

HANDLEY AND DISTRICT PARISH COUNCIL
MINUTES OF THE MEETING
HELD AT 7.00 PM ON TUESDAY 20TH JANUARY 2026
AT THE BARBOUR INSTITUTE, TATTENHALL

PRESENT

Cllrs Nigel Johnson (Chairman), Wendy Lawton, Jon Moseley, Maggie Powell.
The Clerk. Ward Cllr Mike Jones. No members of the public attended.

1. APOLOGIES

Cllrs David Mamwell, Rosemary Thomas, Karen Worthington (Vice Chairman).

2. DECLARATIONS OF INTEREST

There were no interests declared.

3. OPEN FORUM

Members of the public have the opportunity to comment and raise questions on matters affecting the parish.

There was no consideration of this item.

4. CASUAL VACANCY

There is currently one vacancy that the Council can co-opt to fill.

Resolved:- That the Council agree to co-opt Stuart Rigby. He duly signed the acceptance of office.

Proposed by Cllr Mamwell and seconded by Cllr Johnson.

5. MINUTES

Resolved:- The Council agreed to approve and sign the minutes of the meeting held on 18th November 2025.

Proposed by Cllr Moseley and seconded by Cllr Johnson.

6. POLICE

The report was previously circulated. The Council discussed the situation with the potential reduction in PCSO numbers.

7. MATTERS ARISING

There was no consideration of this issue.

8. HIGHWAYS

8.1 Handley Village Speed Limit:-

CWaC has advised that the speed limit is provisionally expected to be completed by end of March 2026. Quote has been scrutinised and awaiting comments from Colas before a formal quotation is provided to the PC.

8.2 Boundary Stone:-

CWaC has advised that the damage is being dealt with by the insurance company of the contractor who caused the damage to the stone.

8.3 Debris on pavement at junction with Aldersey Lane:-

CWaC advised that this issue is ongoing and that notice has been served on property owner and being progressed.

8.4 End of Frog Lane on end of A41:-

The Clerk has contacted CWaC as since the new estate was built on the corner of Frog Lane, some road works have since taken place and now, after not much rain, the corner floods. It appears that the tarmac is sinking.

CWaC has replied to advise that there is potential damage to gully outlet which is under investigation.

9. FORMER CCP DEPOT

The Director of Finance CWaC had sent the following update:-

“The Council reviewed the business case in relation to the Milton Green site and decided that direct delivery presented too many risks given the wafer-thin viability for the scheme. The main issue was the location of the site, which sits outside a local service centre.

Therefore, development of the site for housing runs contrary to the Councils current Local Plan. Planning colleagues advised that the only way a proposal may be accepted was for the development to be exemplar, which would likely have involved delivery of Passivhaus homes and further enhancements to the properties and local amenity. This could only be supported by large dwellings for open market sale, so the opportunity of a 100% social / affordable housing scheme did not exist (although there may still be a requirement for the provision of 30% affordable housing as per Local Plan policy, subject to viability.)

Further adding to the challenge, the location meant that local infrastructure would require significant upgrade to support housing development, significantly adding to the cost of the scheme. It was also not an optimal location for a social housing scheme, given that many social / affordable tenants do not drive and public transport options in the area are limited. An additional complication was the Ambulance station on site, which did not want to move and was to be incorporated within the scheme. However, this further reduced the developable area and again impacted viability.

Given those challenges, the Council determined that the best route to develop the site was for it to be disposed of on the open market. There remains a clear preference for housing, which will generate the best return for the Council and any proposals of 10 units or more would require provision of a minimum of 30% of the dwellings to be affordable (subject to viability), with appropriate S106 requirements for local infrastructure and services as previously discussed. It was felt that a volume house builder was better placed to deliver on these objectives, and manage the risks associated with that.”

10. FINANCE

10.1 To approve accounts and bank reconciliation:-

Receipts:- None received

Reconciled balance at current bank account at 31st December 2025:- £13,643.40

Reconciled balance at business reserve bank account at 31st December 2025:- £5,722.15

10.2 To accept and approve the following payments:-

Chq No	Payee	Stat Power	Amount
670	Running Costs	s.111	£ 23.84
671	Barbour Institute (room hire)	s.111	Tbc

Resolved:- The Council agreed to approve the above payments.

Proposed by Cllr Lawton and seconded by Cllr Johnson.

10.3 Budget to Date:-

The Council received and noted the budget to date as at 31st December 2025.

10.4 Bank Signatory:-

The Clerk is to follow up the request to add Cllr Worthington as a bank signatory.

10.5 Charity Commission:-

The Clerk has submitted the Annual Return for the Village Hall Fund.

10.6 Internal Audit:-

The Council needs to instruct a new internal auditor; the Clerk is to make enquiries and report back to the meeting.

11. BUDGET SETTING AND PRECEPT

11.1 To approve the budget for 2026 – 2027 financial year:-

The Council considered the figures for the budget for the 2026 – 2027 financial year (see attachment for details). Projects include village appearance, gateway signs, churchyard maintenance and church costs.

The Clerk is to prepare a basic grant form for applications to be made to the Council.

Resolved:- The Council agreed to approve the budget for the 2026 – 2027 financial year.

Proposed by Cllr Mosley and seconded by Cllr Johnson.

11.2 To set the precept for 2026 – 2027 financial year:-

Resolved:- The Council agreed to set the precept for the 2026 – 2027 financial year at £3,752.00.

Proposed by Cllr Moseley and seconded by Cllr Johnson.

12. PLANNING

12.1 Planning Applications Received:-

The Planning Register was circulated including application 25/03238/FUL - Conversion of vacant garage and storage building to form new retail unit suitable for a coffee shop/cafe (change of use Class E Cafe or restaurant) at Chowley Oak Business Park Chowley Oak Lane Chowley Chester

12.2 Planning Updates:-

There are no updates.

12.3 Meeting with Bolesworth Estate:-

There is a meeting due to be held on 5th February 2026. Cllrs Johnson and Moseley are to represent the Council which will be hosted by The Council.

13. CHRISTMAS

The Council formally thanked Bolesworth Estate for donating the two Christmas trees. The Clerk is to make enquiries about removing the trees.

14. STREET LIGHTS IN HANDLEY

The Clerk has contacted CWaC regarding the glass lantern (opposite the church) that was taken away to be repaired to ensure that it will be reinstated.

CWaC has advised that they are ordering a replacement. Completion is expected in the new financial year.

15. DEFIBRILLATOR

Cllr Johnson Nigel is in the process of making arrangements to install the heated cabinet at the garage in Milton Green.

16. PARISH APPEARANCE

- Signage:- The Clerk is to make enquiries with CWaC about obtaining signs to put up regarding dog pooing.
- Noticeboards:- Cllr Powell is to look at the noticeboards as there is an issue with the sealant and to inform the Clerk.
- State of pavements in Handley:- there are a lot of weeds on the footpaths and the drains are blocked – local residents have volunteered to help clear up.

17. **DRAINAGE**

The Clerk has sent a letter to the Chief Executive Officer at CWaC to formally request that any future large planning applications within the area include a clear and enforceable requirement to upgrade Tattenhall Sewage Treatment Works, ensuring that it has sufficient capacity to cope with increased demand arising from new development.

The Parish Council has serious and ongoing concerns regarding the current capacity of Tattenhall Sewage Works, particularly in relation to the overflow that discharges into the brook at Golborne. The Council has noted a significant increase in the number of hours during which discharges are occurring from the works, as evidenced by publicly available data on the Rivers Trust sewage map.

Ward Cllr Mike Jones has shared the letter with Tattenhall Parish Council who is looking to arrange a meeting.

18. **CORRESPONDENCE**

Correspondence:- The list of correspondence received has been distributed to councillors.

PART 2

1. **PRESS AND PUBLIC**

Resolved:- The Council resolved to exclude the press and members of the public to discuss employment matters.

Proposed by Cllr Moseley and seconded by Cllr Johnson.

Date of next meeting:- Tuesday 17th March 2026