

**MINUTES OF MALPAS PARISH COUNCIL MEETING
HELD ON THURSDAY 26TH FEBRUARY 2026
IN VICTORIA JUBILEE HALL, MALPAS AT 7.00PM**

	<p>PRESENT Cllrs Oliver Adam, Charles Higgle, Oryan Lightning, Alan Moore (Vice Chair), Dave Parry, Kirsty Parry, Susie Powell. The Clerk. No members of the public attended the meeting.</p>																																				
247.	<p>APOLOGIES Cllrs Tina Barnett (personal reason), Tony Dickenson, Julie James Collins (personal reason), Karen Meredith (personal reason), Martin Shackleton (personal reason), Michael Williams (personal reason). Ward Cllr Rachel Williams.</p>																																				
248.	<p>DECLARATION OF INTERESTS There were no interests declared.</p>																																				
249.	<p>APPROVAL OF THE MINUTES <u>Minutes of the Parish Council Meeting on 29th January 2026:-</u> Resolved:- The Council approved the minutes of the Parish Council Business Meeting held on 29th January 2026 as a true and proper record. Proposed by Cllr Higgle and seconded by Cllr Adam.</p>																																				
250.	<p>OPEN FORUM There was no consideration of this item.</p>																																				
251.	<p>CASUAL VACANCY CWaC has sent the notice for the uncontested election, Suzanne Adam has been duly elected as Councillor for Malpas Parish Council.</p>																																				
252.	<p>POLICE REPORT The police report was circulated previously. Notes from the police cluster meeting held on Tuesday 24th February 2026 are to be circulated. <i>Residents are urged to call 101 to report all incidents of anti-social or criminal behaviour.</i></p>																																				
253.	<p>ACCOUNTS 253.1 <u>To approve the following payments:-</u> The Council agreed to make the following online payments:-</p> <table border="1"> <thead> <tr> <th>Payee</th> <th>Stat Power</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="3">Parish Council Bank Account – Payments</td> </tr> <tr> <td>Running Costs /</td> <td>s.111</td> <td>£ 55.04</td> </tr> <tr> <td>HMRC - PAYE mth 11</td> <td>lga 112-119</td> <td>£ 191.13</td> </tr> <tr> <td>Then Media</td> <td>s.111</td> <td>£ 24.00</td> </tr> <tr> <td>The Accounts Centre – payroll services</td> <td>s.111</td> <td>£ 12.00</td> </tr> <tr> <td>Jubilee Hall</td> <td>s.111</td> <td>£ 56.00</td> </tr> <tr> <td>CHALC Training</td> <td>s.111</td> <td>£ 40.00</td> </tr> <tr> <td>Charlies (Allotments costs - paid from s106 monies)</td> <td></td> <td>£1,488.97</td> </tr> <tr> <td>UVE Planning (NP Professional Fees)</td> <td></td> <td>£4,204.80</td> </tr> <tr> <td colspan="3">The Mossland Bank Account – Payments</td> </tr> <tr> <td>H Enstone reimburse cost of padlock (Screwfix)</td> <td></td> <td>£ 64.27</td> </tr> </tbody> </table> <p>The Clerk's salary was paid by standing order. Resolved:- The Council agreed to the above payments. Proposed by Cllr Higgle and seconded by Cllr K Parry.</p>	Payee	Stat Power	Amount	Parish Council Bank Account – Payments			Running Costs /	s.111	£ 55.04	HMRC - PAYE mth 11	lga 112-119	£ 191.13	Then Media	s.111	£ 24.00	The Accounts Centre – payroll services	s.111	£ 12.00	Jubilee Hall	s.111	£ 56.00	CHALC Training	s.111	£ 40.00	Charlies (Allotments costs - paid from s106 monies)		£1,488.97	UVE Planning (NP Professional Fees)		£4,204.80	The Mossland Bank Account – Payments			H Enstone reimburse cost of padlock (Screwfix)		£ 64.27
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	<p>253.2 <u>Receipts Received as at 1st February 2026:-</u> Christmas Trees - £286.00</p> <p>253.3 <u>Accounts and Bank Reconciliation:-</u> The Mossland Bank Account:- £4,721.82 Events Committee Bank Account:- £10,572.96 Parish Council Bank Account:- The summary of Receipts and Payments was previously circulated. Current bank account reconciled balance as at 1st February 2026 - £289,682.93 The funds are allocated as follows:- Parish Council - £28,772.28 New Homes Bonus - £23,265.78 Community Infrastructure Levy (CIL):- £235,699.01 Allotment Maintenance funds (ring fenced in accounts):- £87.83 Neighbourhood Plan:- (£284.28) Christmas Tree (to be reimbursed) – (£337.28) CCTV donations (to be reimbursed) – (£200.05) S106 allocated to allotments - £2,679.64</p> <p>253.4 <u>Bank Account:-</u> A deposit account has been set up with Lloyds, the total sum of £258,964.79 (made up of the CIL and S106 funds) has been transferred.</p> <p>253.5 <u>ICO:-</u> The Council noted the annual direct debit payment of the data protection fee for £47.00 to ICO.</p>
254.	<p>GRANT PROCESS The Clerk is to make arrangements to publicise the notice for the grant process.</p>
255.	<p>INTERNAL PROCEDURES The Clerk circulated the following report and actions regarding the requirements of Assertion 10:- following attendance at a recent training session, the introduction of Assertion 10 within the Annual Governance and Accountability Return (AGAR) which will place greater emphasis on digital and data compliance. The Council must be able to evidence compliance in relation to:</p> <ul style="list-style-type: none"> • Council email domain • Website accessibility • GDPR and data protection • IT and information governance policies <p>Actions Required</p> <ul style="list-style-type: none"> • Set up a council email address ending <i>.gov.uk</i> • Secure a website domain ending <i>.gov.uk</i> • Update the Data Protection Policy • Prepare and publish a Publication Scheme • Prepare and publish an Accessibility Statement • Continue compliance with Transparency Code requirements (financial information already published) <p>The Clerk is to make the necessary arrangements as detailed above and report to the Council. A working party of Cllrs Adam, Moore, Williams and the Clerk are to meet and review of Council documents and requirements of Assertion 10.</p>
256.	<p>BUSINESS PRIORITIES AND PROJECTS - WORK PLAN 2026 / 2027 The Council discussed developing an action plan to agree key priorities and establish timescales for delivery during the 2026 / 2027 financial year.</p>

	<p>The Council also considered ways to promote its achievements to date and to communicate its planned activities going forward.</p> <p>The Clerk is to prepare an action plan which the Council is to consider and agree at the next meeting.</p>
<p>257.</p>	<p>PLANNING</p> <p>257.1 <u>Planning Applications:-</u> 226/00223/CAT - T1 Mature Sweet Chestnut - Fell. T2 Sycamore - Remove trunks SYT1, SYT9 and SYT12 and overhanging branches on SYT7. Crown reduction of the remaining trunks SYT2-SYT6, SYT8, SYT10-SYT11 and SYT13. Reduce the overall height of the Sycamore trunks from 14m to 10m. T3 Mature Ash Tree (Subject to Ash Dieback Disease) - Reduce height to approximately 4m to facilitate regrowth. T4 Silver Birch – Fell at Land Rear of Market House Church Street Malpas</p> <p>Observations:- The Council made no observations.</p> <p>257.2 <u>To consider any applications received after the agenda has been distributed:-</u> 25/03546/FUL - Replacing windows at front elevations of flat at Flat The Malpas Chippy Church Street Malpas</p> <p>The Council made the following observations:- Background Factors: Within settlement boundary, Conservation area Relevant Malpas and Overton Neighbourhood Plan Policies:- BE3, SF2, SF1, BE4 Relevant Local Plan Part 2 Policies:- DM21, DM46-48, DM15-17, DM7 Potential benefits to the community:- None identified Potential impact on neighbours:- Church Street, the village centre has a lot of listed/heritage buildings including The Cross, the Council would want to ensure that their setting is not harmed as a consequence of this application. Other relevant information:- The Council wish to ensure that the Conservation Officer is satisfied that the work and materials are in keeping with the conservation area.</p> <p>Resolved:- The Council agreed to accept the above observations. Proposed by Cllr Higgle and seconded by Cllr D Parry.</p> <p>257.3 <u>Recent decisions by CW&C:-</u> Decided:- 25/03823/CAT- Malpas Recreation Ground Oak Tree Rise Malpas</p> <p>257.4 <u>Rural Alliance meeting:-</u></p> <ul style="list-style-type: none"> • The Clerk is in the process of setting up a meeting with the head of Planning Rob Charnley, this is following on from the meeting that was held in December. • Notes from the session with Rob Charnley, Head of Planning CWaC, on Thursday 22nd January 2026, regarding the revised local plan and the current planning process have been circulated and are attached at the end of the minutes. • The Council noted the recent establishment of a local action group known as <i>Protect Malpas</i>, which has been formed to oppose overdevelopment and excessive conservation threats within the area. • The Council considered its continuing approach to representing the views of the Malpas community in relation to planning applications and reaffirmed its commitment to reflecting residents' concerns in an appropriate manner. Councillors were reminded that, should they choose to join any external organisations or groups, that it must be undertaken strictly in a personal capacity. In doing so, they must not purport to represent the views of the Council and must declare an interest when relevant planning applications are under consideration. Councillors were further advised that open public participation in such groups may give rise to a perception of pre-determination in the consideration of planning applications.
<p>258.</p>	<p>NEIGHBOURHOOD PLAN STEERING GROUP (NPSG) Work is ongoing to update the Neighbourhood Plan.</p>

259.	<p>MONTHLY SURGERY No issues were raised.</p>
260.	<p>THE MOSSLAND</p> <p>260.1 <u>Allotments Association - Expenditure from S106 monies:-</u> The Allotments Association have requested to draw down further funds from the S106 monies that are ringfenced in the Council's bank account. Resolved:- The Council agreed to the withdrawal of the s106 funds that are ringfenced in the Council's bank account for the Allotments Association as per the schedule previously circulated. Proposed by Cllr Adam and seconded by Cllr D Parry.</p> <p>260.2 <u>Allotments Association - Resurface car park :-</u> The Clerk has met with the Chairman of the Allotments Association to discuss resurfacing the car park as he has offered to carry out the work. The work will involve ordering plantings and edging plus the hire of equipment to carry out the works; the maximum cost will be £1,500.00. This would be paid from funds in The Mossland bank account and there would be no additional cost to the Council. Resolved:- The Council agreed to spend up to £1,500.00 towards resurfacing the car park at The Mossland; this is to be paid from funds that are held in The Mossland bank account. Proposed by Cllr Adam and seconded by Cllr D Parry.</p> <p>260.3 <u>Request regarding Pond at The Mossland:-</u> The tenant leasing part of The Mossland has contacted the Council to request that the pond installed on the site in 2025 by CWaC as part of a biodiversity programme is drained, infilled, re-seeded, and that the land drainage system be reinstated. A site meeting has since taken place with the tenant to consider the request and to discuss potential options. These included measures to improve the security of the field, specifically the installation of fencing and / or hedging along the boundary of Plot 239. It was noted that there is currently no fencing or hedging in place. This presents a potential health and safety risk, as the pond remains accessible to members of the public. The Council agreed that the available options will be considered further once the tenant has confirmed the options and costings obtained. The Clerk is to look into ordering additional signage and a lifebuoy.</p>
261.	<p>HIGHWAYS (INCL SLOW DOWN FOR MALPAS / SPEEDWATCH)</p> <p>261.1 <u>Speedwatch:-</u> Cllr D Parry advised that no Speedwatch exercises have taken place recently and that they are due to start shortly.</p> <p>261.2 <u>Speed Restrictions in Oldcastle:-</u> The Clerk has written to CWaC to enquire if they have any suggestions as to what can be done to help try to reduce the speed in Oldcastle (e.g. could a sign for an advisory speed limit be installed and what have other rural parish councils been able to do to help reduce speeds). It was noted that Oldcastle residents may be prepared to contribute towards any initiatives. Oldcastle residents also made a request that temporary speed restrictions be introduced when temporary road diversions are in place in the village. The response from CWaC has been circulated with the Council and the resident.</p>
262.	<p>MALPAS JOINT BURIAL COMMITTEE (MJBC)</p> <p>262.1 <u>Update:-</u> Cllr D Parry updated the meeting regarding the amount of the CWaC maintenance payment and the reduction in the outstanding balance of the loan.</p>

	<p>262.2 <u>Representative:-</u> Resolved:- Cllr Lightning has stood down as the Council's representative from MJBC. The Council agreed to appoint Cllr Adam as the new Council's representative on MJBC. Proposed by Cllr D Parry and seconded by Cllr Higgle.</p>									
263.	<p>APPEARANCE OF MALPAS</p> <p>263.1 <u>Update:-</u> Reports below.</p> <p>263.2 <u>Floral Displays / Planters:-</u> Planters:- Walkers Nurseries is yet to provide a quote to refill the seven planters. The Clerk has written to CWaC to seek advice regarding the suitability of attaching planters to lampposts and to request the necessary permissions. CWaC is yet to respond. A quote of £2,810.00 plus VAT has been received from Walkers Nurseries to supply, fill and put up eleven planters. Resolved:- Providing CWaC confirm that the planters can be attached to the lampposts and grant the necessary permissions the Council agreed for the Clerk to place an order with Walkers Nurseries to supply, fill and put up eleven planters at a cost of £2,810.00 plus VAT. Proposed by Cllr Moore and seconded by Cllr Adam.</p> <p>263.3 <u>Street Orderly:-</u> The Clerk is in the process of preparing the action plan including the contract specification and the advert; this is to be checked with CHALC prior to publication.</p> <p>263.4 <u>Clayhole Croft:-</u> The Clerk is to clarify with Cllr Williams as to whether Pronin will carry out the work at the site; a copy of the works specification is to be sent to Cllr D Parry who offered to obtain a further quote.</p> <p>263.5 <u>BT Phone Box, Church Street:-</u> The Clerk is to clarify with Cllr Williams about the school displaying artwork in the phone box.</p>									
264.	<p>MALPAS QR HISTORY TOUR</p> <p>Ward Cllr Williams has contacted You Media regarding the delivery of the blue plaque project, and a schedule of the relevant properties has been provided. The Clerk is to prepare and send a letter to the owners of those properties who have expressed an interest in the installation of a blue plaque. The letter will seek formal written consent and will advise that responsibility for the installation and fixing of the plaque to the property will rest solely with the property owner.</p>									
265.	<p>CCTV EXTENSION</p> <p>The Clerk is to clarify with Cllr Shackleton if he has followed up with the owners regarding the letter that was sent to request permission from the property owner to install the CCTV. It was noted that the owner of the laundrette has said that CCTV could be installed at their property.</p>									
266.	<p>EVENTS COMMITTEE</p> <p>The Council is to receive a report regarding the plans to hold an event this summer.</p>									
267.	<p>CLERK'S REPORT</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Item</th> <th>Update</th> </tr> </thead> <tbody> <tr> <td>267.1</td> <td>The Mossland - Charity Commission</td> <td>Cheshire Community Action (CCA) yet to respond regarding the request for advice about the governing document for The Mossland.</td> </tr> <tr> <td>267.2</td> <td>VAS Old Hall Street</td> <td>Request sent to CWaC for update on installation.</td> </tr> </tbody> </table>	No.	Item	Update	267.1	The Mossland - Charity Commission	Cheshire Community Action (CCA) yet to respond regarding the request for advice about the governing document for The Mossland.	267.2	VAS Old Hall Street	Request sent to CWaC for update on installation.
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267.2	VAS Old Hall Street	Request sent to CWaC for update on installation.								

	267.3	Zebra Crossing on Chester Road	Request sent to CWaC for update on installation.
	267.4	Police Cluster meeting	Arrangements made for meeting held on 24/02/26.
	267.5	Church Land	Enquires made with CCA and CWaC regarding having land registered as open space / ACV.
	267.6	Malpas Community Church Burial ground	Reply sent to Malpas United Reformed Church to advise that the Council has declined the request to take on either the ownership or responsibility for the burial ground on the basis that it is likely to incur works in the future which would fall on the Council to pay for.
	267.7	Training	The Clerk attended taking the GRRR out of AGAR (finance year end preparation for Councils) – 18/02/26.
	267.8	Training	The Clerk attended - How to Boost your PC's identity – 10/02/26.
	267.9	Best Kept Village Competition.	CCA advised they have no plans to reinstate Cheshire's Best Kept Village competition. This is due to staffing capacity, priorities and funding restrictions.
	267.10	Blister Packs	The recycling blister box is full; arrangements are in place for it to be collected and to order another box.
	267.11	Dog Bags	Order for replacement bags due.
268.	EXTERNAL CORRESPONDENCE INCLUDING SUGGESTION BOX List previously circulated to Cllrs. The Clerk is to prepare a list of training courses for Cllrs to consider whether they wish to attend; it was agreed that a maximum of two Cllrs attend any training course which is paid by the Council.		
269.	UPDATES FROM OUTSIDE ORGANISATION REPRESENTATIVES There was no consideration of this item.		
270.	Part 2 - PRESS AND PUBLIC Resolved:- To resolve to exclude the press and members of the public as the items to be discussed relate to contractual matters which are of a sensitive nature. Proposed by Cllr Moore and seconded by Cllr Higgle.		

The meeting closed at 8.30 p.m.

NB copies of the attachments can be obtained from the Parish Clerk

Item 257.4

Notes from the CWaC Session regarding Planning and the CWaC Local Plan

Time:- 6.00 p.m.
Date:- Thursday 22nd January 2026
Venue:- Room 3, Victoria Jubilee Hall, Malpas

Attendees:- CWaC Head of Planning and Place Making - Rob Charnley (RC) –
CWaC Ward Cllr Rachel Williams
Malpas Parish Council – Cllrs Oliver Adam, Tony Dickenson,
Charles Higgie, Dave Parry, Kirsty Parry
No Mans Heath and District Parish Council – Cllrs Tim Harrop,
Dave Pegram
Residents – Alan Kirkbride, John Webb
Clerk – Ruth Shackleton (RS)

Rob Charnley made a presentation to the meeting covering the following:-

Planning System & Local Plan

- Government has made significant changes to the planning system, including faster-track processes and tilted balance in favour of housing.
- CWAC must provide a 5-year housing supply.
- The Local Plan must be prepared and approved by the end of the year under the old system; otherwise, it will need to comply with the new system.
- The Local Plan will:
 - Include housing allocations
 - Allocate preferred sites.

Housing Numbers

- Cheshire needs to build 29,000 homes over 15 years.
- Currently, 15,000 homes are in the planning or pre-application stage (not all will be approved).
- Malpas has already had more than its fair share; calculations suggest an additional 200–400 homes are due.
- Government guidance includes applying a formula plus an uplift for settlement housing numbers.

Developer & Planning Considerations

- Developers decide when to build and only mitigate for the impact of their development on the settlement.
- Planning applications are assessed on their merits; precedent does not apply.
- To refuse an application, CWAC needs a technical reason due to the cost of appeals.
- CWAC aims to improve housing mix but developers may resist.
- CWAC has architects reviewing large-scale applications against the design code.

Infrastructure & Roads

- Issues exist with highways maintenance of existing roads vs. development of new roads.

Neighbourhood Plans (NPs)

- NPs are still considered, but national policies take precedence.
- CWAC has not issued indicative housing numbers for NPs yet.

Question / Concern	RC Response
How strong is NP?	Local policies overridden by national policy; can look at landscaping assessment which can be used in appeals (evidence is required).
Highways cumulative impact	Government uses vision-led planning for infrastructure; new sites assessed for accessibility and infrastructure.
Inaccurate reports by developers	CWAC independently assesses impacts; evidence required; do not take developer / resident claims at face value.
CWAC engaging with developers	Developers must submit pre application before CWAC will discuss any planning application; PCs advised to speak directly with developers.
Will Cheshire's new plan be in one or two parts like it is now?	The Local Plan will one plan; no supplementary planning documents as all need to be included in the Local Plan.
Will the revised plan be valid till 2030 like the current one or longer. If so what is the new plan period?	The new / revised Local Plan will be valid for 15 yrs (maybe 20 yrs)
Are the meeting on local plan open to the public or will they be at a later stage in the process? If so will the PC be notified and can the public speak at the meetings.	Local Plan goes to full council for consideration; informal working group exists; public consultation will occur; approval and consideration by Government expected Spring 2027.
Is CWAC going to tighten end of development re adoption of roads?	New roads on developments are not adopted until 100% completed (developer's responsibility; no fixed timescale). This is a national issue.
Open spaces	CWAC do not adopt open spaces; they are now dealt with by management companies.