

**MINUTES OF A MEETING OF HANKELOW PARISH COUNCIL
HELD IN HANKELOW METHODIST CHAPEL SCHOOLROOM, HANKELOW
ON 1 JULY 2013**

PRESENT: Councillor G Foster Chairman
Councillor I Jones Councillor A Lee

APOLOGIES: Councillors C Ainley and G Cope

Note: Prior to the start of the meeting, members of the public addressed the Parish Council.

22 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.

23 MINUTES

RESOLVED: that the Minutes of the following meetings be approved as correct records.

- i. Annual Meeting held on 13 May 2013
- ii. Annual Parish Meeting held on 13 May 2013
- iii. Minutes of the Extra-Ordinary Meeting held on 13 June 2013

24 MATTERS ARISING

- The Clerk was asked to follow-up with Cheshire East Highways the installation of the "Old School Lane" sign. (Minute No. 6.1 – 13 May 2013.)

25 PLANNING

**25.1 Planning Statement to Cheshire East Council
Village Design Statement**

These two items were discussed together.

(a) At the extra-ordinary Parish Council meeting held on 11 June, the Parish Council had agreed a basis of a short statement to be made to Cheshire East Council in advance of the formal consultation on the emerging Local Plan which would take place later in the year.

Members were now invited to consider if these statements should be submitted with a preface that the Parish Council would make further comments later in the year as part of the formal consultation process on the Local Plan.

(b) As requested at the extra-ordinary meeting held on 11 June 2013, Cheshire East Council (CEC) had been asked if it would be able to give any status to a Village Design Statement if the Parish Council prepared such a document. CEC had confirmed that it would be a material consideration when dealing with planning applications.

Notwithstanding the above, the Policy Team Leader (Spatial Planning Team) had suggested that as the Core Strategy was currently in the process of development, the Parish Council might wish to consider working with the Spatial Planning Team in respect of drawing up the Site Allocations document which would identify where new development sites, including housing, should take place in the future. This would include the sustainable villages, of which Hankelow was one. The Policy Team Leader was of the view that this would be of more benefit to the parish than the completion of a Village Design Statement.

It was recalled that at the meeting held in June, Councillor Bailey had reported that statement (i) [below] would have no validity as it represented historical planning permissions.

RESOLVED: (a) That the statement as detailed in items (i) – (vi) below, be submitted to Cheshire East Council (CEC) as initial views on the future of development in the parish;

- 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 within the current settlement boundary;
- 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.

(b) That CEC be informed that formal comments would be submitted in due course as part of the next stage of consultation on the emerging Local Plan; and

(c) That a Planning Officer from the Spatial Planning Team be invited to attend a meeting of the Parish Council to advise on the Village Design Statement process.

25.2 Neighbourhood Plan

The Parish Council was invited to consider if a Neighbourhood Plan (in partnership with Audlem and Buerton Parish Councils) should be prepared. It was noted that a copy of the CLG Guidance on Preparation of a Neighbourhood Plan had previously been issued by e-mail to Members.

RESOLVED: That the Clerk make enquiries of Audlem Parish Council to ascertain progress on its Neighbourhood Plan.

25.4 Rural Housing Needs Survey

Members considered the type of questions which should be included in a survey of rural housing needs. A copy of the Audlem survey was tabled and a Member reported on an informal meeting at which time the survey had been discussed.

In the absence of Councillor Ainley, it was agreed that no further discussion could take place.

RESOLVED: (a) That Councillor Ainley forward a copy of the revised survey document to Members; and

(b) That the Parish Council hold an additional meeting in August to discuss the survey.

25.5 Registering Community Assets – Community Right to Bid

This item was raised in respect of the Methodist Chapel as a community asset. In the longer term, it was envisaged that the chapel would close and the land sold for development. Under the “Community Right to Bid” scheme, the Parish Council would be able to submit a bid to buy the chapel and retain it as an asset for the village.

RESOLVED: That the Clerk contact Cheshire East Council to make enquiries about the process.

26 FINANCIAL MATTERS

26.1 Authorisation of Payments

RESOLVED: that the following payments be approved:

£50.00	A Davenport – internal audit
£8.00	Mid-Cheshire Footpaths Society

£65.00 HM Revenue & Customs – tax on the Clerk’s salary for the first quarter of the tax year.

26.2 Internal Audit

The Internal Auditor’s report had been received. He had commented on the following matters:

- The Building Society passbook required updating
- The value of assets should be recorded as £1 only as valuation was based on the likely amount to accrue on the sale of assets.
- VAT should be re-claimed as soon as practicable.

27 REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

There were no matters to report.

28 VILLAGE GREEN

It was noted that Hibberts plc had confirmed that the Parish Council had been registered as the proprietor of the Green and had provided a copy of the title information document and land registry filed plan. Although the Parish Council had been registered as the owner of the freehold, the title was qualified as being subject to the enforcement of any estate right or other interests in the land which existed at the date of registration in 1975.

29 BOROUGH COUNCILLOR’S REPORT

Borough Councillor Rachel Bailey was not in attendance.

30 CORRESPONDENCE

The following items of correspondence were reported.

Cheshire East Council

- CLASP Summer Newsletter
- Nantwich LAP Highways Meeting – 22 May 2013
- New funding streams announced

Cheshire Association of Local Councils

- Minutes of the Meeting held on 7 March 2013.
- Councillor 4 training workshop 16 July 2013 – Sandbach (evening)
- Rural Transport Group Minutes – 25 April 2013

Other

- Shropshire Wildlife Trust – butterfly hunt
- Cheshire Community Action – various information

31 SHARED INFORMATION

Parish Councillors were invited to share information or to request the inclusion of items on the next agenda. There were no shared items.

32 DATE OF NEXT MEETING

In view of the discussion under Minute No. 25.4 above, it was agreed that an additional meeting be held on 12 August 2013.

.....Chairman