.00
IONOS	06.07.26		£ 27.60		-£	27.60
Clerk Pay June	13.07.26		£ 160.00		-£	160.00
HMRC income tax	13.07.26		£ 40.00		-£	40.00
ICO	15.07.26		£ 47.00		-£	47.00
CCA annual fee	27.07.26		£ 2.00		-£	2.00
Payroll	30.07.26		£ 12.00		-£	12.00
IONOS	05.08.26		£ 27.60		-£	27.60
HMRC income tax	10.08.26		£ 40.00		-£	40.00
Clerk Pay July	10.08.26		£ 160.00		-£	160.00
Payroll	01.09.26		£ 12.00		-£	12.00
Clerk Pay August	02.09.26		£ 160.00		-£	160.00
HMRC income tax	02.09.26		£ 40.00		-£	40.00
		£ -	£ 1,049.80			

Total income	£	-
Total expenditure	£	1,049.80
Forwarding balance		**£18,539.69**

Opening balance 12.05.26 - £19,589.49. Forwarding balance 02.09.26 – £18,539.69