

**MINUTES OF THE ANNUAL PARISH MEETING OF HANKELow PARISH
HELD IN HANKELow METHODIST CHAPEL ON 12 MAY 2014**

PRESIDING: Councillor Gin Foster
Chairman of the Parish Council

PARISH COUNCILLORS: Colin Ainley
Geoff Cope
Ian Jones
Tony Lee

HANKELow AMENITIES GROUP Val Morrey

Local residents

1 DECLARATIONS OF INTEREST

Members of the Parish Council were invited to make declarations of interest. No declarations were made.

2 MINUTES OF THE ANNUAL PARISH MEETING HELD ON 13 MAY 2013

The Minutes of the previous Annual Parish Meeting held on 13 May 2013 were received.

3 REPORT FROM HANKELow AMENITIES GROUP

Val Morrey reported on behalf of the Amenities Group.

- The Summer Fete held on 24 June 2013 had been a success and owing to great support the following donations were made:
 - £500 NSPCC
 - £250 LATH (Crewe-based group dealing with homelessness)
 - £50 Audlem Scouts
 - £50 Musicland
 - £100 Hankelow Methodist Church

Additional outdoor tables had been purchased, together with a new marque and a barbecue to be used at events during 2014.

- A photograph competition was held, following which a calendar for 2014 was commissioned using the photographs. It had been agreed that any profit would assist towards the next gardens visit.
- The Autumn supper held at the White Lion on 22 October 2013 was attended by 73 residents. The photograph competition results were announced at this event and the calendar displayed was well-received.
- Annual Carol-singing event attracted 60 residents. A collection was made and a donation of £150 was made to the Donna Louise Hospice Trust.
- In February 2014, Matthew Jones made a presentation on the history of photography and answered questions from the audience. Refreshments were served after the event.
- The Summer Fete was due to be held on 22 June. Fund-raising would be for MacMillan Cancer Support. To help fund the fete, refreshments were to be organised in Audlem Public

at the Audlem Carnival on 26 May. In addition to the usual stalls there would be the following attractions:

- Crewe Concert Band
- Nantwich Free Runners
- Musicland
- Scottish dances
- Sports for all Ages
- Tug o' War

On 11 May 2014, there were 30 residents who attended the organised visit to the Dorothy Clive Gardens.

In closing, Ms Morrey said that the Hankelow Amenities Group was not large but was fortunate to be able to organise so many events because of the enthusiasm and commitment of the individual members. She made a plea for more helpers and would welcome attendance from any resident at the monthly meetings which were publicised on the website.

4 CHAIRMAN'S REPORT

The Chairman took the opportunity to report on activities over the previous 12 months:

- The Parish Council was now the registered owner of the village green.
- In June 2013, the Parish Council had carried out a housing survey amongst all residents. There was a 51% response rate which was significantly higher than the response rate for many surveys. The results indicated that there was a need for between 3-5 affordable dwellings.
- The Willow tree on the green had been cut-down as it was becoming a danger.
- Councillor Ainley provided an update on the speed camera scheme. Between 8.30 am – 5.00 pm 70% of drivers were observing the speed limit. Outside of these hours, the speeds were greater. Subject to the availability of resources, the Police had indicated that they would try to establish a speed pattern.

5 ACCOUNTS – 2013-2014 (unaudited)

A copy of the unaudited accounts for the period 1 April 2013 – 31 March 2014 were available at the meeting.

6 PLANNING – DEVELOPMENT IN THE VILLAGE

6.1 Councillor Colin Ainley made a presentation to the meeting about planning in the village generally, and in particular, in respect of the Lodge Farm site.

Informal meetings had already been held with representatives from NJL Consulting, acting on behalf of a developer who was exploring what would be acceptable to the village in terms of development of the former Lodge Farm industrial site. The Parish Council now shared these proposals with residents and invited views.

The developer proposed between 24-30 dwellings on the site. The CEC Local Plan included a provision for a total of 20 houses to be built in the parish over the next 10 years.

The following issues were raised during discussion:

- David Thelwell had previously intimated that he wished to develop his family-owned land (opposite to the Chapel) with the aim of building 80-100 dwellings on

the site. He had not made a formal approach to the Parish Council since June 2013.

- The possibility of 3-storey dwellings should be resisted as this would be out of character with the village.
- 24-30 dwellings was a high density for the Lodge Farm site.
- Development on this site could result in a cluster-development with the dwellings being located away from the main village activities a consequence of which was that the new residents might not become integrated into the local community.
- S.106 commitments by developers were often not realised. There were many examples where such facilities as doctors' surgeries and schools did not materialise after developments were built.
- Drainage was a key factor. It was a problem generally for the area and would need careful managing.

At the conclusion of the discussion, a vote was taken and it was unanimously

RESOLVED: That

- (a) The best use of the Lodge Farm site would be for housing;
- (b) Density of housing on the site should be limited to no more than 20 dwellings;
- (c) That none of the dwellings should be three-storey as that would be out-of-keeping with the character of the village;
- (d) Affordable housing should be "pepper-potted" around the development so that they were not obviously distinguishable from the other houses;
- (e) Drainage was a key factor in the area generally and would need careful assessment to ensure a satisfactory solution; and
- (f) That NJL Consulting be advised of the views of the meeting.

6.2 Members of the Parish Council asked the Clerk to contact the Cheshire East Council (CEC) Spatial Planning Team requesting one of its Officers to meet with the Parish Council or, alternatively, a small group of parish councillors could visit the CEC offices to discuss how the parish can move forward on development generally. Following this meeting, the Parish Council would be able to share the outcome with the village and provide an opportunity for residents to join the Village Design Statement working group if they wished.

7 MATTERS RAISED BY RESIDENTS

The following matters were raised by residents:

- Visual reduction of road width. A resident asked about white-lining on Longhill Lane to create a visual reduction in the road width, thereby making it a safer walking route for pedestrians.

This matter would be raised with CE Highways and reported back to the Parish Council.

- Flooding on The Green

A resident displayed a photograph of flooding on The Green. The Clerk was asked to contact CE Highways and request an engineer to make a site visit. The resident would provide an electronic copy of the photograph which could be sent to CE Highways.

- Drainage on Village Green

The Clerk was asked to add an item to the agenda for the July meeting inviting the Parish Council to consider installing a drainage system on The Green in the vicinity of the properties 'Green Court' 'Dunelm House' and 'Green Looms' all of which were located on Hall Lane.

- A grant of £100 had been made to the Parish Council by Cheshire Community Action. Ms Morrey asked if this could be used to purchase plants and to carry out work to improve the benches. Members of the Parish Council agreed to this.

.....Chairman

The meeting commenced at 7.30 pm and concluded at 8.35 pm