



DISLEY PARISH COUNCIL

Disley Parish Council Meeting Minutes

12th February 2026 at 7pm at Disley Community Centre, SK12 2BB

Present

Cllrs: Pattison, Adams, Bull, Windsor, Scale, Brinnand.

Officer in attendance

S. Allen

1. Apologies

There were no apologies received.

2. Resignation of the Chair

The Council **NOTED** the resignation of Cllr Bull as Chair of Disley Parish Council with immediate effect.

3. It was **RESOLVED** that Cllr Pattison will act as Chair and Cllr Adams will act as Vice-Chair until the Annual Council Meeting in May.

4. Declarations of Interest

No Disclosable Pecuniary Interests (DPI), Personal Interests or Prejudicial Interests were declared.

5. Minutes

a) The minutes from the meeting held 11th December 2025 with amended planning comments and 8th January 2026 were **APPROVED** and **SIGNED** as a correct record.

b) The minutes from the village events meeting held on 23rd January 2026 were **NOTED**.

6. Public Participation

The Chair reminded those present that public participation is not a debate. She advised that the usual time allocation is 15 minutes; however, given the number of matters to be raised, she agreed to extend the session, with each speaker limited to five minutes.

Public Participation - A member of the public raised concerns regarding the Newtown Changing rooms, including:

- Plumbing issues within the changing rooms;
- The standard of construction of the building;
- The maintenance of the football pitch, including verti-draining; and
- The Council's responsiveness to these matters.

The Chair responded that she would arrange a meeting with the individual to discuss putting a formal agreement in place and explained that the plumbing issue had been delayed due to contractor availability.

The Chair thanked the member of the public for their comments.

Public Participation – Planning Application: 26/0138/FUL and 26/0139/LBC.

Members of the public addressed the Council regarding the proposal for the conversion of Lane Ends Farm into two, three bedroom properties. The Council received representations raising concerns regarding the historic and architectural significance of the site, noting that subdivision of the farmhouse and barns into two dwellings may affect the historic relationship between the buildings and the agricultural character of the setting.

Objections referred to potential intensification of domestic use, proposed alterations (including additional windows, rooflights, chimneys and parking), and the adequacy of public benefit to outweigh perceived heritage harm. A neighbouring resident raised concerns regarding overlooking of their habitable rooms at an approximate separation distance of 10–12 metres and identified perceived inconsistencies within the submitted plans. Further concerns related to intended tenure, removal of agricultural status, structural condition of the barn, and potential impact on the character and functioning of the area.

The Chair thanked the members of the public for their contributions and confirmed that further debate was limited to councillors during formal consideration.

Resolved: That Item 18, application numbers 26/0138/FUL and 26/0139/LBC on the agenda be brought forward for consideration at this point in the meeting.

Councillors noted:

- The substantial volume of documentation.
- Heritage considerations.
- Traffic data confirming speeding concerns.
- Parking increase from three to eight spaces (as proposed).
- Potential overdevelopment of the site.
- Uncertainty regarding future sale or rental of the dwellings.
- Concerns regarding drainage and highway safety.

It was **Resolved** that:

The Parish Council objects to the application on the grounds of:

- Harm to heritage assets and erosion of agricultural character.

- Overdevelopment and intensification of domestic use.
- Adverse impact on residential amenity (overlooking).
- Highway safety concerns including speeding traffic and constrained access.
- Insufficient clarity regarding drainage and sustainable surface water management.
- Inconsistencies within submitted plans.

Disley Parish Council will:

- Submit a formal objection incorporating the concerns raised.
- Request an extension of time for comments due to reported notification issues.
- Highlight concerns regarding lack of neighbour notification where applicable.

Councillor Adams indicated that a separate individual representation would also be submitted.

7. Public Participation – Verbal update regarding planning and premises licence applications in regards to Disley Meadow.

The Chair introduced the item and reminded attendees that:

- The Parish Council is a consultee only.
- Representations must relate to licensing objectives.
- Speakers should address the Council, not the applicant directly.
- Respectful conduct was required due to the contentious nature of the application.

Applicant Statement

Mr Romero addressed the Council in support of his application for a Premises Licence.

He stated the proposal was to facilitate a limited number of private events (approximately six weddings per year) with a maximum capacity of 120 guests. Alcohol would be ancillary to events only. The site was not intended to operate as a weekly bar, festival venue, or permanent entertainment site.

Camping would be limited (approximately 10 pitches) and that alcohol would not be supplied to campers. The parking would be contained within land under the applicant's control. The applicant confirmed he has held a personal licence for approximately 15 years and has experience in mobile bar operations and outdoor events and had had no prior incidents relating to licensing objectives. He indicated willingness to accept proportionate conditions relating to noise, hours, stewarding, traffic management and public safety.

It was noted that planning matters are separate from licensing considerations.

Mr Romero emphasised his intention to operate on a small scale and to coexist with neighbouring residents.

Councillor Questions

Members sought clarification regarding:

- Noise monitoring and control arrangements, including use of professional acoustic advice.
- Event management experience, capacity control, evacuation planning and security provision.
- Traffic and highway safety, including access via the narrow lane, bridge restrictions, A6 access, taxi provision and pedestrian safety.
- Site infrastructure, including utilities, drainage and emergency access.

The applicant indicated willingness to engage with responsible authorities and implement mitigation measures as required.

Members of Public

Residents addressed the Council raising concerns under the four licensing objectives, including:

Public Nuisance:

- Noise travelling across valley.
- Amplified music impacting residential properties.
- Summer window-opening period increasing disturbance.
- Concern about late-night dispersal noise.
- Camping noise beyond event hours.
- Peaceful rural character being undermined.

Public Safety:

- Bridge weight restrictions.
- Narrow access lane.
- Children walking to school.
- Proximity to canal.
- Potential for alcohol-related disorder.
- Limited ability to supervise guests leaving site.
- Emergency vehicle access concerns.
- Overhead power lines.
- Concerns expressed regarding evacuation planning and capacity management.

Prevention of Crime and Disorder:

- Alcohol consumption leading to unmanaged behaviour.
- Risk of guests wandering into residential areas.
- Security staffing adequacy.
- Concern about cumulative effect if camping + event guests combined.

Protection of Children from Harm:

- Proximity to residential play area.
- Risk of campers accessing private playground.
- Child safety near canal and bridge.

Wildlife and Environmental Impact

- Presence of bats (protected species).
- Badgers, foxes and other wildlife.
- Light and sound disturbance at night.

Accuracy and Transparency

Residents raised concerns regarding:

- Website marketing prior to licence determination.
- Conflicting information on number of events.
- Inconsistent parking representations.
- Reviews appearing before events held.
- Perceived lack of early engagement.

Reported External Agency Involvement

It was noted that:

- Highways
 - Network Rail
 - Canal & River Trust
 - Planning Enforcement
- were understood to be reviewing related matters.

5. Parish Council Deliberation

Members acknowledged the distinction between planning and licensing regimes and that representations must relate to the four licensing objectives. Significant local concern was noted, particularly regarding access and noise management.

Resolved: That the Parish Council submit a formal representation to the Licensing Authority raising concerns under:

- Prevention of Public Nuisance
- Public Safety
- Prevention of Crime and Disorder
- Protection of Children from Harm

The Council requested that, should the application be granted, robust and enforceable conditions be imposed.

Action: That the Clerk contact Cheshire Police for comments.

8. Chair's Report

The Chair expressed sincere thanks to the outgoing Chair for his leadership and dedication over the past nine months and expressed appreciation that he will continue to serve on the Parish Council as a councillor. The Chair informed Members that a former councillor, Diana Thompson had sadly passed away. She noted that the late councillor had been a significant and valued part of the village community for many years and had undertaken a number of roles, including School Governor and a Councillor for Disley Parish Council. The Chair and Vice-Chair would be attending the funeral on behalf of the Parish Council.

Thanks were expressed to Ms O'Donoghue, Locum Responsible Financial Officer, for her assistance over the past fourteen months, and she was wished well for the future.

Members then welcomed Mr Holland back to the Parish Council, noting that he would be working one day per week, and thanked him for returning to temporarily support the Council.

9. The Cheshire East Councillor's report was **RECEIVED**. The Chair noted that the Cheshire East Councillor's report was excellent. Cllr Adams provided a brief verbal update on the works on Strines Road and advised that, although work had commenced, it had been suspended.

10. It was **AGREED** to change the date of the Annual Parish Meeting from 23rd April 2026 to 14th April 2026.
ACTION: Updated schedule to be published.

11. Finance

- a) The payment approval list dated 16th January, with financial powers, was retrospectively **APPROVED**.
- b) It was **NOTED** that the bank reconciliation for November 2025 and December 2025 was signed by Cllr Windsor on 6th January and 26th January 2026 respectively.
- c) The Financial Statement (Cashbook) for the period 1 December 2025 to 31 December 2025 was due to be received; however, consideration of this item was **DEFERRED** to the next meeting.
- d) The approval of the Financial Budget comparison for the period 1st April 2025 to 31st December 2025 was **DEFERRED** to the next meeting.
- e) It was **APPROVED** that Cllr Windsor would sign the bank reconciliation for January 2026.
- f) It was **AUTHORISED** that Sarah Allen could be given access to the RBS online banking system.
- g) It was **RESOLVED** that the Parish Clerk be appointed as Acting Responsible Financial Officer for the purpose of completing and signing the AGAR for the year ended 31 March 2026 until the council resolves otherwise.
- h) The payment approval list dated 5th February, with financial powers was **APPROVED**.

12. Members considered the update following a meeting with representatives from National Trust Lyme. It was noted that National Trust Lyme is well informed regarding the proposal.

The potential route options were discussed. Members noted that the route following the existing oil pipeline corridor would result in less residential impact. It was also clarified that the referenced 300-metre corridor represents a search area and not the final working width.

Residents' concerns regarding disruption, environmental impact and accessibility of information were acknowledged.

RESOLVED:

- To await the formal comments of the National Trust.
- To encourage residents to review the available information and submit representations.
- To draft a Council response focusing on disruption and route impact.

13. The Project Group membership was agreed with amendments.

14. The Terms of Reference for the Disley Parish Council Website Working Group was **AGREED**.

15. Members considered the provision of the Electric Vehicle (EV) charging points within the Disley Parish Council car park. It was discussed that, where possible, vehicles using the charging points would be monitored to review the length of time they remain connected and charging. It was **RESOLVED** that the EV charging points installed within Disley Parish Council car park are provided as a public facility for the benefit of residents and visitors and are not operated for the purpose of generating income or profit for Disley Parish Council.

16. The response from United Utilities in regard to broken drains at Newtown Play Area was **NOTED**.

17. Co-option

Members **RESOLVED** to defer consideration of the co-option application to the next meeting and to include the item as a Part 2 (Confidential) agenda item.

18.

Reference	Address	Details	COMMENTS
26/0034/HOUS	5 Woodlands Road, Disley, SK12 2LU	Two storey extension on existing footprint to provide increased first floor space to Bedroom 3 Annexe and external staircase	Deadline 02/02/2026 – extension to 16/02/26 requested No objection
25/4899/HOUS	36 Heysbank Road, Disley SK12 2DF	Proposed first floor side extension, front and rear single storey extensions, new windows and flue	Deadline 05/02/2026 – extension to 16/02/26 requested No objection
26/0231/HOUS	119 Buxton Old Road, Disley SK12 2BX	Single storey flat roof extension.	Deadline 18/02/26 No comment
26/0232/LBC	119 Buxton Old Road, Disley SK12 2BX	Listed building consent for single-storey flat roof extension.	Deadline 18/02/26 No comment
26/0138/FUL	Lane Ends Farm, 162 Buxton Old Road, Disley SK12 2AY	Refurbishment of existing farmhouse and conversion of existing barns to residential use	Deadline 18/02/26 Objection submitted
26/0139/LBC	Lane Ends Farm, 162 Buxton Old Road, Disley SK12 2AY	Listed building consent for the refurbishment of existing farmhouse and conversion of existing barns to residential use	Deadline 17/02/26 Objection submitted

26/0360/HOUS	5 Coppice Avenue, Disley SK12 2LS	Proposed front extension and canopy/roof to front with elevation treatments and side window.	Deadline 24/02/26 No objection
26/0391/HOUS	Dane Bank Cottages, 73 Buxton Old Road, Disley SK12 2DQ	Two storey rear extension and single storey rear extension to extend existing single storey	Deadline 25/02/26 No objection
DECISIONS			
25/4038/CLPUD	25 Hilton Road, Disley SK12 2JU	Certificate of lawful development for proposed single story side extension of the left of the house (when facing the house) width: 2.2m height: 3.7m to the hip. depth: 7.9m in total (see attached detailed drawings). Old Drains from property to be renewed and a new drain line added. New Drain to meet existing drain at the front of property with a new access chamber added at the point of meeting. (See Detailed Drawings).	Positive certificate dated 19/12/2025
25/4321/VOC	Old Lady House, 68 Jacksons Edge Road, Disley SK12 2JR	Variation of condition 4 - Public Rights of Way management on application	Granted subject to 3 conditions.
25/4452/HOUS	4 Hilton Road, Disley SK12 2JU	Retention of outbuilding used as incidental to the enjoyment of the dwellinghouse	Granted subject to 2 conditions.
25/4356/HOUS	Old Lady House, 68 Jacksons Edge Road, Disley SK12 2JR	Retrospective application for retention of boundary fencing, sliding access gate and raising height of stone pillars	Refused.

19. Meeting closed at 21:40