

HANKELow PARISH COUNCIL

MINUTES OF THE ANNUAL MEETING OF HANKELow PARISH COUNCIL HELD AT HANKELow METHODIST CHAPEL, HANKELow ON 1 JULY 2024

Present: Cllr Gin Foster, Cllr Chris Cope, Cllr Ian Parker, Cllr Tom Muxlow, Cllr Andy Bellinger

In attendance: Cheshire East Ward Cllr Rachel Bailey, two members of the public

24/18 APOLOGIES FOR ABSENCE

Apologies received from Cllr L Owens, Cllr Ian Jones and the Parish Clerk, Abbi Miller

24/19 DECLARATIONS OF INTEREST

Members were invited to declare any non-pecuniary or disclosable pecuniary interest (DPI) which they had 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.

Councillors G Foster, I Jones and I Parker have each declared an interest in the White Lion Community Pub Ltd on the basis that they are shareholders in the company. However, prior to the meeting, a dispensation for each has been signed and approved by the Proper Officer whereby members of the Parish Council who have an interest in the White Lion Pub Ltd are allowed to be partake in discussions and decisions on this subject.

24/20 MINUTES OF LAST MEETING

RESOLVED: It was agreed that the minutes of the meeting held on 7th May 2024 be approved as a true and correct record and were signed by the Chair.

24/21 QUESTIONS OR COMMENTS FROM MEMBERS OF PUBLIC REGARDING ANY ITEMS ON THE AGENDA

In accordance with the Parish Council's Standing Order Section 52, members of the public were permitted to raise any questions or make a statement.

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There were statements from Mr Charlie Foster of the public in relation to the White Lion proposal regarding the drainage issue across the green.

Firstly, Mr Foster made it clear that no discussion had taken place between him and Councillor Foster prior to the meeting.

1. Only the official Land Registry entry should be used in the proposal. Prior to the meeting Cllr Cope provided a map of the green showing the directions and locations of the drainage pipework on the green (Appendix 1)
2. There is still an outstanding decision to be made on the White Lion proposal being an Easement or a Wayleave
3. It is not clear who decides exactly what damage has been done and then who is responsible for repairs and making good plus timeframes for the works?
4. Appendix 2 as described in the proposal is not available
5. Peppercorn rent should be replaced by something relating to commercial profit from the White Lion so the community gain some advantage from the proposal
6. There doesn't seem to be any option for negotiation and the proposal seems very one sided
7. There is a suggestion in the proposal where the Parish Council offer a warrant but the Parish Council are not in any position to be able to offer such a warrant

24/22 MATTERS ARISING

24/22.01 AUDIT REPORT

Cllr Foster raised a question about the audit that was previously discussed by the Parish council and that consideration needs to be given to the actions and expected outcomes of the audit. This discussion should be added to the next meeting agenda. **ACTION:** Parish Clerk to action.

24/22.02 ACCEPTANCE OF OFFICE

Cllr Cope signed the Acceptance of Office and is now officially the Chair of the Hankelow Parish Council.

Cllr Muxlow signed the Acceptance of Office and is now officially the Deputy Chair of the Hankelow Parish Council.

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24/23 FINANCIAL MATTERS

24/23.01 AUTHORISATION OF PAYMENTS

RESOLVED: The following payments were approved.

Cheque 645	Clerk Salary	£421.21
Cheque 646	Clerk HMRC Contributions	£105.20
Cheque 647	ChALC Chair Training	£25.00

24/24 PLANNING MATTERS

There were no new Planning Applications.

24/25 TO RECEIVE AN UPDATE ON THE WHITE LION DRAINAGE ISSUES AND DISCUSS PROPOSAL TO RESOLVE THE MATTER

Prior to the meeting at the AGM of the White Lion pub, one shareholder made a point of raising the issue about the drain across the green and why this had not been resolved by the White Lion.

A meeting was setup between the White Lion management and three Hankelow Parish council councillors (Cllr Cope, Cllr Muxlow, Cllr Jones). The positive outcome of this meeting was an early stage proposal, created by the White Lion, for consideration by both parties.

During discussions about the proposal, Cllr Foster commented that she disagreed with the current proposal.

A member of the public introduced himself as Mr Guy Cramer representing the White Lion.

The points raised by Cllr Foster around the target date being set for 31st August 2024 and the annual inspection schedule (Appendix 2 was not available) were discussed with input from Mr Cramer.

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It was agreed that the date should be altered to 14th November 2024 and that Mr Cramer provide details of the Appendix 2 schedule, including the names and contact details of the people who are responsible for the maintenance and repair of the drainage systems at the White Lion pub.

Cllr Foster also raised an issue around a recent noise that has started from the clarigester at The White Lion. Mr Cramer said that he will raise this with the responsible staff onsite and they will work towards finding out what is causing the noise and getting it repaired as quickly as possible.

Mr Cramer left the meeting after all discussions regarding the drainage were complete.

RESOLVED: A vote on the proposal was held and all in attendance apart from Cllr Foster voted their support for the proposal. This included a support vote from Cllr Jones given prior to his holiday.

24/25.01 To note the letter received by Parishioner Mr Nigel Young

1. Flooding on the green – There seems to be a site on the green (marked by red box) where recurring flooding occurs. **PARISH COUNCIL RESPONSE:** This needs to be investigated as there is a reported drain that flows onto



the green and could be causing the flooding.

2. Drainage pipe replacement – Request for Parish funding to pay for the replacement of a drainage pipe behind Richard & Victoria News house towards the Brook and river. **PARISH COUNCIL RESPONSE:** Further investigation is needed to understand the scale of this project.
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3. Highways apron at Park View – Request for Parish funding to repair the apron leading to Park View.

After discussion around the two issues raised by Mr Young, it was agreed that a letter would be written to Mr Young explaining that the flooding required further investigation and the resurfacing of the apron into Park View was the responsibility of Highways and needs to be reported like any other road defect.

ACTION: Parish Clerk to action.

24/26 TO RECEIVE AN UPDATE ON ACTIVITIES UNDERTAKEN BY THE VILLAGE GREEN SUB-COMMITTEE

There was no update at this meeting.

24/27 TO RECEIVE A REPORT FROM THE CHESHIRE EAST WARD COUNCILLOR

There was no update from Cllr Rachel Bailey.

24/28 MEMBERS REPORTS TO RAISE TO COUNCIL

Mr Charlie Foster noted that he will be retiring his services after 31st May 2025 on the Hankelow website.

24/29 DATE OF NEXT MEETING

Date of next Parish Council Meeting is Monday 2nd September 2024.
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:30 pm

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