

# **HANKELow PARISH COUNCIL**

**Minutes of the Extraordinary Parish Council Meeting held on  
19<sup>th</sup> August, 2008.**

**THOSE PRESENT:- The Chairman, Cllrs. Cope, Hulme, Foster and Williams, also present were 5 parishioners.**

## **1. RECENT PLANS.**

### **(A) OUTLINE PLANNING APPLICATION - IVY HOUSE FARM, LONGHILL LANE, HANKELow .**

**The Chairman reported that plans had been received for the Demolition of Existing Dwellings and Commercial Buildings and the Erection of five houses at Ivy House Farm, Longhill Lane. Councillors had seen drawings of the proposed development. The business was no longer active and all that remained of the previous premises was concrete hard standing. Cllr. Williams stated that he had no objection in principle and although he had not been to the former chicken plant he felt that modern and reasonably pleasant housing would not be detrimental. Low cost housing in this area would relieve the burden to fund low cost housing in the village of Hankelow which some people might not like. Cllr. Hulme reported that Mr. Huddart could not sell the property as it came with stipulations and the house was tied to other buildings. Cllr. Hulme had no objections. Cllr. Williams reported that he thought this property was on the boundary with Buerton. Cllr. Foster agreed that it was on the boundary. Cllr. Williams continued to say that he was surprised at the height of the buildings at two and a half storeys high. National Planning Guidelines state that the requirement is for density and it is preferred to keep height in with the surroundings. Cllr. Foster remarked that the property was in a dip and the house is quite high up. Cllr. Williams stated that this was an Outline Application. Cllr. Foster said yes this was an Outline Application for five houses now but actually they may want 25. Cllr Williams replied that they would not get consent for that many as the property is on a bend. Cllr. Cope stated that he thought that the new development would tidy up the area. The Chairman reported that the Building Agent had claimed that**

**the Application was a similar one to Hankelow Manor. The Chairman said that this could not be the case as the Planning Consent at the Manor concerned conversion of existing listed buildings.**

**Overall there was no objection to this development.**

**(B) DETACHED HOUSE WITH GARAGE - LAND ADJACENT TO 1 MANOR COTTAGES, HALL LANE, HANKELOW, CHESHIRE.**

**The Chairman reported that plans had been received for changes to the front and side elevations of the above property. Cllr. Williams reported that the new property would be much higher than the neighbouring cottage. The Chairman pointed out that our brief concerned only the extra width and an extra window in the side elevation and he was concerned about encroachment. However, the plans had been passed. Cllr. Williams reported that since this application was received and then refused, the Parish Council had heard nothing further. The Clerk was instructed to write to the Planning Department at Crewe and Nantwich Borough Council to report that there appeared to have been a breakdown in communication as an Appeal had taken place without the Council knowing and requesting the Borough Council to supply information concerning the Appeal and the outcome.**

**(C) PROPOSED ENABLING DEVELOPMENT OF FOUR DETACHED DWELLINGS WITH GARAGES - LAND AT HANKELOW HALL, HALL LANE, HANKELOW, CHESHIRE.**

**The Chairman reported that this was an Enabling Scheme whereby the building of houses is allowed so that the owner can raise capital to restore his original building. The Scheme is controlled by English Heritage and the development would take place in stages. It is very important that the scheme is completed and the Hall fully restored. It was also important to note that the value of houses has changed and that they are not selling, but building costs still stand. It was pointed out that there are still difficulties with Hall Lane with dirt and drainage and that harvesting vehicles and refuse collection vehicles have to back up if there is another vehicle coming the other way. Passing places are required. Cllr. Williams said that there is nothing that the Parish Council can do other than to point**

out that access is a problem due to the one track nature of the road. Cllr. Foster reported that she had seen provision in the planning documents for a passing place on Hall Lane. Cllr. Foster also reported that there was no mains sewerage on the site and there is a need to express concern about the access. If there were three cars to each household there would be in excess of twelve extra cars using Hall Lane plus the traffic for building work. Cllr. Hulme reported that in 1954 Hankelow Hall was a very grand building with oak panelling and a beautiful ballroom. When the project is completed the Hall will be open to the public on a limited basis. Councillors agreed that this was the last chance for the Hall to be renovated and that the current scheme was the best one submitted so far. Cllrs. agreed that they had no objections to the Enabling Development but they had the following reservations:-

**1. Access.**

**2. Drainage.**

**3. In the current financial climate - figures are out of date.**

#### **(D) MR JOHN BOWER - DEVELOPMENT OF LAND BEHIND SWEDISH HOUSES, HANKELOW.**

Cllr. Williams expressed his concern about what local people would think in years to come, if the Parish Council now turned down an offer of land in the village for recreational purposes. The Chairman pointed out that Mr Bower is not donating the land and that he would retain ownership, possibly with a one hundred year lease. The Chairman reported that he suspected that Mr Bower was away on holiday and that he had not yet answered his email. It was agreed that the Clerk should not write to Mr Bower reporting the results of the Parish Council Meeting on 28<sup>th</sup> July, when Mr Bower was unable to attend, but that the Chairman should let Councillors have a copy of the email he had recently sent to Mr. Bower, inviting him to address a future meeting.

#### **2. PURCHASE OF LAPTOP, PROJECTOR AND SCREEN.**

**The Clerk reported that there is a Government Directive whereby paper plans will no longer be sent out to Parish Councils. Laptop computers will be used by Councillors to view plans in future. It is therefore necessary for local parish councils to have access to a laptop computer and Hankelow Parish Council is considering applying to Awards for All which awards funds from the National Lottery, for a grant for the purchase of the necessary equipment. The Clerk reported that after some research it had been calculated that a sum of £1442.00 would be required. After some discussion it was agreed that the Clerk should apply to Awards for All for a grant and that Mr. Alan Davenport be contacted to ask whether he would be prepared to act as Referee in the Council's Application to Awards for all.**

**A.O.B.**

**PETITION TO REDUCE SPEED LIMIT ON A529 THROUGH HANKELOW.** The Chairman reported that the last the council heard about traffic measures on the A529 was a survey of traffic taking place along Audlem Road through Hankelow and that the next step was to organise a Petition. Cllrs. agreed that they would Petition to reduce the speed limit to 40 mph. It was agreed to include Longhill Lane, Hankelow from the junction of Audlem Road, Hankelow to Monks Lane Hankelow in the road safety measures. Proposed by Cllr. Williams seconded by Cllr. Cope.

**PRESENTATION OF AWARDS - COMMUNITY PRIDE COMPETITION** The Clerk reported that Val Morrey would like to attend the awards ceremony. It was agreed that Sue Walley and Ann Wright should also be asked if they would like to attend the ceremony at 7.00 pm on Thursday 25<sup>th</sup> September, 2008 at Wilmslow Leisure Centre, Wilmslow.