

HATHERTON AND WALGHERTON PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 25th NOVEMBER 2024 AT HANKELOW METHODIST CHAPEL

Present: Cllr Chris Knibbs, Cllr Joy Sansom, Cllr Nigel Dibben, Cllr Katie Clinton, Cllr Rob Tindall, Cllr Gerald Laxton

In attendance

Abbi Miller (Clerk), Janet Clowes (Ward Councillor)

24/86 APOLOGIES FOR ABSENCE

Apologies received from Cllr James Du Pavey, Cllr Ian Bennion, Cllr Steve Mitchell

Cllr Sansom proposed and Cllr Dibben seconded Cllr Du Pavey's 3rd absence from the Parish Council meeting and was approved by the Council that he remain as a Councillor on the basis that he could not attend owing to an overnight business meeting.

24/87 DECLARATION OF INTEREST

There were no declarations of interest.

24/88 MINUTES OF LAST MEETING

Cllr Clowes requested an amendment to 24/75 to read NPPF Consultation not Government intervention.

RESOLVED: It was proposed by Cllr Dibben and seconded by Cllr Sansom and agreed that the minutes from 23rd September 2024 are approved as a true and correct record and signed by the Chairman.

24/89 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.

Mr Tom Exley attended the meeting to discuss Appeal APP/R0660/W/3353725 relating to Planning Application 24/2407N covered under section 24/92.

Mr Exley presented his case to the Parish Council and was given advice by Cllr Clowes and Cllr Knibbs as to the Parish Council's position regarding the various Planning Policies that must be adhered to and offered Mr Exley some advice so as to improve his chances of his planning application being approved.

24/90 MATTERS ARISING

Item 24/74: Parish Clerk has written to Scottish Power on behalf of Hatherton & Walgherton Parish Council and Doddington & District Parish Council to query the last periods price increase for electricity. Awaiting a response. **UNRESOLVED.** Carry to next meeting.

Item 24/79: Parish Clerk has written to Noventum Power to present Hatherton & Walgherton Parish Council's proposal. Awaiting a response. **UNRESOLVED.** Carry to next meeting.

Item 24/78: Parish Clerk to email Cheshire East Highways to ensure attention is paid to the gulleys at the junction of Hunsterson Road and Park Lane, and also the area outside Dagfields that regularly floods.

RESOLVED.

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Item 24/80: Parish Clerk to contact Cheshire East Highways to ask them to contact the landowners of Back Lane re overhanging trees causing obstruction on the road. **RESOLVED.**

Item 24/80: Cllr Dibben to obtain a quote for the sign to warn of the narrowing of the road by Perrins Croft and Malbic. **RESOLVED.**

Item 24/81: Parish Clerk to order items from the Royal British Legion for the Remembrance period. **RESOLVED.**

24/91 FINANCE MATTERS

A) The Finance Report (Appendix 14) was presented by the Clerk.

B) The Clerk presented the proposed budget for financial year 25/26 with the following amendments:

- A new line to be added to the budget for Election Re-Charging costs at a sum of £2500.00
- It was agreed and **resolved** that the Proposed Precept for financial year 25/26 will amount to a sum of £8681.00. This will allow the Parish Council to have a Precept that matches the budget, and allow a contribution for the re-charging of election costs due to be implemented in 2027 by Cheshire East Council.

C) The following payments were authorised:

- G Laxton £90.00
- A Miller £468.34
- HMRC £102.20
- Hankelow Methodist Chapel £180.00

24/92 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:

24/3078M	Three Acre Wood, Bridgemere Lane, Hatherton, CW5 7PL	Certificate of lawful proposed development of the Installations of Solar Panels on the paddock part of the landholding	Negative Certificate – 02/10/2024
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24/92.1 NEW PLANNING APPLICATIONS

24/3577N	Hatherton House, Audlem Road, Hatherton, CW5 7QT	Full Planning - Erect an additional fence and small equestrian store	Parish Council Response: The Parish Council would question the purpose and validity of the equestrian store, as there is no stable located at the property. Stables that originally existed have now been converted into a dwelling. If this structure is no longer required for this purpose, the Parish Council feel
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			that it should be removed.
24/2913N & 24/2914N	Hatherton House, Audlem Road, Hatherton, CW5 7QT	Householder - Outdoor dining wooden structure & Listed building consent for outdoor dining wooden structure	Parish Council Response: The Parish Council has concerns regarding noise complaints that have been made due to the regular short-term letting of this property. It has been noted that there have been incidents of open-air parties and socialising which has led to complaints of anti-social noise nuisances and light pollution.
24/4248/FUL	Three Acre Wood Bridgemere Lane, Hatherton, Nantwich, Cheshire East, CW5 7PL	Full Planning - Installation of small-scale PV microgeneration 60 sqm Solar Panels. Max Height 1.5m overall area 180sqm allowing cable connection cleaning and access from adjoining domestic curtilage	Parish Council Response: No comment.
24/2407N	Broomlands Lodge Bridgemere Lane, Hatherton, CW5 7PL	Appeal APP/R0660/W/24/3353725 of the rejection to Full Planning for the Erection of one self-build dwelling and associated works	Parish Council Response: The Chair of the Planning Committee has written a comprehensive response to the Appeal, which can be provided on request.
24/1297N	Doddington Park Farmhouse Bridgemere Lane, Bridgemere, CW5 7PU	Reserved Matters application for 18no dwellings on Site 1 on outline approval 18/2153N (APP/R0660/W/19/3221564)	Parish Council Response: Three properties will have back gardens that will overlap an ecology area.

24/93 HIGHWAY MATTERS

Cllr Dibben reported the following:

- Cllr Dibben and Cllr Du Pavey have inspected the Crewe Road works and note that there are areas that have been marked for repair but have not been completed yet. These were reported on 22 October. The Parish Council are increasingly concerned as to the deteriorating condition of Crewe Road. **ACTION:** Cllr Dibben to contact Cheshire East Highways for an update.
- Reports made for Park Lane and Hunsterson Road have also not been completed as of yet.
- Cllr Dibben was pleased to report that there had been no reported flooding outside Dagfields following the works carried out there.
- The 'road narrows' sign for Back Lane is still to be ordered.

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24/94 TRAINING

Cllr Laxton opened up a discussion regarding the Parish Councils appetite for training. Currently there is a budget for Councillors to complete one training a course a year.

RESOLVED: It was agreed that all Councillors should attempt to complete one training session a year.

24/95 PARISH COUNCIL MEETING ARRANGEMENTS

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

24/96 HATHERTON LODGE SOLAR FARM

It was noted that the planning application had not been submitted as of yet and that there had been no response from Noventum Power regarding a community project.

24/97 REPORT FROM CHESHIRE EAST WARD COUNCILLOR

Cllr Clowes updated the Council on the following points:

- The trees intended for Bridgemere Lane had been delivered and would be planted soon.
- There will be some Ward Council boundary changes, however, this would only affect Chorlton, as the boundary change will be from Newcastle Road.

24/98 PARISH IMPROVEMENT WORKING GROUP UPDATE

Cllr Knibbs updated the Council on the following points:

- The Improvement Group has a new member, Mr Brian Clydesdale, who is a footpath expert.
- Cllr Laxton has completed the works on the finger post sign.
- The Boars Head layby has been tidied up.
- Cllr Knibbs has obtained a quote for a new Noticeboard. The supplier will also fit the noticeboard. The quote is between £475.00 - £575.00. **RESOLVED:** The Parish Council approved this spend to come from CIL monies.
- Audlem Road sign is to be installed at Oakes Corner
- Footpath clearing and signage – the Parish Council approved the installation of QR codes and signs for the Park Lane to Wybunbury Footpath.
- Footpath 1 – concerns that following the recent flooding that the bridge is further damaged. The Sound & District Parish Council will discuss at their next Parish Council meeting. PROW Officer meeting requested.
- Planting of trees – the area for this has now been measured and a contractor has been contacted.
- Gaps in the hedgerow by Heler's – Mr Mike Heler has been contacted to fill in these gaps.
- Residents were very happy with the Remembrance Day poppies and soldier silhouettes with comments that the Parish looked very good.
- A litter pick is to be arranged for Sunday 15th December. **ACTION:** Parish Clerk to send a residents email and Cllr Clinton to notify on Facebook. Improvements team to coordinate.

24/99 CHESHIRE EAST COUNCIL CONSULTATIONS

Cllr Clinton agreed to complete the current consultation.

24/100 (ALL) MEMBERS REPORTS TO RAISE TO COUNCIL (FORMERLY AOB)

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- Cllr Dibben reported that the space on the website had been increased.
- Cllr Knibbs reported that the Audlem parking charges will commence on 2nd December.

24/101 DATE OF NEXT MEETING

Tuesday, 14th January 2024
Hankelow Chapel, 11 Old School Lane, Hankelow, CW3 0JN

The meeting closed at 21:50 pm.

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