

HATHERTON AND WALGHERTON PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON TUESDAY 14th JULY 2026 AT HANKELow METHODIST CHAPEL

Present: Cllr Chris Knibbs, Cllr Nigel Dibben, Cllr Katie Clinton, Cllr Gerald Laxton, Cllr Steve Mitchell, Cllr Richard Thelwell, Cllr Clare Ward

In attendance

Abbi Miller (Clerk), Janet Clowes (Ward Councillor), 1 member of the public

26/59 APOLOGIES FOR ABSENCE

Apologies received from Cllr Ian Bennion and Cllr James Du Pavey.

26/60 DECLARATION OF INTEREST

There were no declarations of interest.

26/61 MINUTES OF LAST MEETING

RESOLVED: It was proposed by Cllr Mitchell and seconded by Cllr Thelwell and agreed that the minutes from 12th May 2026 are approved as a true and correct record and signed by the Chairman.

26/62 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 questions or comments from members of the public.

26/63 MATTERS ARISING

26/36 Old Noticeboard – All Councillors agreed to donate the old noticeboard to Doddington & District Parish Council. **ACTION:** Cllr Knibbs to arrange with a representative from the Parish Council.

26/21 Heler's Foods – Screening Trees – Cllr Clowes is still undergoing investigations. **UNRESOLVED.**

26/52 Water Issue on Hatherton Bend – **UNRESOLVED. ACTION:** Clerk to add to Ongoing Actions Log to monitor.

26/57 Members reports – **UNRESOLVED. ACTION:** Clerk to add to Ongoing Actions Log to monitor.

Ongoing Actions Log

Grit Bin Installation	Clerk requested & Cllr Dibben added to TRACE	Ongoing	The request has been logged on Trace which is now showing as 'waiting to be assessed'.
Bank House Farm unlawful caravan siting	Cllr Clowes raised with CE Enforcement who are aware	Ongoing	No update

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Bridgemere Lane Triangle HGV traffic	Road Safety team contacted a few times, with no response as yet.	Safety Officer recently retired, Follow up with S Wallace. Ongoing	Clerk to follow up again.
Enforcements Tracking	Emailed various contacts in the Enforcements team, with no response as yet.	June Update given Ongoing	Received good update from Enforcements Officer.

26/64 FINANCE MATTERS

A) The Finance Report (Appendix 10) was presented by the Clerk.

B) The following payments were authorised:

- Parish Clerk wages £440.96
- Parish Clerk HMRC contributions £110.20
- Webhosting £50.17
- Lawn Mowing Services £30.00

26/65 PLANNING MATTERS

Councillors received the Planning Report (Appendix 11), and the following planning applications with decisions made since the last meeting held on 12TH May 2026:

25/3914/FUL	MANOR HOUSE STABLES London Road, Walgherton, CW5 7LA	Full Planning - Change of use from rural building to domestic dwelling	Approved With Conditions – 13/05/2026
26/0392/HOUS	2, BROOMLANDS COTTAGES Birchall Moss Lane, Hatherton, CW5 7PH	Householder - Conversion of outbuilding to residential annex and home office.	Refused – 26/06/2026

26/65.1 NEW PLANNING APPLICATIONS

26/2273/HOUS	1, CHAPEL COTTAGES Crewe Road, Hatherton, CW5 7PE	Householder - Two storey side extension.	The Council did not object in principle to the proposed extension but wished to raise several matters that should be addressed to ensure the development is safe, appropriate, and compliant with local character. 1. Access and Egress – Restricted Driveway 2. Construction Management Plan
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			3. Matching Materials 4. Removal of Permitted Development Rights - This extension should represent the final development on the property to protect neighbouring amenity and maintain the character of Chapel Cottages.
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26/65.2 CURRENT ENFORCEMENTS

Case Reference	Nature of Problem	Address	Status	Update at meeting
26/0031/E NF	Continued use for storage despite application 25/4126/CLEUD refused.	Land Adjoining Broomlands Lodge Bridgemere Lane, Hatherton	Open – Priority 3 UPDATE from Enforcement Officer (29/06/26) – 25/4126/CLEUD has been appealed. Appeal reference - APP/R0660/X/26/3378121 The enforcement investigation has been suspended pending appeal outcome	
25/0744/E NF	Siting of static caravan	Walgherton Waters Fishery, Crewe Road, Walgherton	Open – Priority 3 UPDATE from Enforcement Officer (29/06/26) – This was initially investigated under case ref 22/00842E and the caravan was found to be for the occasional welfare use of the anglers. No services are connected. The investigation under ref 25/0744/ENF has determined there is no change. The infrequent use as a welfare unit does not constitute a material change of use so there is no current breach of planning control. This case will be closed.	The Council agreed that even though this has now been closed with Enforcements, this still needs to be monitored.

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25/0663/E NF	Creation of access x 2 (hedgerow & trees also removed)	Villa Farm, Hunsterson Road, Hatherton	Open – Priority 2 UPDATE from Enforcement Officer (29/06/26) – Creation of access. The new vehicular access was created under a Highways S184 licence Ref : 2555671. As the road is unclassified no planning permission is required. This case has been closed. (Application 25/4200/FUL for the erection of a storage shed on the land in question remains under consideration) Case 25/0649/ENF was raised to investigate the removal of hedgerow and trees. This case remains open and under investigation by a Trees Officer – I have added your details to the case and sent an acknowledgement letter with the case officer details	The determination on this planning application has been refused. ACTION: Clerk to write back to Enforcements Team highlighting this.
24/00596E	Unlawful siting of caravan	Bank House Farm	Re-opened – Awaiting update from case officer	
	TPO for ancient trees at Boars Head Pub	Boars Head Pub	Trees officers emailed a number of times to have a TPO registered on these trees. CE Trees do not feel this is necessary.	Cllr Knibbs remains concerned that these trees are under threat from future developments and that they may be felled without a TPO on them. ACTION: Clerk to write to Trees Officers again.

26/66 NOMINATIONS FOR NON-DESIGNATED HERITAGE ASSETS WITHIN THE PARISH

Cllr Janet Clowes advised that Cheshire East Council is currently gathering information to support the emerging Local Plan, and that this work also aligns with the development of the Wybunbury Ward Neighbourhood Plan. She emphasised that identifying potential heritage assets at parish level is therefore important and timely.

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Members discussed possible candidate assets within the parish. The following suggestions were made:

- Boar's Head Public House
- Key landscape views, including long-distance views towards the Bickerton Hills and Woore from public footpaths
- Historic milestone markers (three located within the parish)
- Cheshire railings
- Broomlands Quadrangle
- The Old Laundry on Wybunbury Road (noted that a historic photograph is displayed in the Red Lion, Wybunbury)
- Tollgate Cottage
- Ancient farmsteads identified on historic maps (11 in Hatherton and 11 in Walgherton)
- Two former chapels, now converted to residential dwellings

It was agreed that Cllr Laxton and Cllr Dibben would lead on collating information and preparing initial descriptions of each suggested asset. Cllr Clinton will publish a request on the parish Facebook group inviting residents to propose additional heritage features or buildings for consideration.

Cllr Clowes confirmed she is preparing a nomination template to support consistent evidence gathering and submission to Cheshire East Council once the list of candidate assets is agreed.

26/67 CHESHIRE EAST COUNCIL'S HOUSING QUOTAS AND DISCUSS POTENTIAL IMPLICATIONS FOR THE PARISH

Cllr Clowes reported that the emerging Cheshire East Local Plan will set housing allocations for a 20-year period. The Boar's Head Public House has submitted land for potential development as part of the borough-wide call for sites.

Councillors noted the need to consider this alongside the Wybunbury Ward Neighbourhood Plan, which will cover a 10-year period. Urban Imprint, who are supporting the Neighbourhood Plan, have advised planning on the basis of the higher indicative figure of 540 dwellings for the ward over a 20 year period.

It remains unclear how many dwellings may be directed to Hatherton & Walgherton specifically, given the parish has no amenities. Councillors agreed that development is most likely to come forward as windfall sites, such as conversions, agricultural buildings, or changes of use where rural businesses cease operating.

26/68 HIGHWAY MATTERS

The Council noted the successful completion of resurfacing works on Crewe Road.

Members discussed further measures to improve safety along this stretch, including:

- potential traffic lights at the bend,
- widening the carriageway where the road has already naturally widened,
- removal of hedging and replacement with Cheshire railings to improve visibility.

ACTION: Clerk to write to the Cheshire East Road Safety Team outlining these concerns and suggested improvements.

Cllr Dibben reported that he continues to monitor TRACE submissions; items drop off the system after a period, so he is re-adding outstanding issues as required.

Additional matters requiring reporting include:

- road grids filled with silt,
- damaged chevron signs requiring repair A529.

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The Council discussed the recent three-vehicle collision outside the Boar's Head Public House on Wednesday 8th at approximately 13:55. Members expressed concern that signage at the junction is inadequate, with some signs obscured by foliage. The road was not fully cleared until 15:10.

ACTION: Clerk to write to Cheshire East Highways to highlight the ongoing danger at this junction and request urgent review of signage and visibility.

26/69 UPDATE ON THE NEIGHBOURHOOD PLAN

Cllr Clowes reported that all parishes met on Friday 10th July to progress the Wybunbury Ward Neighbourhood Plan. Urban Imprint have provided a substantial set of sub-regional and strategic maps, illustrating how the Neighbourhood Plan fits within wider planning policy. They have also shared a draft set of policy criteria, covering housing need, rural economy, design and landscape, and heritage, together with a list of the evidence requirements for each area.

Cllr Clowes noted that a call for sites could be undertaken, but Cheshire East has already completed its borough-wide process; and it was agreed to review Cheshire East's submissions first. Work is also underway on infill considerations, settlement boundaries, and engagement with key landowners, many of whom have already participated through the Local Plan process.

Urban Imprint advised that further work is required on environment and heritage, including criteria for green spaces, local significance, and a structured list of assets that can be scored and prioritised. The Parish Council will contribute to this using the template circulated by Cllr Clowes, with a mid-September deadline. A follow-up session will be arranged.

Cllr Clowes is preparing initial policy thoughts and will develop an action plan setting out tasks and responsibilities for the next phase of work.

26/70 UPDATE FROM CHESHIRE EAST WARD COUNCILLOR

Cllr Clowes reported that she intends to raise concerns regarding Jodrell Bank at the forthcoming Full Council meeting, specifically relating to a reduction in financial support, which she does not consider acceptable. She also expressed disappointment that the local authority responsible for issuing weather-related wellbeing communications had not provided timely or visible public advice during recent adverse weather conditions.

26/71 POLICING MATTERS

Cllr Clinton provided an update on current policing activity within the parish. She reported that the next Community Crime Group (CCG) meeting will take place on 17th September, where police accountability and submitted footage will be reviewed.

She also attended the recent cluster meeting, where policing themes were discussed. The current priority issue for rural areas is the security of rural outbuildings.

Regarding Speed Watch, Cllr Clinton noted that only two councillors have volunteered for speed-gun awareness training, but three trained volunteers are required for each deployment. Cllr Knibbs confirmed he would undertake the training again to support the scheme.

26/72 PARISH IMPROVEMENT WORKING GROUP REPORT AND PROGRESS

Cllr Ward updated the Council on the progress made by the Parish Improvement Working Group following their meeting held on 6th July.

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- Watering rota updated; Boars Head planter to be removed end-of-year; drought-tolerant planting agreed for Park Lane.
- Cheshire East to advise on alternative road signage; awaiting response on “Children Playing” signs; verge-drop concerns raised.
- A529 path clearing to be chased.
- Footpath destination signs to be installed; Facebook update to follow.
- Replacement blossom trees to be requested from supplier; bark to be laid.
- Meeting to be arranged with Helers Foods regarding hedgerow gaps, lighting, noise and donations.
- Litter-picking dates set; volunteer schedule and route map to be prepared.
- CHALC to be chased regarding HGV damage to rural lanes.
- Proposals discussed: walking maps, improved resident communications, attendance at CCG, and budget planning.
- Branches still protruding at Bank Farm.
- Fallen litter sign on A51 to be addressed.
- Dog fouling concerns raised on PROWs; options for bins, notices and resident communication to be explored.

26/73 CHESHIRE EAST COUNCIL CONSULTATIONS

RESOLVED: Cllr Knibbs agreed to complete the current Cheshire East Council consultation.

26/74 (ALL) MEMBERS REPORTS TO RAISE TO COUNCIL (FORMERLY AOB)

Cllr Ward reminded members of the importance of fulfilling responsibilities on designated improvement tasks.

Cllr Clinton reported that colleagues from neighbouring parish councils had commented positively on how proactive Hatherton & Walgherton Parish Council is.

Cllr Knibbs recorded thanks to Joy Sansom for her service as a councillor following her resignation, and it was agreed that a leaving gift will be arranged.

26/75 DATE OF NEXT MEETING

Tuesday, 8th September 2026
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:15 pm.