Church Minshull Parish Council

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10 November 2026

Dear Councillor

You are summoned to attend the meeting of the Parish Council to consider the agenda set out below:

DATE and TIME: Tuesday, 17 November 2026 at 7.30pm

VENUE: St Bart's Church, Church Minshull

Clerk to the Parish Council

AGENDA

1. Apologies for absence (Clerk)

2. Declarations of Interest (All)
   If a member is present at a meeting of the authority, and they have a disclosable interest in any matter to be considered or being considered at the meeting, they should disclose the interest to the meeting and follow the Council's code of conduct.

3. Opportunity for the Public to speak (if request received)

4. Minutes of the Previous Meeting and any matters arising (All)
   To confirm the minutes of the meeting held on 25 August 2026

5. Borough Councillor's report (Cllr Becky Posnett)

6. Highways Issues (All)

7. Flooding and River Pollution (All)

8. Planning Applications (All)

Application	Proposal
	None received at publication of agenda

9. Village Improvements (All)

10. Biodiversity (Jill Dobson)

11. Housing Developments - Leighton
    To note the actions being taken by Leighton, Minshull Vernon and Woolstanwood Parish Council in response to the further proposed developments in the area; noting the effect that further developments would have on Church Minshull.

12. Finance (Clerk)
To consider the Finance report.

13. Councillors' Items (All)

14. Date of next meeting
Tuesday, 12 January 2027

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.

LEIGHTON, MINSHULL VERNON AND WOOLSTANWOOD PARISH MEETINGS
MINUTES OF THE MEETINGS HELD ON WEDNESDAY 07 OCTOBER 2026

PRESENT:
Chair – Clive Stringer (Chair of the Parish Council)
Clerk – Mark Robinson (Clerk to the Parish Council)
39 Members of the Public

Housing Developments in the Parish
The meeting had been called to consider the feasibility of holding a Parish Poll in response to the significant number of additional housing developments being proposed across the area. While there was support for a Parish Poll, those present considered that it should not be the first course of action. It was proposed that an initial programme of public engagement should be undertaken, using electronic petitions, accessible publicity materials and clear information setting out residents' concerns and objections to the proposals. This approach would give residents a meaningful opportunity to become informed, express their views and demonstrate the strength of local feeling before any decision was taken on whether to proceed with a Parish Poll.

There were currently 1,600 houses being built around Leighton Hospital. In addition, an outline planning application had been submitted for 2,100 houses at Weavers Green, while the Leighton North development proposed a further 1,700 houses. It was recognised that development on this scale would have a substantial impact on local infrastructure, public services and the daily lives of existing and future residents. It was also noted that the Government's manifesto pledge had been to build an additional 1.5 million homes and that the recently approved National Planning Policy Framework supported this objective. It was therefore considered essential that the views and experiences of local people were clearly gathered, properly represented and communicated directly to central government as well as to Cheshire East Council.

It was agreed that a coordinated publicity and public engagement campaign would be arranged to raise awareness of the scale and potential implications of these developments. The Parish Council would organise online petitions to provide residents and other people affected by the proposals with a clear and accessible means of registering their objections and expressing their concerns. The Parish Council would actively publicise the petitions and provide timely information about relevant housing applications, including details of how and when members of the public could submit their own representations. The campaign would seek to encourage the widest possible participation, ensure that residents were kept informed and demonstrate the strength and breadth of community opinion to the relevant decision-makers. Depending on the response to the petitions and the level of public concern expressed, a further Parish Meeting would be held to review the position and consider whether to call a Parish Poll.

Finance Report – November 2026

1. Bank Reconciliation

Bank Reconciliation - As at 01 November 2026			
		£	£
Balance as per bank statements	Unity Current	4,773.90	
	Unity Reserve	2,317.53	
Net Balance			**7,091.43**
Opening Balance			4,027.95
Income			9,208.48
Expenditure			6,145.00
			7,091.43

2. Payments to be Authorised

Payee	**Reason**	**Total**	**VAT**	**Net**
Nigel Lewis *	Speed Gun	166.22		166.22
ICO	Data Protection Fee	47.00		47.00
Defib Machines	Defib Hire	438.00	73.00	365.00
Defib Machines	Defib Hire	438.00	73.00	365.00
Defib Machines	Box Hire	438.00	73.00	365.00
Church Minshull Village Hall	Speed Awareness Training	36.00		36.00
HMRC	PAYE Q2	381.60		381.60
Any invoices received prior to the meeting				

* ratification

3. End of Year Projection

Opening Balance 26/27	4,027.95		
Expected Income		**Less**	
Precept	7,000.00	Projected Expenditure	10,318.29
Interest	70.00	Projected VAT expend	662.60
VAT refund	1,190.84		
Compact	1,150.00		
Total	13,438.79	Closing Balance	**2,457.90**

4. Budget and Precept 2027/28

Cheshire East Council has issued the precept request. The deadline is 05 February and, as such, the precept will need to be considered and agreed at the next meeting. In advance of this, Councillors will be provided with a draft budget and precept options by email once the relevant information has been received, allowing sufficient time for review and consideration.

5. Donation

A request has been received for a £200 donation towards the village Christmas Party.

6. Budgetary Analysis

Item	Budget 26/27	Spend	Variance	Projected Spend	Projected Variance
	£	£	£	£	£
Clerk's Salary	3,450.00	2,206.99	1,243.01	3,450.00	0.00
Expenses	60.00	0.00	60.00	0.00	60.00
Lengthsman	1,321.84	686.34	635.50	1,321.84	0.00
Insurance	225.00	209.65	15.35	209.65	15.35
Subscriptions	160.00	146.80	13.20	146.80	13.20
Training	60.00	36.00	24.00	60.00	0.00
Hall/Zoom	140.00	0.00	140.00	105.00	35.00
Audit	275.00	287.00	(12.00)	287.00	(12.00)
Donations	110.00	0.00	110.00	110.00	0.00
Village Improvements	2,000.00	1,383.22	616.78	2,000.00	0.00
ICO	47.00	47.00	0.00	47.00	0.00
Website and Emails	1,400.00	1,114.00	286.00	1,314.00	86.00
Banking	72.00	49.00	23.00	72.00	0.00
Defibrillator	1,095.00	1,095.00	0.00	1,095.00	0.00
Contingency	100.00	0.00	100.00	100.00	0.00
Total	**10,515.84**	**7,261.00**	**3,254.84**	**10,318.29**	**197.55**