

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL
HELD ON 27TH JULY 2026
HANKELOW METHODIST CHAPEL**

PRESENT: Councillor C Cope (Chair)
Councillor I Jones
Councillor A Bellinger
Councillor T Muxlow
Councillor G Foster

IN ATTENDANCE: 21 members of the public

1. APOLOGIES FOR ABSENCE

Abbi Miller – Parish Clerk

2. 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 business and in respect of disclosable interests to leave the meeting prior to the discussion of that item.

There were no declarations of interest.

3. PUBLIC QUESTION TIME

In accordance with the Parish Council's Standing Order No 1, members of the public were asked to raise any questions.

Various members of the public made a statement or asked a question throughout the meeting regarding the Hipkins Homes proposed residential development.

4. MEETING WITH HIPKINS HOMES TO DISCUSS THE PROPOSED RESIDENTIAL DEVELOPMENT EAST OF AUDLEM ROAD

Hipkins Homes Ltd attended the meeting, represented by:

- Matthew Hipkins, Director and Developer
- Katie Delaney, Planning Consultant

Hankelow Parish Council apologised to Hipkins Homes as the agenda stated there would be a presentation from Maybern Homes. Hipkins Homes Ltd is the developer and Maybern Planning and Developments Ltd are the consultants.

The meeting was held as an information-exchange session only and did not constitute a formal consultation.

Plans and indicative house designs for the proposed development were made available.

Members of the public raised a number of questions and concerns, including:

- Drainage and water management: Residents highlighted the historic drainage system beneath the southern part of the proposed site, noting its age, complexity, and importance in managing water flow in multiple directions. Concerns were raised about the risk of disruption, the seasonal “bog” conditions, and the need for detailed investigation of the water table and historic drainage infrastructure.
- Highways and access: Concerns were raised regarding the proposed T-junction onto Audlem Road, noting blind and semi-blind bends and the increased risk of accidents, particularly in autumn/winter. Traffic-calming measures were suggested.
- Open space: Hipkins Homes confirmed that no final decision had been made regarding the use of the proposed open space. One option discussed was gifting the land to Hankelow Parish Council for full community control.
- Land ownership: Hipkins Homes confirmed that the land remains under the ownership of the current landowner until planning permission is granted, at which point Hipkins Homes would purchase the site.

Hipkins Homes and their planning consultant noted the extensive discussion around drainage and confirmed that these matters would need to be considered before, during and after any development.

Hipkins Homes also outlined the anticipated timeframe for the planning application and indicated that further meetings and communications would be arranged to ensure parishioners could remain involved throughout the process.

Hipkins Homes agreed to extend the date for the local community to forward thoughts and feedback on the planning proposal beyond the original deadline of 10th April 2026, in light of the amended and additional information provided during the meeting. While no closing date was specified, residents are encouraged to submit any further comments before the end of August 2026 to: hankelow@hipkinshomes.com

.....Chair

The meeting opened at 7.30pm and closed at 9.00 pm