

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL  
HELD ON 1 FEBRUARY 2022  
HANKELOW METHODIST CHAPEL**

**PRESENT:** Councillor G Foster (Chair)  
Councillor C Cope (Vice-Chair)  
Councillor I Jones  
Councillor C Fitzsimons  
Councillor A Postlethwaite

**IN ATTENDANCE:** Councillor Rachel Bailey and members of the public

---

**70. APOLOGIES FOR ABSENCE**

There were no apologies for absence

**71. 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.

Councillor C Cope declared an interest in the agenda item and left the meeting at this point.

**72. PUBLIC QUESTION TIME**

In accordance with the Parish Council's Standing Order No 1, members of the public made statements and raised questions about the planning application.

**73. PLANNING APPLICATION**

**Application No:** 22/0111N  
**Proposal:** Provision of a 30.48 x 15.24m general agricultural storage shed, a 30.48 x 6.10m roof on legs structure to provide a covered handling area for vehicle maintenance and cattle welfare and an associated track to be formed from the A529 to the farm yard which is part retrospective.  
**Location:** Manor Farm, Hall Lane, Hankelow CW3 0JB

The Parish Council was invited to comment on the above planning application.

**RESOLVED:** That Cheshire East be advised as follows:

The Parish Council has no objection to the applicant putting a shed, with an access road from the A529. The Parish Council accepts that everything needs to be done to alleviate the flooding and to make it safe. If this application were to be approved, the Parish Council would ask that Cheshire East attach a number of conditions to the approval of this application as follows:

1. Kerbing around the verge at the entrance and a clause included to ensure that the kerbing is maintained.
2. Hankelow has a Dark Skies Policy (Hankelow Neighbourhood Plan E3) and the Parish Council would want an assurance that any lighting complies with the Plan and Policy.
3. The Parish Council would wish assurance that the associated track is used only to access the agricultural storage shed for vehicle maintenance and cattle welfare and would wish to receive assurance that this is enforced.

4. The status of the access road is a key point for the Parish Council for consistency purposes. The Hankelow Neighbourhood Plan EB2 says that “development proposals in the open countryside of the parish which support the rural economy will be supported, where they contribute positively to the environment and do not cause visual or landscape harm or increase in pollution, or impact on pedestrian safety or public rights of way”. The Parish Council would want assurance over this.
5. The Parish Council would wish to see that Cheshire East applies and enforces standard working hours whilst this work is underway.

.....Chair

The meeting started at 7.30pm and closed at 9.30pm