

**MINUTES OF A MEETING OF HANKELow PARISH COUNCIL
HELD IN HANKELow METHODIST CHAPEL SCHOOLROOM, HANKELow
ON 4 MARCH 2014**

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

 Councillor C Ainley
 Councillor I Jones
 Councillor A Lee

<p><u>Note:</u> Prior to the start of the meeting, members of the public addressed the Parish Council.</p>
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86 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.

87 MINUTES

RESOLVED: That the Minutes of the Meeting held on 7 January 2014 be approved as a correct record.

88 MATTERS ARISING (not detailed elsewhere on the agenda)

88.1 Willow Tree on Village Green

At the previous meeting, the Parish Council had authorised the Clerk, in consultation with Councillor I Jones, to make arrangements to seek three quotations for cutting down the Willow tree on the village green.

It was reported that the successful contractor was Tim Fleet, Tree Surgeon who had charged £350 for the work. The invoice had now been settled.

88.2 30 mph Stickers for Wheelie Bins

Councillor Ainley undertook to enquire into the cost of "30 mph" stickers for wheelie-bins to reinforce the speed limit message.

89 PLANNING MATTERS

89.1 Report of Working Group – Village Design Statement

In the absence of Nigel Cassidy, there were no specific matters to report on this item.

89.2 David Thelwell (local land-owner)

At the last meeting the Clerk was asked to forward the Rural Housing Needs Survey to Mr Thelwell and invite him to produce indicative plans for development in the parish in line with the results of the survey. Mr Thelwell had responded by sending a detailed e-mail, as follows:

Comments on the Housing Needs Survey.

“I note the needs within the village for both general market and Affordable Housing. My view is that such housing needs to be of high quality, in keeping with the character of a south Cheshire village. I believe this is achievable. I also note that the village is classed as 'sustainable' and so will need more new housing and commercial facilities in the future.

With regard to the Parish Council Minutes, I note a preference for the village to develop areas which are small in scale, in keeping with the design of current housing, linear to existing road frontages and limited in number. I did write my email of 30 September 2013 with respect to these criteria. In it I referred to three sites, each situate between road frontages and the golf course and each of which meet your criteria; in summary:

- a) South of field adjoining Longhill Lane - infill between Poolside to the Golf Course.*
- b) North of field, land next to Park Villas - Land of poor farming quality with disused infra-structure of the former Nantwich Rural District Council septic tank and pipes previously serving Park Villas; also some foundations of 'Rose Cottage'*
- c) Mid-point of field at corner in the road - Disused land previously known as The Lodge or The Smithy. Road and footpath improvements could be made here. Early maps also show properties have previously been situated between The Lodge/The Smithy and Poolside.*

The development of each area, with appropriate infra-structure and landscaping, could enhance the village and parish. Therefore, would the Parish Council support development in these areas to meet its targets?”

Other Village Needs/Community Facilities.

“A more integrated approach to village design could extend to include community facilities but I have no indication as to what the village might want in this respect. Can the Parish Council give guidance as to needs and priorities?”

I hope that we can achieve a consensus to move forward and look forward to feedback and discussion with the Parish Council.”

Members commented that there were now several other parcels of land which had been put forward as possible areas for development. It was considered too early to give a definitive response to Mr Thelwell. As part of the Village Design Process, residents would be consulted about what they perceived as appropriate for the village. Mr Thelwell had been included as a participant in this process.

RESOLVED: That Mr Thelwell be informed that as part of the Village Design Process, residents would be consulted about what they perceived as appropriate for the village, at which time Mr Thelwell's proposals would be considered.

89.3 Robert Holmes (Planning Solicitor)

Mr Holmes had addressed the Parish Council prior to its meeting on 7 January 2014. He had recently sent an e-mail indicating that his client had won the appeal in the Hankelow case which was for outline planning permission only, and it would be for a future developer to consider layout, scale and type of dwellings. However, it was a condition of the approval that three of the proposed ten units must be “affordable homes”. Mr Holmes was seeking the Parish Council's views on whether these should be for elderly or retired persons, or general.

RESOLVED: That Mr Holmes be advised that the Parish Council's preference was for affordable homes of a “general” nature.

90 FINANCIAL MATTERS**90.1 Authorisation of Payments**

£65.00 Mrs C M Jones – reimbursement for payment to HMRC (tax on salary)

(As noted in Minute No. 88 above, payment of £350 had been made to Tim Fleet, Tree Surgeon, for removing the Willow tree from the Green.)

90.2 Receipts and Payments – 1 April – 31 December 2013

The Parish Council received and noted the financial position at 31 December 2013, as follows:

Total Receipts	5,322.44
<u>Less</u> Payments	<u>-2,106.93</u>
TOTAL	<u>3,215.51</u>
Current Account	2,464.38
Building Society Account	816.13
	<u>3,280.51</u>
LESS un-presented cheque	-65.00
TOTAL	<u>3,215.51</u>

91 CHESHIRE COMMUNITY PRIDE COMPETITION 2014

The Parish Council was invited to consider entering the various competitions organised under the banner of "Cheshire Community Pride". Entries could be submitted for the following:

- Community Pride/Best Kept Village
- Community Spirit Award
- Cheshire Constabulary Village Community Safety Award
- Community Champion Award (nomination of deserving individual)
- Best Community Initiative
- Best Community Newsletter

RESOLVED: (a) That the Parish Council submit entries for both the Community Pride/Best Kept Village and Best Community Newsletter; and

(b) That Councillor I Jones be thanked for his offer to complete the entry documents for submission to Cheshire Community Action.

92 HIGHWAY MATTER/CORRESPONDENCE FROM RESIDENT

Members considered an e-mail from the resident at Corbrook Lodge who had raised highway concerns with Audlem Parish Council and wished Hankelow Parish Council to be aware of his concerns also. He had asked for the Parish Council's support for his proposal that Cheshire East Highways assess the junction from his home onto Audlem Road and for appropriate measures to be installed to slow the traffic on its approach from the rising blind bend from Hankelow.

RESOLVED: That the Clerk write to the resident of Corbrook Lodge advising him that the Parish Council would support any appropriate measures recommended by Cheshire East Highways to improve the safety of the junction from his home onto the A529 Audlem Road.

Following discussion of this item, the Clerk was asked to write to Mr Morris of Corbrook Court Nursing Home to enquire into progress in respect of reinstatement of the permissive footpath.

93 SPEED WATCH

There were no specific matters to report.

94 MEMBERS APPOINTED TO OUTSIDE BODIES

Councillor Ainley had attended a recent Police Cluster meeting. There were no matters to report.

95 BOROUGH COUNCILLOR'S REPORT

Borough Councillor Rachel Bailey was not in attendance.

96 CORRESPONDENCE

There were not items of correspondence to report.

97 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.

98 DATE OF NEXT MEETING

The Annual Meeting was scheduled to be held on Monday, 12 May, at which time the Parish Council would be invited to consider a calendar of meetings for the next Municipal Year.

.....Chairman

The meeting commenced at 7.45 pm and concluded at 8.25 pm