

**MINUTES OF A MEETING OF HANKELow PARISH COUNCIL
HELD ON 4TH NOVEMBER 2019**

PRESENT: Councillor G Foster Chair
Councillor I Jones
Councillor A Lee
Councillor D Smith
Councillor C Fitzsimons

IN ATTENDANCE: Two members of the public plus Mr J Durrant, Chair of the Neighbourhood Plan Steering Group, and Borough Councillor Rachel Bailey.

43 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

44 **DECLARATIONS OF INTEREST**

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

Councillors G Foster, A Lee, I Jones and D Smith each declared an interest in the proceedings in relation to any discussion surrounding the White Lion Community Pub Limited on the basis that they were shareholders in the company

45 **MINUTES OF THE MEETINGS HELD ON 2 SEPTEMBER 2019**

RESOLVED: That the Minutes of the meeting held on 2 September 2019 be approved as a correct record.

46 **PUBLIC QUESTION TIME**

In accordance with the Parish Council's Standing Order No 1, members of the public were able to ask a question or to make a statement. No questions were raised.

47 **HANKELow NEIGHBOURHOOD PLAN**

John Durrant, Chair of the Neighbourhood Planning Group, was in attendance at the meeting and provided an update on progress with the Regulation 14 consultation which is attached. A copy of the Neighbourhood Plan Steering Group Minutes for the meeting held on 18 November 2019 is also attached.

48 **FINANCIAL MATTERS**

48.1 **Authorisation of Payments**

RESOLVED: That the following payments be approved:

£137.60	HMRC payment regarding Clerk's salary
£ 75.00	CHALC – Attendance at training course – Councillor D Smith

48.2 **Draft Budget 2020-21**

The Parish Council gave initial consideration to the draft budget report which had been produced which made some recommendations over the budget spend for 2020-21. A number of observations and suggestions were made in relation to existing spend, particularly on Village Green amenities, and some consideration was also given to any spend to be apportioned to

the White Lion Pub during 2020-21. The Clerk to take these considerations into account in preparing and presenting the budget for formal approval by the Parish Council at its meeting on 6 January 2020.

49 **PLANNING APPLICATIONS**

The Parish Council considered and commented on the following planning applications:

19/2099N, Land off Audlem Road, Hankelow – Entry-Level Exception Site for Affordable Housing

1. The Parish Council notes the Housing Officer's objection to the proposal which is in accordance with Para 71 of the NPPF which states that entry-level exception sites should be supported "unless the need for such homes is already being met within the authority's area". The Cheshire East draft housing strategy 2018-30 states that the current delivery of affordables is 40% above the target of 355 p.a. For this reason alone the application should be refused.

By definition, entry-level exception sites are outside existing planning policies and are to be provided on sites not allocated for housing. They are to be treated as special cases. However, Para 77 of the National Planning Policy Framework (NPPF) states that "in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs". It is the Parish Council's view that 19/4360 does not reflect local needs.

Para 77 offers a further definition as "identified local needs". The applicant has provided no clear statistical evidence to support his assertion that "there is a large need for affordable first-time buyer housing that is not being met at the current time". Where are the figures? What is the shortfall in provision? To be treated as a special exception, the supporting evidence has to be clear and unequivocal.

The Parish Council has noted the following evidence;

- a) The Lodge Farm Industrial estate development (14/4300N) included 19 homes of which 3 were "affordable". The developer was unable to sell these homes and applied successfully to have the "affordable" element removed (19/0393N), to allow them to be sold at full market value. As Cheshire East agreed to this variation, it can be assumed that the authority recognises that the need for starter homes does not exist in Hankelow.
 - b) 43 affordable homes have been built or are in the process of being built in Audlem, within 2 miles of the centre of Hankelow. For starter home buyers these represent a better location than Hankelow, being close to employment opportunities in a local centre. In Hankelow such employment opportunities have diminished with the closure of the golf club in Sept.2017 and the pub in Jan, 2016. To provide starter homes in Hankelow would not be sensible, for workers travelling to Audlem. Public transport links are poor (a two hourly service on weekdays and none on Sundays) and there is no safe continuous footpath between Hankelow and Audlem.
2. Para 71 of the NPPF states that entry-level sites should "comply with any local design policies and standards". The previous application (18/4858N) was refused on the grounds that the design / layout for 10 homes on this site represented unacceptable overcrowding and was "harmful" (see the officer's report) to the urban grain/character of the area.

This new application based on the same site and area would represent a similar "harmful" development. As this question of overcrowding was the main issue in refusing the previous application it seems unacceptable to relegate the question of housing density to a "reserved matter"

3. Hankelow's draft Neighbourhood Plan (at Reg 14 stage) has as objective 9 as part of a "Local Character and Design" policy an aim to "protect and enhance the unspoilt local rural character of the parish". To approve 19/4360 would conflict with objective 9 as it is located in open countryside on good agricultural land. The draft Neighbourhood Plan recommends 2 sites for residential development, both within the infill village settlement zone and therefore not in contravention of objective 9. During the period 2011-17 the number of residential houses in Hankelow increased by 47%. This cannot be allowed to continue otherwise the rural character of Hankelow will be lost forever.

19/2099N, Land adjacent The White Lion Public House, Audlem Road, Hankelow – outline application for new classic car showroom

1. The proposal is in line with Policy CF2 – Community Hub in Hankelow's Neighbourhood Plan which states that appropriate enabling development may be permitted on the site.
2. There are two errors in this planning application:
 - (a) The Parish Council understands that the applicant has to re-submit a more accurate ground plan that is being submitted to Cheshire East.
 - (b) The right of way is defined as "at all times" and not "impertuity" as detailed within the application.
3. The Parish Council looks forward to this development being built so that the Council can move forward with the development of The White Lion Pub.

Whilst the application is supported in principle, the Parish Council reserves its position to comment further on this planning application until such time as a more detailed proposal is submitted on which the Parish Council can submit its final comments and determination.

50 **SHARED INFORMATION**

Parish Councillors were invited to share information or report on attendance at any recent meetings of outside bodies.

Councillor Fitzsimons updated on progress in relation to the community play area as part of the Heyford Homes development. She advised that Cheshire East had now confirmed that the area is a community play area and that the maintenance charge paid by owners of properties on the site included the maintenance of the play area. Councillor Fitzsimons agreed to bring the correspondence from Cheshire East to the next meeting of the Parish Council. There was also some discussion surrounding responsibility for the upkeep of the equipment and insurance of the area and it was agreed that this would be raised with Cheshire East/Ansa..

Borough Councillor Rachel Bailey reported on Cheshire East matters of interest which included an update on the local transport plan and the Cheshire East budget.

51 **DATE OF NEXT MEETING**

6 January 2020

.....Chair

The meeting commenced at 7.30 pm and closed at 9.15pm