

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELow PARISH COUNCIL
HELD IN HANKELow METHODIST CHAPEL SCHOOLROOM, HANKELow
ON 11 JUNE 2013**

PRESENT: Councillor G Foster Chairman
Councillor G Cope Vice-Chairman

Councillor C Ainley
Councillor I Jones
Councillor A Lee

IN ATTENDANCE: Borough Councillor Rachel Bailey CEC Portfolio Holder for Planning
and Children's Services

19 DECLARATIONS OF INTEREST

Members were invited to declare any non-pecuniary or disclosable pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and, in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

No declarations were made.

20 PLANNING

The purpose of this extra-ordinary meeting was to consider the outcome of the Parish meeting held earlier in the evening. That meeting had been called to determine the views of Hankelow parishioners about future developments in Hankelow.

Members considered the discussion held earlier in the event. That meeting had opened with an acknowledgement of planning permissions which had been granted for between 14-18 houses (details were provided) but no building had yet commenced.

The following had been the main issues covered:

- The benefits or otherwise of a Neighbourhood Plan (under the Localism Act 2011)
- From a strategic perspective, more credence would be given to a statement of what the parish would accept in terms of development rather than stating what should not be permitted.
- Planning developments on brownfield sites rather than greenfield sites. It had been acknowledged that housing developers preferred greenfield sites as there were no building complications by the presence of various contaminants from a previous use.
- Affordable homes – there was no current evidence to identify if there was a need. A definition of the term “affordable” was required. Did this mean subsidised housing, or less expensive housing?
- The demographics of the area and whether specific steps should be taken to attract other age groups.

During discussion, Borough Councillor Rachel Bailey reported that the emerging Local Plan had focused on towns as a means of identifying housing land supply. If this could not be identified, there was no tool to fight planning appeals and currently there was a significant number of pending planning appeals against Cheshire East Council. Hankelow was identified in the emerging Local Plan as a “sustainable village” and would be dealt with in the next phase of the Plan.

Following a full discussion, the Parish Council agreed the following as the key points which could be submitted to Cheshire East Council as a statement:

- i. The parish had already contributed to the national policy of increased development, viz. there were permissions for 14-18 houses in the village, none of which had been built or commenced;
- ii. Any further development should be small-scale to avoid the character of the village changing;

- iii. Development should be in keeping with the village; for example, similar housing density and design (avoiding 3-storey dwellings);
- iv. Linear development should be retained;
- v. Development should be limited (number yet to be determined);
- vi. Evidence of housing need should be established through the completion of a new housing survey of the parish;
- vii. The Parish Council should consider joining with Hankelow and Buerton Parish Councils in preparing a Neighbourhood Plan;
- viii. The Parish Council should consider at its July meeting if a Village Design Statement should be prepared.

Councillor Bailey reported that the 14-18 houses (item (i) above) could not count towards future provision to be identified in the Local Plan.

RESOLVED: (a) That Cheshire East Council (CEC) be informed that the Parish Council was considering the preparation of a Village Design Statement (VDS) as a planning document to inform future development in the parish;

(b) That CEC be asked to confirm that a VDS would be given status as a planning document; and

(c) That items (i) to (viii) above be considered at the Parish Council meeting in July with a view to issuing a statement to Cheshire East Council, also noting that following formal consultation on the Core Strategy, the Parish Council would make a further statement later in the year;

21 AUTHORISATION OF PAYMENTS

The following payments required authorisation before the next ordinary meeting of the Parish Council.

RESOLVED: That the following payments be approved:

£56.00	Thirsk Community Care Association – payroll service for 2012-2013
£286.00	Hibberts LLP – work associated with registration of the village green (£246 net + £40.00 vat)
£11.08	AON Insurance – additional premium in respect of the addition of the Vehicle-speed display unit onto the insurance schedule (Note: this related to the previous insurers for the period to 1 June 2013.)

.....Chairman

The meeting commenced at 9.00 pm and concluded at 9.25 pm