

HANKELow PARISH COUNCIL

www.hankelow.eu

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Clerk

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Parish Councillors are summoned to a meeting of the Parish Council

DATE: MONDAY 1 JULY 2013

TIME: 7.30 PM

VENUE: SCHOOL ROOM, HANKELow METHODIST CHAPEL



Signed: _____

Date of Issue: 25 June 2013

Note: Prior to the start of the meeting, members of the public will be able to address the Parish Council.

A G E N D A

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members to declare any non-pecuniary or disclosable pecuniary interest which they have 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.

Whilst the Clerk can advise on the Code of Conduct and its interpretation, the decision to declare, or not, is the responsibility of the Parish Councillor, based on the particular circumstances.

3 MINUTES

To approve the following Minutes as correct records:

3.1 Minutes of the Annual Meeting held on 13 May 2013.

3.2 Minutes of the Annual Parish Meeting held on 13 May 2013

3.3 Minutes of the Extra-Ordinary Meeting held on 13 June 2013

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To: Councillors G Foster (Chairman), C Ainley, G Cope, I Jones and A Lee

Copy: Borough Councillor R A Bailey

4 MATTERS ARISING (not detailed elsewhere on the agenda)

To consider any matters arising from the Minutes of the previous meeting.

5 PLANNING

5.1 Planning Statement to Cheshire East Council

At the extra-ordinary Parish Council meeting held on 11 June, the Parish Council agreed the following as the basis of a short statement to be made to Cheshire East Council in advance of the formal consultation on the emerging Local Plan which would take place later in the year. At the meeting, Councillor Bailey had reported that statement (i) would have no validity as it represented historic planning permissions.

Members are invited to consider if these statement should be submitted in their entirety, with a preface that the Parish Council would submit further comments later in the year as part of the formal consultation process on the Local Plan.

- i. The parish had already contributed to the national policy of increased development, viz. there were permissions for 14-18 houses in the village, none of which had been built or commenced;
- ii. Any further development should be small-scale to avoid the character of the village changing;
- iii. Development should be in keeping with the village; for example, similar housing density and design (avoiding 3-storey dwellings);
- iv. Linear development should be retained;
- v. Development should be limited (number yet to be determined);
- vi. Evidence of housing need should be established through the completion of a new housing survey of the parish;
- vii. The Parish Council should consider joining with Hankelow and Buerton Parish Councils in preparing a Neighbourhood Plan;
- viii. The Parish Council should consider at its July meeting if a Village Design Statement should be prepared.

5.2 Village Design Statement

As requested at the extra-ordinary meeting held on 13 June 2013, Cheshire East Council (CEC) was asked if it would be able to give any status to a Village Design Statement if the Parish Council prepared such a document. CEC has confirmed that it would be a material consideration when dealing with planning applications.

Notwithstanding the above, the Policy Team Leader (Spatial Planning Team) has suggested that as the Core Strategy is currently in the process of development, the Parish Council might wish to consider working with the Spatial Planning Team in respect of drawing up the Site Allocations document which will identify where new development sites, including housing, should take place in the future. This will include the sustainable villages, of which Hankelow is one. The Policy Team Leader is of the view that this would be of more benefit to the parish than the completion of a Village Design Statement.

(A copy of the Audlem VDS is enclosed for information.)

5.3 Neighbourhood Plan

To consider if a Neighbourhood Plan (in partnership with Audlem and Buerton Parish Councils) should be prepared. (A copy of the CLG Guidance on Preparation of a Neighbourhood Plan has previously been issued by e-mail to Members.)

5.4 Rural Housing Needs Survey

To consider the type of questions to be included in the survey.

5.5 Registering Community Assets

6 FINANCIAL MATTERS

6.1 Authorisation of Payments

£50.00 A Davenport – internal audit

6.2 Internal Audit

The accounts are currently being audited. It is expected that the internal audit report will be available at the meeting.

7 REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

Members appointed to outside bodies to report on recent activities.

- Burial Board
- Police Cluster

8 VILLAGE GREEN

To note that Hibberts plc has confirmed that the Parish Council has been registered as the proprietor of the Green and has provided a copy of the title information document and land registry filed plan. Although the Parish Council has been registered as the owner of the freehold, the title is qualified as being subject to the enforcement of any estate right or other interests in the land which existed at the date of registration in 1975.

9 BOROUGH COUNCILLOR'S REPORT

Borough Councillor Rachel Bailey to report on Cheshire East Council matters of interest and to update the Parish Council in respect of any outstanding matters.

10 CORRESPONDENCE

The Clerk to report receipt of correspondence received since the last meeting. Various e-mails have already been issued to Members under separate cover.

Cheshire East Council

- CLASP Summer Newsletter
- Nantwich LAP Highways Meeting – 22 May 2013
- New funding streams announced

Cheshire Association of Local Councils

- Minutes of the Meeting held on 7 March 2013.
- Councillor 4 training workshop 16 July 2013 – Sandbach (evening)
- Rural Transport Group Minutes – 25 April 2013

Other

- Shropshire Wildlife Trust – butterfly hunt
- Cheshire Community Action – various information

11 SHARED INFORMATION

Parish Councillors are invited to share information or to request the inclusion of items on the next agenda.

Note: Decisions cannot be taken under this item.

12 DATE OF NEXT MEETING

2 September 2013

Dependent on the outcome of item 5 above, the Parish Council might wish to consider holding an additional meeting in August to develop further the various planning matters associated with Neighbourhood Planning and a Village Design Statement.

Notes

1) Members of the Public

The Parish Council welcomes and encourages members of the public to attend its meetings. You are requested to enter and leave quietly and to remain quiet during the meeting. Mobile phones and pagers should be switched off, and no food or drink should be brought into the meeting.

Members of the public are not able to participate in meetings but are able to ask questions or make a statement, prior to the start of the meeting. In addition, if you feel there is a matter which should be brought to the attention of the Parish Council you may contact the Clerk, the Chairman, or any member of the Parish Council, and arrangements can be made to place the item on the agenda for the next meeting, if appropriate.

On occasions, members of the press and public will be excluded from the meetings when the business to be transacted is of a confidential nature; for example, dealing with individual people, staffing matters, contracts and financial affairs of other parties.

2) Parish Councillors

A) Notice of items

The Parish Council cannot lawfully decide any matter which has not been specifically included on the agenda, and there is case law to this effect (*Longfield Parish Council v Wright (1918) 88 LJ Ch 119*).

B) Planning Grounds The grounds on which observations can be made on planning applications are as follows –

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| 1 | Development Plan in all its aspects | 8 | Appropriateness of use taking account of local area |
| 2 | Government legislation and guidance (PPG) | 9 | Effect on highway safety and parking |
| 3 | Siting | 10 | Landscape |
| 4 | Design | 11 | Listed buildings |
| 5 | External appearance | 12 | Conservation areas |
| 6 | Compatibility with street-scene | 13 | Land |
| 7 | Development effect on neighbouring properties, contamination amenities and privacy | 14 | Flooding |

Non-Relevant Matters

- | | | | |
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| 1 | Matters controlled by other legislation | 6 | Business competition |
| 2 | Effects on private rights | 7 | Personal circumstances – health/finance |
| 3 | Provisions in covenants/deeds | 8 | Ownership |
| 4 | Effect on property values | 9 | Moral issues |
| 5 | Private opinions | | |

Note: If the Parish Council agrees, in principle, with an application, but not in all aspects, suggestions for “development conditions” can be made, in line with relevant factors.