

HANKELow PARISH COUNCIL

MINUTES OF THE HANKELow PARISH COUNCIL MEETING HELD ON MONDAY 6th JANUARY 2025 AT HANKELow METHODIST CHAPEL

Present: Cllr Chris Cope, Cllr Ian Jones, Cllr Gin Foster, Cllr Tom Muxlow.

In attendance

Abbi Miller (Clerk), Cllr Rachel Bailey, 6 members of the public

25/55 APOLOGIES FOR ABSENCE

Apologies received from Cllr Liz Adams, Cllr Ian Parker, Cllr Bellinger.

25/56 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.

25/57 MINUTES OF LAST MEETING

RESOLVED: The Parish Council agreed that the minutes of the meeting held on 4th November 2024 be approved as a true and correct record and were signed by the Chair.

25/58 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.

Six members of the public were in attendance to discuss Agenda Item 9. The members of the public and the Parish Council would like to thank Mr Derek Smith for investing the drain issue and compile all the information required to allow the Parish Council to discuss Agenda Item 9.

25/59 MATTERS ARISING

24/48 –

Auditor: The Bradwell Parish Clerk has agreed to carry out the Internal Audit for FY 24/25, at a fee of £100, but £30 per hour for any additional work. **RESOLVED.**

Speed Camera Quote: Cllr Cope had received a quote for a basic post mounted vehicle activated monitor at a cost of £4000.00. Owing to this high cost, the Parish Council agreed to discuss this at next years budget, and agreed to the purchase of two new rechargeable batteries for the current speed camera. **RESOLVED.**

24/53 –

Hedge cutting on Longhill Lane: Parish Clerk emailed Mr Thelwell again. However, this has still not been completed. A member of the public who is in attendance offered to talk to Mr Thelwell. **UNRESOLVED.**

Thank you letter to the Jessops: The Parish Council were appreciative of the work the Jessops had carried out to tidy up the verge opposite the old golf club. **ACTION:** Parish Clerk to write a thank you letter on behalf of the Parish Council.

25/60 FINANCE MATTERS

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FY25/26 Budget

The Parish Clerk re-presented the budget for FY25/26.

The following amendment was made:

- In light of the cost of a new speed camera, the budget for the Speed Watch Scheme was reduced from £400.00 to £100.00 to cover the cost of replacement batteries for the existing camera.

The Precept to be requested from Cheshire East is the sum of: £1757.18.

This was unanimously agreed by the Parish Council.

ACTION: Parish Clerk to send the request to Cheshire East.

The following payments were authorised:

- £360.64 Abbi Miller – Clerk Wages
- £90.20 HMRC – Clerk Contributions

25/61 PLANNING MATTERS

There were no new planning applications with decisions made since the last meeting held on 4th November 2024.

25/61.1 NEW PLANNING APPLICATIONS

There were no new planning applications.

25/62 WHITE LION DRAINAGE ISSUES

Cllr Cope provided the following update:

- Cllr Cope has been in conversation with a solicitor, Lyn Thornton, who has agreed to act on behalf of the Parish Council and the White Lion Pub.
- Cllr Cope has sent the plan and the suggested wording to the Solicitor. These have also been agreed by Mr Cramer at the White Lion Pub.
- There has been no response from the Solicitor at this time due to a family bereavement.
- Mr Cramer has been appraised of all activities.

25/63 REPAIR/UPGRADE OF DRAIN IN THE PARISH

The Parish Council, along with the members of the public present discussed the following issues regarding the repair and upgrade of a drain located in the Parish that has been causing issues for local residents:

- A large pipe was historically installed to take water from the Village Green down to the woods and into the brook.
- The drain has been damaged over time due to tractor activity and general wear and tear due to its age.
- The damage and age of the drain has caused silt to build up where there is damage and cracks.
- A section of the drain has already been renewed by a new owner.
- The remainder of the drain is frequently getting blocked and needs to be regularly pumped and cleared to avoid flooding.
- Mr Smith has acquired a quote to complete the works, and those residents affected by the flooding are willing to contribute to the costs. This includes the White Lion Pub.
- A Parishioner is also willing to provide manhole covers to allow more accessible inspection and cleaning.

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- There was a lot of discussion regarding who is the legal responsible party, suggesting it should be the landowners.
- There were some concerns around carrying out due diligence to ensure the Parish Council and the residents involved would not be liable for any damages. This included ensuring United Utilities did not own the drain, and whether this may or may not be the responsibility of Cheshire East Highways, or the Cheshire East Floods Authority, as the drain does also take water from the road.
- There was also a concern regarding the water quality of any waste water draining into the River Weaver from households. However, it was noted that most residences do have water treatment facilities installed and is treated before this enters the drain.
- It was also noted that the drain in its current state or any repairs or upgrades should be solely for the use of those houses it currently serves, as it will not be able to cope with any new potential homes that may be built in the future in the Parish.
- The members of the public presented the quote to the Parish Council and asked the Council to make a contribution to the overall costs.
- The Parish Council concluded that as there had not been 3 days notice of the request and that final costs needed some amendments, that the Parish Council will hold an Extra-Ordinary meeting to discuss once all the information had been received.

ACTION: Parish Clerk to arrange an Extra-Ordinary meeting once final costs and contributions had been presented,

25/64 VILLAGE GREEN SUB-COMMITTEE ACTIVITIES

The Parish Council discussed the Council's position on requests from memorial trees. It was agreed that a memorial tree would only be planted if and when an existing tree needed to be replaced. However, a process was needed for future requests. **ACTION:** Cllr Chris to formally write the process on behalf of the Parish Council and present at the next Parish Council meeting. Cllr Cope to also respond to Mr Tonks' request for a memorial tree for his mother, long time Parishioner, stating that a memorial tree could be planted for her, once a tree had been removed.

25/65 RECHARGES TO TOWN AND PARISH COUNCILS IN RESPECT OF ALL OUT ELECTIONS IN 2027

The Parish Council considered this in respect to FY25/26 budget and agreed to discuss again at the FY26/27 budget.

25/66 UPDATE FROM CHESHIRE EAST BOROUGH COUNCILLOR

Cllr Rachel Bailey provided an update on the following:

- Following the Deputy PM's consultation regarding the building of new houses, the NPPF has been updated and has committed to building 1.5m new homes, 50% of these would be affordable housing. Cllr Bailey advised that any Neighbourhood Plans that were not up to date would risk being made null and void. Cllr Bailey expressed her concerns regarding infrastructure and services and how resilient local councils and communities would be.
- Cheshire East has a housing land supply based on an annual build of 1800 homes. The new target set by the Government would see this rise to 2500 homes in Cheshire East, of which Cheshire East does not have the housing land supply for.
- Therefore housing land supplies may be drawn from areas such as Hankelow.
- Cheshire East will not be seeking to increase the budget they have set, and will instead draw from capital loans.

25/67 (ALL) MEMBERS REPORTS TO RAISE TO COUNCIL (FORMERLY AOB)

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There were no further reports from members of the Council.

25/68 DATE OF NEXT MEETING

Monday, 3rd March 2025
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:24 pm.

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