HATHERTON AND WALGHERTON PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON TUESDAY 11th NOVEMBER 2025 AT HANKELOW METHODIST CHAPEL

Present: Cllr Chris Knibbs (Chair), Cllr Joy Sansom, Cllr Nigel Dibben, Cllr Katie Clinton, Cllr Gerald Laxton, Cllr James Du Pavey, Cllr Ian Bennion, Cllr Steve Mitchell

In attendance
Abbi Miller (Clerk), Janet Clowes (Ward Councillor), Clare Ward, Richard Thelwell

25/56 APOLOGIES FOR ABSENCE

There were no apologies for absence.

25/57 DECLARATION OF INTEREST

There were no declarations of interest.

25/58 **CO-OPT NEW COUNCILLORS ON TO THE PARISH COUNCIL**

The Council considered applications for co-option to fill vacancies.

- It was resolved unanimously to co-opt Clare Ward and Richard Thelwell onto Hatherton & Walgherton Parish Council.
- Both councillors will complete and sign the required Declaration of Acceptance of Office and Register of Interests forms before taking their seats.

The Chair welcomed them to the Council.

25/59 MINUTES OF LAST MEETING

RESOLVED: It was proposed by Cllr Sansom and seconded by Cllr Dibben and agreed that the minutes from 9th September 2025 are approved as a true and correct record and signed by the Chairman.

25/60 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 no members of the public in attendance.

25/61 MATTERS ARISING

Regarding Item 25/49: Parish Clerk to write to Helers, cc-ing Muller Head Office, reminding them that deliveries should not be utilising Park Lane, as damage is being caused. **RESOLVED.** Cllr Knibbs updated that he will be holding a meeting with J Heler Co. Ltd and will raise this issue.

Regarding Item 25/52: Parish Clerk to write to Cheshire East Highways to enquire as to whether a "Children Playing" sign can be installed. **RESOLVED.** The Parish Clerk will also forward this request to the new Highways Officer. **RESOLVED.**

25/62 FINANCE MATTERS

A) The Finance Report (Appendix 14) was presented by the Clerk.
B) The Clerk presented the proposed budget for financial year 26/27:
The Council agreed the following:

- In order to minimise the impact on the precept for residents, while ensuring sufficient provision for the forthcoming Neighbourhood Plan, the following adjustments were agreed:
  i. Donations: Reduced by £200 from the usual allocation.
  ii. Parish Enhancement: Reduced to £600.
  iii. Neighbourhood Plan: Increased to £1,053 to meet anticipated costs.
- It was RESOLVED that these adjustments be adopted in the final budget for FY2026/27.
- It was proposed by Cllr Du Pavey and seconded by Cllr Laxton and agreed by all that the precept to be requested from Cheshire East Council be set at £6792.00. RESOLVED.

C) The following payments were authorised:

Payment to	Details	Amount
Abbi Miller	Clerk Wages & Stationary	£475.60
HMRC	Clerk Contributions	£118.80
Nigel Dibben	Webhosting Costs	£110.16
Zero Signs	Footpath Signs	£193.20
Abbi Miller	Gift R Tindall	£18.50
NoticeBoard Company	Deposit (50%) for 2 x New Parish Noticeboards	£1098.00
Scottish Power	Electricity Bill Street Lighting	£56.12
Hankelow Chapel	Hire of Rooms	£210.00
ChALC	Meetings and Procedure Training – A Miller	£25.00

D) Sarah Weaver, from Border Bookkeeping, has confirmed she will undertake the FY25/26 audit on behalf of the Council.

E) It was agreed that **local authority funding opportunities** would be reviewed in detail at the start of the new financial year.
The Council also noted the Jospeh **Heler Community Fund** as a potential source of support and agreed to keep this in mind when considering future parish improvement projects.

F) Cllr Bennion agreed to pay £1098 for the new Walgherton Noticeboard, for which the Council were grateful.

25/63 PLANNING MATTERS

Councillors received the Planning Report (Appendix 15), and the following planning applications with decisions made since the last meeting held on 23rd September 2024:

25/2546/CLEUD	Caravan At Bank House Farm, Oakes Corner Audlem Road, Hatherton, CW5 7PQ	Certificate of Lawful Use / Development – Existing: Certificate of lawful development for existing siting of a static caravan and its	Negative Certificate – 08/10/2025

		residential occupation, associated access and parking.	

Despite the negative certificate for the above planning application, the Council noted that the matter remains unresolved.

- It was agreed that Cllr Du Pavey will compose a letter to be sent to Cheshire East Planning Enforcement.
- The Council reiterated its position that the caravan should be removed from the site.
- The Council stressed that this matter requires **urgent attention**, as the caravan has been present on the site for a number of years. To avoid any potential claims under the *10-year rule*, the Council resolved that the caravan should be removed without delay.
  ACTION: Cllr Du Pavey.
  Also with reference to the caravan at Walgherton Waters it was agreed that Cllr Du Pavey compose a similar letter as a further enforcement request.
  ACTION: Cllr Du Pavey.

25/63.1 NEW PLANNING APPLICATIONS

25/3853/House	Wayside, Audlem Road, Hatherton, CW5 7PJ	Householder – Proposed Summer Room/Outbuilding	**Parish Council Response:** Object: **Overbearing impact on the principal building:** The proposed development, by virtue of its height, would appear dominant and disproportionate in relation to the existing dwelling. **Concerns regarding height:** The scale and vertical emphasis of the proposal are considered excessive and out of keeping with the character of the principal building and its immediate setting. **Amenity and character:** The Council is concerned that the proposal would adversely affect the visual amenity of the area and undermine the established character of the locality.
25/4126/CLEUD	Land Adjoining Broomlands Lodge Bridgemere Lane, Hatherton, CW5 7PL	Certificate of Lawful Use / Development – Existing: Certificate of lawful development for existing use of site for storage.	**Parish Council Response:** Object: **Abandoned and derelict condition**: The caravan on this site is clearly abandoned and in a derelict state. It cannot reasonably be considered suitable for storage or any form of lawful use. **Access issues**: Access to the caravan requires crossing land belonging to another party. This is not within the applicant's control and therefore undermines any claim of lawful use. **Unsuitability for lawful development certificate**: Given its condition and lack of independent access, the caravan cannot be considered to have a valid or lawful use.

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25/64 HIGHWAY MATTERS

Cllr Dibben reported the following:

- **London Road:** Resurfacing works have been completed in the centre section by the cottages.
- **Fields Farm bend:** Cheshire East has confirmed responsibility for the area of persistent wetness; drains are blocked and require attention.
- **Roadworks information:** Cllr Dibben has compiled a list of upcoming roadworks, now published on the parish website.
- **Trace system guidance:** Cllr Dibben has prepared notes on how to use the new Trace system, published on the website. **ACTION:** Cllr Dibben to circulate these notes to all councillors.
- **Crewe Road:** An adverse camber has been noted and the road surface is breaking up.
- **Oakes Corner:** Laurels have been planted which restrict visibility of the road.
- **Bridgemere Lane:** Potholes reported; Cllr Clowes has submitted a complaint.
- **A51 at Ballaglas (South Cheshire Way crossing):** A resident has requested a 40mph speed limit for pedestrian and horse safety. This is unlikely to be implemented. **ACTION:** Council to explore the possibility of approaching the landowner to permit a non-official public right of way to allow the A51 crossing at the old Quarry entrance.
- **Crewe Road speed limit:** A resident has requested a 40mph limit. This is unlikely to be approved. Cllr Clowes has responded to the resident. **ACTION:** Cllr Dibben to locate original documents relating to the previous rejection of a 40mph limit.
- **Heler's hedges:** Multiple complaints have been received. **ACTION:** Cllr Knibbs to raise the matter with J J Heler Co Ltd at a forthcoming meeting.

25/65 PARISH COUNCIL ACTION PLAN

Cllrs Knibbs and Dibben, along with the Parish Clerk to review the Action Plan and LCAS Award.

25/66 TRAINING

- It was agreed that the two newly co-opted councillors will undertake the New Councillor Induction Course. **ACTION:** Cllr Laxton to send them the course details.
- Cllr Clowes offered to provide a training session on planning matters for councillors. **ACTION:** Parish Clerk to book Hankelow Methodist Chapel for a suitable date in January to host the session.

25/67 PARISH COUNCIL MEETING ARRANGEMENTS

The Parish Council agreed to meet the second Tuesday of every two months at 1900 hrs starting. **ACTION:** Parish Clerk to confirm with Hankelow Methodist Chapel.

25/68 REPORT FROM CHESHIRE EAST WARD COUNCILLOR

Cllr Clowes updated the Council on the following points:

- **WGR Green Waste site:** The site has been reported to the Environment Agency reference a recent site fire.
- **Devolution survey:** Cllr Knibbs is completing the current survey on devolution proposals.

25/69 PARISH IMPROVEMENT WORKING GROUP UPDATE

Cllr Knibbs updated the Council on the following points:

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- **Noticeboards:** The new parish noticeboards are ready. A working party will be required to install them.
- **Footpath designation signs:** These are to be installed in due course.
- **Blossom trees:** Planting of blossom trees is planned as part of parish enhancement works.
- **Remembrance:** The Group expressed a wish to expand remembrance displays for next year, including the purchase of an additional soldier silhouette and more large plastic poppies to be placed around the parish.

25/70 CHESHIRE EAST COUNCIL CONSULTATIONS

Cllr Clinton agreed to complete the current consultation.

25/71 (ALL) MEMBERS REPORTS TO RAISE TO COUNCIL (FORMERLY AOB)

- **Telephone box:** Cllr Laxton reported that a telephone box has been offered by a member of the public. Councillors will need to inspect it before considering acceptance.
- **Helers cheese factory noise:** Cllr Clinton raised ongoing concerns regarding noise from the factory, which operates 24 hours a day.
- **Speed gun volunteers:** Cllr Clinton is seeking volunteers to be trained in the use of the speed gun.
- **Road closure signage:** Cllr Mitchell commented that it would be useful if road closure signs noted the days as well as the **dates** of closures.
- **Standing agenda item – Enforcement:** Cllr Knibbs requested that enforcement matters be added as a standing agenda item for future meetings.

25/72 DATE OF NEXT MEETING

Tuesday, 13th January 2026
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:28 pm.

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