

HANKELow PARISH COUNCIL

MINUTES OF THE HANKELow PARISH COUNCIL MEETING HELD ON MONDAY 2nd SEPTEMBER 2024 AT HANKELow METHODIST CHAPEL

Present: Cllr Chris Cope, Cllr Ian Jones, Cllr Gin Foster, Cllr Liz Adams, Cllr Ian Parker

In attendance

Abbi Miller (Clerk), 14 members of the public

24/30 APOLOGIES FOR ABSENCE

Apologies received from Cllr Tom Muxlow and Cllr Rachel Bailey.

24/31 DECLARATION OF INTEREST

Cllrs Jones, Foster and Parker have all signed a dispensation for being shareholders in the White Lion Pub Ltd. There were no other declarations of interest.

24/32 MINUTES OF LAST MEETING

RESOLVED: The Parish Council agreed that the minutes of the meeting held on 1st July 2024 and the minutes of the Extra-Ordinary meeting held on 5th August 2024 be approved as a true and correct record and were signed by the Chair.

24/33 QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

In accordance with the Parish Council's Standing Orders, section 1d, members of the public were able to ask a question of the Parish Council or make a statement.

There were 14 members of the public present. There were questions raised by members of the public in relation to Item 8 on the agenda and will be covered in the relevant section of the minutes.

24/34 MATTERS ARISING

Audit Report: Cllr Cope, Cllr Parker and the Parish Clerk to hold a meeting to discuss the recommendations as set out in the 2023/24 Audit Report – **ACTION**.

Matters raised by Mr Nigel Young:

1. There is no drain in this location and that is in fact the cause of the flooding. Parish Clerk to write to Mr Young – **RESOLVED**
2. The drainage pipe is on private land and therefore out of Parish Council jurisdiction. The landowner currently has no plans to repair or replace the drainage.. Parish Clerk to write to Mr Young – **RESOLVED**.

24/35 FINANCE MATTERS

The following payment was authorised:

- £93.91 for Noticeboard repairs

24/36 PLANNING MATTERS

The following planning applications with decisions made since the last meeting held on 5th August 2024:

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24/1157N	Land Off, Longhill Lane, Hankelow	Construction of agricultural yard and placement of two feed silos to compliment existing agricultural building	Approved with conditions – 05/08/2024
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24/36.1 NEW PLANNING APPLICATIONS

22/4685N	Hankelow View, Audlem Road, Hankelow	Full Planning – Below ground drainage works to connect new surface water drainage pipe from land at Hankelow View to nearby watercourse	Parish Council Response : The Parish Council support the comments and points made by Ellie Rigby, the Flood Risk Officer at Cheshire East Highways.
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24/37 WHITE LION DRAINAGE ISSUES

A statement had been made by Cllr Foster expressing her concern regarding the wording of cost of the legal costs.

Various other members of the public also expressed their concerns over clause 8 in the draft agreement between the White Lion and the Parish Council, that states the legal costs.

There was a discussion and debate between the members of the public and the Parish Council concerning this clause.

Concerns raised by the members of the public included (but not limited to):

- The drain was installed on Parish Council property without the Parish Councils permission.
- The difference between a wayleave and an easement.
- If legal costs exceeded £2000.00 would the Parish Council be liable for these costs
- Concerns regarding the drain if the pub was sold and that land was used to build multiple houses.

Cllr Cope summarised the agreement to the members of the public and the Parish Council. The agreement with the White Lion Pub is:

- The White Lion has agreed to pay all legal costs of up to £2000.00 unless the Parish Council changes any clauses half way through the process. An independent solicitor had quoted that most costs involved with this would come from Land Registry and total costs should not exceed £1700.00
- The Draft Agreement has been an iterative process with consultation so has been subject to change to avoid even more legal costs
- A solicitor acting in the interests of both parties will be mutually selected
- The White Lion will be responsible for the maintenance and upkeep of the drain including any repairs/servicing
- Agreed that the Draft Agreement will be republished

24/38 WITHDRAWAL OF D&G BUS ROUTES

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Cllr Adams told the Parish Council that this will have a major affect on school and college attendance, and as a result young people will struggle to access further education especially as it is now mandatory to attend education until age 18, but 16-18 year old do not qualify for school transport.

It was recognised that the Go-Too bus will still service the area, and that there was a discretionary price for pensioners, however the service was known to be unreliable i.e. not show up on time, or trip was cancelled at the last minute.

ACTION: Parish Clerk to write to Cheshire East explaining the difficulties of transport for 16-18 year olds living in rural communities and accessing further education.

24/39 VILLAGE GREEN SUB-COMMITTEE ACTIVITIES

Cllr Bellinger informed that Parish Council that working group had been set up made up of volunteers who tend to overgrown parts of the Green and also litter pick, if anyone else was keen to join. This is usually followed by a social gathering at the White Lion Pub.

24/40 UPDATE FROM CHESHIRE EAST BOROUGH COUNCILLOR

Cllr Rachel Bailey was not in attendance.

24/41 (ALL) MEMBERS REPORTS TO RAISE TO COUNCIL (FORMERLY AOB)

The Parish Council considered the points raised by Cllr Muxlow:

- a) This is due to a lack of hedge cutting. **ACTION:** Parish Clerk to email landowner
- b) This will be reported to Cheshire East Highways. **ACTION:** Parish Clerk to action

24/42 DATE OF NEXT MEETING

Monday, 4th November 2024
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 20:55 pm.