

BRINDLEY & FADDILEY PARISH COUNCIL

<https://brindleyandfaddiley-pc.gov.uk>

Mark Bailey
Clerk

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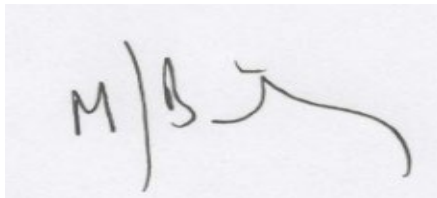
NOTICE OF PARISH COUNCIL MEETING

Parish Councillors are summoned to the meeting of the Parish Council

DATE: MONDAY 13TH JULY 2026

TIME: 7.15pm

VENUE: GOODWILL HALL, WREXHAM ROAD, FADDILEY
CW5 8JF



Signed: _____

Date of Issue: 8th July 2026

Enquiries to: Mark Bailey (Clerk)

Tel: 07854445636

To: Members of the Parish Council

Copies: Borough Councillor James Pearson (Wrenbury)

Note:

Members of the public are asked to print their own copy of the agenda from the website.

Members of the public without access to the Internet are asked to contact the Clerk by no later than noon on the day of the meeting to ensure that sufficient spare copies of the agenda are available.

AGENDA

PART A

1 APOLOGIES FOR ABSENCE

Apologies for absence should be notified to the Clerk before 6.00 pm on the day of the meeting, if possible.

2 DECLARATIONS OF INTEREST

Members to declare any disclosable pecuniary interest or non-pecuniary interest which they have in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item. If declarations are not made at this point in the proceedings, they should be made as soon as the Member becomes aware of an interest. Whilst the Clerk can advise on the Code of Conduct and its interpretation, the decision to declare is the responsibility of the Parish Councillor, based on the circumstances of the matter in hand.

3 MINUTES – 5TH MAY 2026 (ANNUAL PARISH COUNCIL MEETING)

To approve, as a correct record, the minutes of the annual meeting of the Parish Council held on 5th May 2026.

<https://brindleyandfaddiley-pc.gov.uk/meetings/brindley-and-faddiley-parish-council-meeting-goodwill-hall-wrexham-road-faddiley-cw5-8hy-monday-13th-july-2026-7-30pm/>

4 MINUTES – 5TH MAY 2026 (ANNUAL PARISH MEETING)

To approve, as a correct record, the minutes of the annual meeting of the Parish Council held on 5th May 2026.

<https://brindleyandfaddiley-pc.gov.uk/meetings/brindley-and-faddiley-parish-council-meeting-goodwill-hall-wrexham-road-faddiley-cw5-8hy-monday-13th-july-2026-7-30pm/>

5 MATTERS ARISING

To raise any matters from the above minutes.

6 PUBLIC QUESTION TIME

Members of the public can ask questions or address the Parish Council.

7 FINANCIAL MATTERS

The following items are presented to Members.

7.1 Ledger/Bank Reconciliation Statement (1.4.26-30.6.25)

The ledger/bank reconciliation statement for the period 1st April 2026-30th June 2026 is presented to Members for note.

<https://brindleyandfaddiley-pc.gov.uk/meetings/brindley-and-faddiley-parish-council-meeting-goodwill-hall-wrexham-road-faddiley-cw5-8hy-monday-13th-july-2026-7-30pm/>

7.2 Budget Monitoring Report/Receipts and Payments Summary (Quarter One – 2026/27 – April-June 2026)

The budget monitoring/receipts and payments summary for the first quarter of the 2026/27 financial year are presented to Members for note.

BUDGET MONITORING

<https://brindleyandfaddiley-pc.gov.uk/meetings/brindley-and-faddiley-parish-council-meeting-goodwill-hall-wrexham-road-faddiley-cw5-8hy-monday-13th-july-2026-7-30pm/>

RECEIPTS AND PAYMENTS

<https://brindleyandfaddiley-pc.gov.uk/meetings/brindley-and-faddiley-parish-council-meeting-goodwill-hall-wrexham-road-faddiley-cw5-8hy-monday-13th-july-2026-7-30pm/>

7.3 Authorisation of payments

£326.74 Dr MJ Bailey – salary payment for Clerk (June/July 2026)
£81.68 HMRC – months 3 and 4 (tax on Clerk's salary)

RECOMMENDATION

Members are asked to approve the above payments.

8 CHAIRMAN'S REPORT

The Chairman of the Parish Council provides a report to the Council under this item.

9 BOROUGH COUNCILLOR'S REPORT

Borough Councillor James Pearson to report on any Cheshire East Council issues,

10 HIGHWAY MATTERS

The Parish Council is to receive an update on highway matters in the parish and/or affecting the parish.

11 PLANNING MATTERS

This is for the Parish Council to discuss any planning issues affecting the area.

11.1 Planning Applications

The Parish Council has received notification of the following planning applications.

26/2424/HOUS Rose Cottage, Hearn's Lane, Faddiley, Nantwich, Cheshire East, CW5 8JL
Front porch, external insulation and rendering, rear two storey extension, partial garage conversion.

The planning application can be found at
<https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=405758>

Closing Date – 23rd July 2026

12 COMMUNICATION/SHARED INFORMATION

To discuss any communication issues. Members may share any other information, but formal decisions cannot be taken under this item. The following items have been requested for inclusion on the agenda.

13 DATE OF NEXT MEETING

Monday 7th September 2026 – 7.30pm – Goodwill Hall

Notes

1) Members of the Public

The Parish Council welcomes and encourages members of the public to attend its meetings. You are requested to enter and leave quietly and to remain quiet during the meeting. Mobile phones and pagers should be switched off, and no food or drink should be brought into the meeting.

Members of the public are not able to participate in meetings but are able to ask questions or make a statement, prior to the start of the meeting. In addition, if you feel there is a matter which should be brought to the attention of the Parish Council you may contact the Clerk, the Chairman, or any member of the Parish Council, and arrangements can be made to place the item on the agenda for the next meeting, if appropriate.

On occasions, members of the press and public will be excluded from the meetings when the business to be transacted is of a confidential nature; for example, dealing with individual people, staffing matters, contracts, and financial affairs of other parties.

2) Parish Councillors

A) Notice of items

The Parish Council cannot lawfully decide any matter which has not been specifically included on the agenda, and there is case law to this effect (*Longfield Parish Council v Wright (1918) 88 LJ Ch 119*).

B) Planning Grounds The grounds on which observations can be made on planning applications are as follows –

- | | |
|--|---|
| 1 Development Plan in all its aspects | 8 Appropriateness of use taking account of local area |
| 2 Government legislation and guidance | 9 Effect on highway safety |
| 3 Siting | 10 Landscape |
| 4 Design | 11 Listed buildings |
| 5 External appearance | 12 Conservation areas |
| 6 Compatibility with street scene | 13 Land |
| 7 Development effect on neighbouring properties, contamination, amenities, and privacy | 14 Flooding |

Non-Relevant Matters

- | | |
|---|--|
| 1 Matters controlled by other legislation | 6 Business competition |
| 2 Effects on private rights | 7 Personal circumstances – health/finance |
| 3 Provisions in covenants/deeds | 8 Ownership |
| 4 Effect on property values | 9 Moral issues |
| 5 Private opinions | 10 Matters which might breach legislative requirements |

Note: If the Parish Council agrees, in principle, with an application, but not in all aspects, suggestions for “development conditions” can be made, in line with relevant factors.