

**MINUTES OF HANKELow PARISH COUNCIL MEETING  
5 SEPTEMBER 2022  
HANKELow METHODIST CHURCH**

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

**IN ATTENDANCE:** There were three members of the public in attendance.

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**26. APOLOGIES**

There were no apologies for absence.

**27. DECLARATION OF INTEREST**

Members were asked 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 and I Jones declared an interest in any discussions on the agenda in relation to the White Lion Community Pub Limited.

**28. MINUTES**

**RESOLVED:** That the Minutes of the meetings held on 30 June 2022 and 4 July 2022 be approved as a correct record.

**29. PUBLIC QUESTION TIME**

No questions were submitted for consideration by the Parish Council.

**30. FINANCIAL MATTERS**

**30.1. Receipts and Payments Statement**

The Parish Council noted the attached receipts and payments statement showing the financial position as at 5 August 2022. It was noted that the VAT recovery arrangements undertaken by the Clerk had now been credited to the current account by HMRC.

**31. PLANNING APPLICATIONS**

31.1 The Parish Council had been invited to comment on the following planning applications:

**Application No:** 22/3141N  
**Proposal:** Listed Building Consent to install 30 solar panels in the rear garden and a tennis court with fencing  
**Location:** Hankelow Manor, Hall Lane, Hankelow CW3 0JB

**RESOLVED:** That Cheshire East be advised that the Parish Council supports this application.

**Application No:** 22/3167N  
**Proposal:** Placement of mobile home in the garden for use as a residence by elderly parent  
**Location:** The Granary, Audlem Road, Hankelow CW3 0JE

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

The Parish Council considers that the site is in an inappropriate place for the mobile home as it considers it to be too close to other residential properties. The Parish Council considers that a mobile home in this context counts as a 'development' and under the Hankelow Neighbourhood Plan would make the following comments:

HNDP Policy DC1 (Design) para a) has "new development must be of a high quality of design which complements and enhances the size, height, scale mass, materials, layout, access and density of existing adjoining development and does not negatively impact upon the amenity of neighbouring residential properties." Other parts of DC1 may apply, such as para i), the requirement for sustainable drainage.

Although it is very close the infill boundary, it is outside. HNDP Policy H2 (New Housing) states that outside the infill boundary CELPS PG 6 applies. It quotes part of PG6 which says "only development that is essential for the purpose of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be supported". There is a list of exceptions in CELPS PG6, but none appear to cover this type of development.

## 32. **COMMUNITY SPEEDWATCH**

Councillor Foster reported on a meeting with PC Jarvis and Borough Councillor Bailey at which there had been a discussion about the implementation within the Parish of a new Speedwatch Scheme managed by volunteers. In order to start the scheme, the Parish Council would need to purchase the speedwatch equipment recommended by the Police, who would also train the scheme's voluntary participants (at least four were needed but preferably 6-8). The Police had advised that there needed to be at least two group participants operating the equipment at any one time and those participants needed to have undertaken the training.

**AGREED:** Councillor Foster circulate proposals about the scheme within the Parish with a request for volunteers. Subject to sufficient volunteers coming forward, the equipment would be purchased and the scheme operational arrangements would be put in place. It was agreed to place on the agenda for the next Parish Council meeting.

### **33. DRAINAGE ACROSS THE GREEN**

Councillor Cope and Jones reported on the meeting with a representative from The White Lion who was supportive of the need for the easement to give the right of access to maintain the drain and being clear about future maintenance liabilities on all sides. It had been agreed that as a gesture of goodwill that The White Lion would pay a peppercorn rent, with each side paying their own legal fees to confirm the arrangements. A further conversation is now needed to finalise the Easement.

**AGREED:** That Councillors Foster, Jones and Fitzsimons meet with The White Lion representative to finalise the arrangements, which could then be forwarded for further legal advice and confirmation.

### **34. SHARED INFORMATION**

#### **34.1 Platinum Jubilee - Stainless Steel Plaque**

It was agreed that arrangements would be made to purchase the above plaque later in the autumn, together with a decision over the most appropriate timing for the tree planting. Councillor Jones to progress.

#### **34.2 Noticeboard**

Councillor Jones reported that a quote is currently being prepared for a new noticeboard, together with suggested design and style illustrations, for further consideration by the Parish Council.

#### **34.3 Defibrillator and Battery**

Councillor Cope confirmed that the battery had expired on the defibrillator and would make arrangements for repurchase as soon as new batteries become available.

#### **34.4 'GoTo' Bus Service**

Some discussion took place about the above bus service and its accessibility. It was agreed that it would be helpful for further discussion about how the Parish Council could generate support for this service (perhaps through the pub) and to place an item about this on the next Parish council agenda.

35. **DATE OF NEXT MEETING**

7 November 2022

The meeting commenced at 7.30pm and concluded at 8.30pm

..... Chair