

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL
HELD IN HANKELOW METHODIST CHAPEL SCHOOLROOM, HANKELOW
ON 9 OCTOBER 2014**

PRESENT:	Councillor G Foster	Chairman
	Councillor C Ainley Councillor G Cope Councillor A Lee	
IN ATTENDANCE:	Charlotte Wynn Councillor Rachel Bailey	Planning Consultant – NJL Consulting Cheshire East Council
APOLOGIES:	Councillor I Jones	

45 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.

Councillor C Ainley declared a disclosable pecuniary interest in agenda item 4 (Planning Application No. 14/4300N – Lodge Farm Industrial Estate – outline planning application) on the basis that his property bordered the site of the planning application.

Councillor G Foster declared a disclosable pecuniary interest in agenda item 4 (Planning Application No. 14/4300N) on the basis that she was a resident of Hankelow and any large-scale development would have a significant impact on her as a resident.

Councillor A Lee declared a non-pecuniary interest in agenda item 4 (Planning Application No. 14/4300N) but declined to declare the nature of the interest.

Councillor G Cope declared a disclosable pecuniary interest in agenda item 4 (Planning Application No. 14/4300N) on the basis that he was a resident of Hankelow and any large-scale development would have a significant impact on her as a resident.

46 DISPENSATIONS

The Parish Council was invited to consider written applications for a dispensation which would allow Members to participate, generally, in any discussion on large-scale planning applications, but in particular, on this occasion, to allow for discussion of the planning application for 22 homes on the Lodge Farm Industrial Estate (Minute 48 below).

In accordance with the Localism Act 2011 ('the Act') new arrangements had been introduced to regulate the conduct of members of local authorities, including parish councils.

Following the abolition of the Standards Board, the Act introduced a new interest which must be registered (and declared), namely a 'disclosable pecuniary interest' (DPI), which related to employment, office, trade, profession or vocation for profit or gain, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities. Failure to register such an interest was a criminal offence (S.30 of the Act).

S.33 of the Localism Act 2011 permitted a local council to grant a dispensation to a Member or co-opted Member to allow them to participate in a discussion or to vote on a matter in which they had a DPI. The Parish Council had previously agreed that any such requests must be made in writing to the Council's Proper Officer. Without a dispensation, a Member's participation in the discussion or voting on a matter in which they had a DPI was a criminal offence under S.34 of the Act.

Three written requests had been received as follows:

- Councillor G Foster
- Councillor G Cope
- Councillor C Ainley

Each of these requests had been submitted on the basis that as Hankelow was a very small parish, any large-scale development would have a significant impact on these parish councillors, each of which had a DPI by virtue of their beneficial interest in land (ie their occupation of their home whether it be under licence, rent or ownership). For this reason, without a dispensation, the number of councillors prohibited from participating in the business would be so great as to impede the decision-making process.

- A written request had also been received from Councillor A Lee.

Notwithstanding that Councillor Lee had declared only a non-pecuniary interest in planning application No. 14/4300N, he had submitted a written request for dispensation on the basis of a disclosable pecuniary interest in all large-scale planning applications which included application No. 14/4300N.

RESOLVED: That the Parish Council grant dispensations to Councillors C Ainley, G Cope, G Foster and A Lee for a 4-year period commencing 9 October 2014, to enable them to participate and vote on any large-scale planning applications (ie over 10 dwellings) which were submitted to the Parish Council.

**47 LODGE FARM INDUSTRIAL ESTATE, HANKELOW – APPLICATION NO. 14/4300N
OUTLINE PLANNING APPLICATION WITH SOME RESERVED MATTERS FOR RE-
DEVELOPMENT OF THE SITE TO PROVIDE UP TO 22 DWELLINGS AND AN AREA
OF PUBLIC OPEN SPACE**

Members were invited to consider the outline planning application from Bridge Properties Ltd. Cheshire East Council had requested observations by 23 October 2014.

Charlotte Wynn (Planning Consultant, NJL Consulting) was in attendance and was able to answer questions in respect of the application.

General comments were made that the proposal for 22 dwellings was a reasonable use of this brownfield site and not only had this previously been supported by residents of the parish it also featured in the Parish Plan.

Members acknowledged that although this was an outline application only, they wished to raise specific concerns which might be dealt with at 'reserved matters' stage.

RESOLVED: That the following observations be submitted to Cheshire East Council:

- (i) Concern about the location and height of the dwellings in relation to existing houses. There should be no dwellings which were more than 2½ storeys high.
[Charlotte Wynn confirmed that the dwellings would have the appearance of two-storeys but would use loft space and have dormer windows. The ridge height would be the same as for a two-storey dwelling.]
- (ii) Hankelow was serviced by a higher volume of heavy commercial vehicles, than other areas, by virtue of the lack of gas supply, and the fact that all houses used septic tank drainage. For this reason, the applicant must take into account the impact on the service roads.

- (iii) Lighting: The Parish wished to maintain darkened skies in the interests of avoiding light pollution. If any lighting was proposed on the development, it should be low level and directed downwards.
- (iv) Drainage: Drainage was a general problem in the parish. The drainage requirements identified in the applicant's report (greater than 5 cu. metres per day) must be addressed satisfactorily and meet the concerns expressed by the community and have the approval of the Environment Agency.
- (v) Contamination of Land: Given the previous activity on the site, the land may be heavily contaminated and a full investigation must be carried out and appropriate measures put in place.
- (vi) The Parish Council wished to place on record that it appreciated the measures taken by NJL Consulting to involve the Parish Council in a continuous consultation on the development of the site. Moreover, the original plan had been for a greater number of houses but as a result of on-going consultation had resulted in an application for fewer houses and a revised layout which was more in keeping with the village.

48 HANKELow CHAPEL REFURBISHMENT

The Parish Council was invited to send a letter to WREN in support of the Hankelow Church Council's proposal to carry out extensive refurbishment of Hankelow Chapel.

ADCA has been working in partnership with the Church Council to consider ways of improving the Chapel for all users. It had prepared a list of areas for improvement, including a new boiler and radiators, lowering the ceiling in the hall, provision of an outside porch and improved toilet facilities.

An application for a £15,000 grant to WREN was in the process of being prepared and the South Cheshire Methodist Circuit would also make a significant contribution. The Parish Council was also invited to consider if it could make a financial contribution to this project.

The closing date for the next round of WREN applications was 22 October 2014 and the following round would be 28 February 2015 which would cause unnecessary delay in the project.

As part of the application process, ADCA required a letter of support from the Parish Council to confirm that the Chapel was a valuable community asset. It had been registered as such with Cheshire East Council and the improvements would enhance its use within the community.

RESOLVED: (a) That the Parish Council send a letter of support to WREN; and

(b) That an item be placed on the agenda for the November meeting to consider a request for a donation towards the cost of the Chapel refurbishment.

.....Chairman

The meeting commenced at 8.05 pm and concluded at 8.35 pm