

HANKELow PARISH COUNCIL

MINUTES OF THE MEETING OF HANKELow PARISH COUNCIL HELD AT HANKELow METHODIST CHAPEL, HANKELow ON 7 SEPTEMBER 2026

Present: Cllr Chris Cope (Chair), Cllr Gin Foster, Cllr Tom Muxlow, Cllr Ian Jones

In attendance: Cllr Rachel Bailey (Ward Councillor), Abbi Miller (Parish Clerk), Mr Tim Coney and Mr Alan Jones

26/21 APOLOGIES FOR ABSENCE

Apologies received from Cllr Andy Bellinger.

26/22 CO-OPTING OF NEW COUNCILLORS

It was proposed by Cllr Foster and seconded by Cllr Cope and agreed that Mr Tim Coney and Mr Alan Jones by co-opted on to the Parish Council.

Cllr Cope, the Chair, welcomed them on to the Parish Council.

ACTION: Cllr Foster asked the Clerk to provide an updated contact list for the noticeboard and update the website.

26/22 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 interest, and in respect of disclosable interests to leave the meeting prior to the discussion of that item.

Councillors G Foster, I Jones and I Parker have each declared an interest in the White Lion Community Pub Ltd on the basis that they are shareholders in the company. However, a dispensation for each has been signed and approved by the Proper Officer whereby members of the Parish Council who have an interest in the White Lion Pub Ltd are allowed to be partake in discussions and decisions on this subject.

There were no other declarations of interest.

26/23 MINUTES OF LAST MEETING

It was proposed by Cllr Jones and seconded by Cllr Muxlow and agreed that the following minutes be approved as a true and correct record and signed by the Chair. **RESOLVED.**

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- The minutes of the Annual Parish Meeting and the Annual Parish Council Meeting held on 5th May 2026
- The minutes of the Extraordinary meeting held on the 16th June 2026
- The minutes of the Extraordinary Planning meeting held on the 29th June 2026
- The minutes of the Parish Council meeting held on 6th July 2026
- The minutes of the Extraordinary meeting held on 20th July 2026
- The minutes of the Extraordinary meeting held on 27th June 2026.

26/24 QUESTIONS OR COMMENTS FROM MEMBERS OF PUBLIC REGARDING ANY ITEMS ON THE AGENDA

In accordance with the Parish Council's Standing Order Section 52, members of the public were permitted to raise any questions or make a statement.

There were no members of the public in attendance.

26/25 MATTERS ARISING

26/31 - **Personal Information Forms:** Councillors were provided with the personal information forms to be handed back to the clerk at the next meeting. **RESOLVED.**

26/26 FINANCIAL MATTERS

26/26.01 AUTHORISATION OF PAYMENTS

RESOLVED: The following payments were approved.

Cheque 695	Elan City Ltd (SID)	£5615.98
Cheque 696	Sign Trade Supplies Ltd (SID)	£247.80
Cheque 697	Community Planning Course (C Cope)	£42.00
Cheque 698	ThenMedia Ltd (Website)	£180.00
Cheque 700	A Miller (Printer Ink)	£35.00

26/26.02 APPROVE LOCAL GOVERNMENT PAY AGREEMENT

The uplift in the Clerks salary from £16.62 to £17.17 to be backdated to 1 April 2026 was approved.

26/26.03 MOVING FROM A CHEQUEING ACCOUNT TO AN ONLINE BANK ACCOUNT

The Council discussed the need to move from a chequeing account to an online bank. **ACTION:** Clerk to look into the Unity Local Authority Banking system and report back at the next meeting.

26/27 PLANNING MATTERS

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There were no new Planning Applications.

Planning applications with decisions made since the last meeting held on 6th July 2026.

26/1906/OUT	Monks Hall Farm Mill, Hankelow, CW3 0JD	Outline Planning Proposal: Outline approval with all matters reserved for a rural worker dwelling associated with dairy heifer rearing.	Refused – 20/07/2026
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26/28 UPDATE ON COMMUNITY INFRASTRUCTURE LEVY PROJECTS

Cllr Cope reported that the two new SID devices have been paid for and delivered, and the Council is awaiting delivery of the two mounting posts. The Pavement Committee is expected to assist with installation. The existing SID will be relocated to Longhill Lane, subject to confirming a suitable position with adequate visibility.

The Council discussed preferred locations for the new devices: one adjacent to The Green, and the second potentially on the verge at the Nantwich-side entrance to the village, just beyond the 30mph sign. Final placement will require confirmation of appropriate sight lines.

Members noted that the new devices record aggregate speed data, not individual vehicle information. There was discussion regarding whether such data would be meaningful for police use, and the limited capacity of the local PCSO to process speeding reports. **ACTION:** Cllr Cope will speak with PCSO Nick Jarvis to explore whether administrative support could be provided by others and whether any police data could be shared.

The Council agreed to consider whether a maintenance budget for SIDs should be set.

ACTION: Clerk to confirm that the SID devices are covered under the Council's insurance policy.

26/29 MAYBERN DEVELOPMENTS WEB PAGE UPDATE

Cllr Cope reported that Maybern Homes had updated their website to indicate a revised proposal, removing the northern section of the previously suggested development layout.

Members discussed the implications of the emerging proposal in relation to the Neighbourhood Plan and the Cheshire East Local Plan. It was noted that the weight afforded to Neighbourhood Plans may be affected by national policy changes, and that such plans typically carry greater weight once a formal planning application has been submitted.

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The Council considered whether engaging with the developer at this stage could allow concerns to be raised early and potentially addressed before any application is submitted. Members also discussed that new development could, in principle, offer opportunities for community benefits such as traffic-calming measures or open space provision, and that early dialogue might help secure such commitments.

Given differing views on the appropriateness of meeting with the developer, the Council agreed to seek governance and code-of-conduct advice from ChALC before determining next steps.

ACTION: Clerk to obtain advice from ChALC regarding the Council's position on meeting with and influencing developers.

Subject to that advice, a provisional date of 28 September was suggested for a village meeting to gather residents' views.

26/30 TO RECEIVE AN UPDATE ON ACTIVITIES UNDERTAKEN BY THE VILLAGE GREEN SUB-COMMITTEE

Cllr Bellinger was not in attendance to provide an update.

26/30 TO RECEIVE INFORMATION ON THE CHESHIRE EAST REQUIREMENT FOR MEMBERS TO DECLARE GIFTS AND HOSPITALITY

The Clerk provided forms as necessary.

26/30 TO RECEIVE A REPORT FROM THE CHESHIRE EAST WARD COUNCILLOR

Cllr Rachel Bailey provided the following update:

- She has provided a link for the home to school transport consultation – changes are being proposed and feedback is being sought
- Cheshire East has increased the fine for fly tipping and have put out a press release
- Baddington Bridge had been closed for a number of weeks. This has had an impact on Audlem and surrounding villages due to displaced traffic. There are further proposed works to be taking place in March. She is seeking a meeting to discuss lessons learned with all parties.
- Cheshire East had held a Cabinet meeting. This was to refresh the transfer/sale of assets and the devolution of services. However, there was no clear criteria in the document and concerns have been raised around "double devolution" or "double taxation".

26/31 MEMBERS REPORTS TO RAISE TO COUNCIL

- Cllr Foster reminded the two new councillors to complete the new councillors induction course.
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26/32 DATE OF NEXT MEETING

Date of next Parish Council Meeting is Monday 2nd November 2026.
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:45 pm

.....Chair