

CHURCH MINSHULL PARISH COUNCIL
MINUTES OF THE MEETING HELD ON TUESDAY 25 AUGUST 2026

PRESENT:

Cllr Mark Smith (Chairman), Cllr Tim Boote, Cllr Brian Charlesworth, Cllr Jill Dobson, Cllr Sharon Kynaston and Cllr Nigel Lewis.

IN ATTENDANCE:

Borough Cllr Becky Posnett and 10 Members of the Public

26/025 APOLOGIES FOR ABSENCE

None

26/026 DECLARATIONS OF INTEREST

None

26/027 PUBLIC PARTICIPATION

Members of the public attended the meeting to raise concerns regarding Home Farm Park, in particular drainage issues. It was recommended that any such issues should be reported to the Environmental Health team at the Borough Council. A discussion also ensued regarding that the licence had still not been issued. It was noted that the 'parking space' was subject to an enforcement notice for its removal. It was agreed that Borough Cllr Posnett would contact the appropriate officer at the Borough Council to discuss these matters further.

Whilst there was reference to the large planning applications for housing in Leighton, it was suggested that the Council may wish to review the planning application for housing on land off Swanlow Lane, Winsford (26/02212/FUL) as this could have an impact on Church Minshull.

26/028 MINUTES OF THE MEETING HELD ON 07 JULY 2026

RESOLVED – that the minutes of the meeting be approved as a true and correct record.

26/029 BOROUGH COUNCILLORS REPORT

Borough Cllr Posnett provided an update regarding matters relating to Cheshire East Council.

26/030 HIGHWAYS MATTERS

Councillors reviewed the actions undertaken since the last meeting. Concern was expressed at the article in the Insight magazine, which showed a photograph from Cheshire West and referred to matters that were not agreed at the meeting such as the traffic lights at the roundabout and pavement widening. It was considered that this provided a misleading representation from the meeting.

It was noted that there would be no weight restrictions placed on the bridges, as this would require the approval of the Canal and River Trust.

Confirmation had been received that the funding had been identified for the buffer zones in the 2027/28 financial year, though this was not definitive confirmation that it would proceed next year.

The Community Speedwatch speed gun had been purchased and training for the volunteers was ongoing.

26/031 FLOODING AND RIVER POLLUTION

The river water testing was still being undertaken and the residents would be invited

to the next meeting to discuss their findings.

26/032 PLANNING

Application	Proposal
26/2711/OUT	Outline planning application for the demolition of existing buildings and the erection of up to 2,100 residential dwellings, employment land (Use Class E(g)), retail and health services (Use Class E(a), (b) and (e)) space to support a local centre, provision of a site for a primary school, access from Middlewich Road, internal boulevard, internal access roads, cycle paths and footpaths, green and blue infrastructure, outdoor sport provision, public open space, bunds, parklands, neighbourhood gardens, associated landscaping, substations, pumping stations and other ancillary infrastructure on Land at Red Hall Farm, Middlewich Road, Leighton RESOLVED – that an objection be submitted

26/033 VILLAGE IMPROVEMENTS

It was agreed that quotes be obtained for the erection of the new noticeboard.

26/034 BIODIVERSITY

Councillors were pleased to note the proliferation of Housemartins in the area following the provision of nest boxes.

26/035 CHESHIRE EAST LOCAL PLAN SCOPING CONSULTATION 2026

The Borough Council had undertaken a consultation regarding the development of the new Local Plan. The documentation had included a list of potential development sites following the two 'Call for Sites' exercises.

RESOLVED – that the Parish Council objects to the developments shown in the 'Call for Sites' report.

26/036 FINANCE REPORT

Councillors reviewed the Finance report which advised that the Council's current financial balance was in the sum of £3,773, with a forecast outturn of £2,458.

Payments

RESOLVED – that the following payments be approved:

Payee	Reason	Total	VAT	Net
Whitehill Direct*	Noticeboard	1,460.40	243.40	1,217.00
Peter Wilson	Lengthsman	686.34		686.34

* ratification

26/037 COUNCILLORS' ITEMS

Councillors received an update regarding the previous reports of the nuisance dog.

26/038 DATE OF NEXT MEETING

Tuesday, 03 November 2026 at St Bart's Church.