

**MINUTES OF A MEETING OF HANKELOW PARISH COUNCIL
HELD IN HANKELOW METHODIST CHAPEL SCHOOL ROOM, HANKELOW
ON 1 SEPTEMBER 2015**

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

Councillor C Ainley
Councillor I Jones
Councillor A Lee

IN ATTENDANCE: Borough Councillor R A Bailey

27 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 G Foster declared a disclosable pecuniary interest in planning application No. 15/3563N (Land off Longhill Lane) on the basis that the site of the application was in close proximity to her home.

No other declarations were made.

28 MINUTES – 7 JULY 2015

RESOLVED: That the Minutes of the Council Meeting held on 7 July 2015 be approved as a correct record and signed by the Chairman.

29 FINANCIAL MATTERS

29.1 End-of-Year Accounts – 2014-2015

The final report from BDO LLP had been received and was submitted. It was noted that the only issue for report was a clerical error; Box 11 on the Annual Return had not been completed.

There was no fee for the audit.

29.2 Receipts and Payments Statement – 1 April – 30 June 2015

Although it would be normal practice to submit a receipts and payments statement together with a budget monitoring sheet, for the first quarter of the financial year, there were currently no bank statements available.

29.3 Authorisation of Payments

£5.00	Cheshire Association of Local Councils (Five copies of 'The Good Councillors Guide – 4 th edition')
£51.81	Councillor C Ainley Reimbursement for purchase of battery for the vehicle-speed unit ¹

29.4 Methodist Chapel Refurbishment

It was reported that a £30,000 grant from WREN had now been agreed and work on the refurbishment of the Chapel was due to take place in the second half of September.

¹ Although this payment was approved later in the meeting, it has been included here for convenience.

The fund-raising was not yet completed; however, the Council was now asked to approve a contribution of £1,000 which had been included in the Council's budget (£500 in 2014-2015 and £500 in 2015-2016).

RESOLVED: That a grant of £1,000 to 'Hankelow Methodist Chapel' be approved.

29.5 Budget – 2016-2017

Members were invited to give consideration to items which should be included in the budget for 2016-2017 and submit any suggestions to the Clerk ready for the November 2015 meeting.

If the Borough Council followed its previous practice of asking for precept requests by the third week in January, there would be an opportunity for the budget to be finalised at the January 2016 meeting.

30 PLANNING

The Parish Council was invited to comment on the following planning application:

15/3563N Land off Longhill Lane, Hankelow
 Erection of five dwellings and creation of new vehicular access off
 Longhill Lane

RESOLVED: That the Parish Council submit the following objections in respect of planning application No. 15/3563N, some of which had been submitted in September 2014 at outline planning application stage on application No. 14/4164N:

- (i) The applicant had not entered into pre-submission consultation with the Parish Council;
- (ii) The applicant had previously made presentations to the Parish Council for much larger schemes than the subject of this application and Members were surprised that he had not made contact about this much smaller application;
- (iii) The Parish Council had previously been given to understand that the Borough Council gave priority to developments which were either (a) in-fill; or (b) brownfield sites. This application was for development on a green-field site and the Parish Council considered that priority for in-fill and brownfield sites should be maintained. Moreover, the Council was part-way through developing a Neighbourhood Plan for the area and during consultation (which had a 90% response rate) 75% of those responding favoured in-fill and use of brownfield sites for development.
- (iv) In outline application No. 14/4164N, the applicant referred to the '*poor quality marginal land with poor drainage*'. Members disputed this. The land was Grade 3 agricultural and was capable of delivery for agricultural use. The loss of agricultural land featured in the National Planning Policy Framework as a tool against development;
- (v) Traffic impact: Longhill Lane was extremely narrow with no footway and no capacity for expansion; the increase in traffic would be dangerous for residents. Members were concerned about the method by which residents would gain access to and from the site. The junction with the A529 had already been acknowledged by Cheshire East Highways as a dangerous junction and it had moved the 'STOP' sign further into the A529 to reduce the danger;
- (vi) Drainage was a general problem in the village and would be a particular problem on this site because of the topography. Foul water: after treatment in the proposed plant, the outflow would enter the ground-water system which, because of a high water table could not cope currently, and the situation would be exacerbated by the development;

- (vii) Additional water usage by each home would have an adverse impact taking into account the topography of the land behind the application area which rose so that the natural fall was to the road and pond, with no drainage; and
- (viii) Permissions for 20 dwellings had been granted in the last 5 years. Hankelow was a small village and there was no demonstrable requirement for these extra houses.

(Note: Having declared a disclosable pecuniary interest in this planning application, Councillor Foster withdrew from the meeting prior to discussion. Councillor Cope assumed the chair for discussion of the application.

Councillor Foster re-joined the meeting following voting on the item, and resumed the chair.)

31 HIGHWAYS MATTERS

The following matters had been raised at the meeting held on 7 July 2015 and the Clerk had reported these to Cheshire East Highways.

(i) Incomplete footway work carried out by Cheshire East Highways

The engineer who responded stated that he would arrange for removal of the blue plastic barriers from site until the footway work re-commenced. This had not yet been effected and the Clerk was asked to follow-up with John Dodd who was currently dealing with highways matters for the area.

(ii) Longhill Lane – Painting to create visual footpath for pedestrian

Although measurements had been provided to CE Highways in February 2015, no response had yet been received. The engineer dealing with this matter was currently on leave.

Initial indications in 2014 were that it was unlikely that this request could be granted, but no definitive response had yet been given.

(iii) Drainage Scheme on Hall Lane/The Green

The Flood Alleviation Manager (Cheshire East Highways) would assess this site for future works but initial indications were that this was unlikely to feature in the programme of works for 2015-2016.

Members discussed potential solutions for this area as follows:

HALL LANE

This required the digging of a ditch approximately 3 ft deep to allow drainage pipes to be installed.

Councillor Lee undertook to make enquiries and report on the likely cost at the next meeting.

THE GREEN

It was suggested that a camera inspection was required from 11 Old School Lane to The Green. Councillor Ainley agreed to provide the names of competent companies to the Clerk to enable formal quotations to be sought.

(iv) Policy for Gulley-emptying

At the last meeting a Member commented that the gulleys in the parish had not been emptied for 18 months. The Clerk made enquiries of Cheshire East Highways, which had responded as follows. Three gulley route plans for 2014/15 and 2015/16 had been provided.

There was no discussion on this matter; the information was noted.

2014/15 (Hankelow) Route 29 was emptied between 2-4 July 2014. The report showed some jammed and broken covers, along with some Red Tags, along Audlem Road. Unfortunately, pictorial evidence could not be shown as there was a problem with the shapefile layer, which would not display the symbol information.

2015/16 Route 29: Gulley emptying was due to commence late August/early September.

The gulley emptying programme for 2015-16 was split into 44 area schedules, based on the following elements:

- all gullies on 'A' roads
- all gullies on 'B' roads
- gullies on 'C' roads within urban areas or identified from asset data
- gullies on unclassified roads across the network, identified from asset data
- gullies within the immediate vicinity of all schools
- gullies across the network requiring up to four visits per annum
- clear and cleanse programmes in urban areas

All gullies, falling into these categories, within the respective area schedule, would be emptied.

Gulley emptying priorities

The emptying, or cleaning, of gullies was prioritised and based on the collection of detailed information, allowing for the intelligent programming of CE Highways work. For each gulley emptied during the past two years the following information had been gathered:

- the level of detritus contained in the gulley pot, at the time of emptying
- the condition of the lid (and whether it is jammed, broken or missing)
- if it has not been possible to access it (parked car or if the boom is obstructed by an overgrown hedge or overhanging tree)
- if the connection onto the main drain is blocked
- the date and time of CEH visit(s)

32 PERMISSIVE PATH – CORBROOK COURT

During August, the Chairman attended a site meeting at Corbrook Court. Mr Morris was unavailable, but his PA, Sarah Compton, met with the Chairman and Councillor David Higham of Audlem Parish Council.

The PA was due to discuss this matter further with Mr Morris on his return from holiday and report back. The Clerk had not received any information from Ms Compton and was asked to follow this up.

33 NEIGHBOURHOOD PLANNING

33.1 Minutes of Meetings

The Minutes of the Steering Group meeting held on 16 July 2015 were submitted for information.

33.2 Progress

There were no specific matters to report.

34 CONSULTATION – FRACKING IN AUDLEM

The Chairman had been made aware that Audlem was an area which might be subject to exploration for hydraulic fracturing (fracking).

A consultation document had been issued by the Oil and Gas Authority. A copy of the document, entitled '*Habitats Regulations Assessment 124th Onshore Oil and Gas Licensing Round*' was submitted, together with a document showing how to respond to the consultation.

RESOLVED: That the Parish Council decline to submit comments on the consultation document.

35 BOROUGH COUNCILLOR'S REPORT

Councillor Rachel Bailey reported on Cheshire East Council matters of interest including the following:

- Newly-appointed staff Members –
Director of Children's Services
Director of Planning
Neighbourhood Planning Support Manager
- Update on the Local Plan Strategy and the current suspension of the Local Plan. The hearing would be re-opened in October.

36 SHARED INFORMATION/REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

Parish Councillors were invited to share information which was not available at the time of publication of the agenda or to report on attendance at meetings of any outside bodies to which they had been appointed.

- Malcolm Lees, who was the Parish Council's representative on the Audlem Public Hall Annexe Project (APHAx) reported on the scheme's progress. The Clerk had received a report from the Chairman of APHAX and as a donation from the Parish Council was requested, this would be included on the agenda for the November meeting.
- Councillor G Foster had attended an Audlem Burial Board meeting but there were no specific matters to report.
- Cheshire Community Action Awards Evening: Thursday 15 October at 7.30 pm at Ellesmere Port Civic Hall.

RESOLVED: That Councillor I Jones, together with Mrs A Jones and Ms V Morrey, attend the Awards Evening.

37 DATE OF NEXT MEETING

3 November 2015

.....Chairman

The meeting commenced at 7.50 pm and concluded at 8.50 pm