

# HANKELow PARISH COUNCIL

www.hankelow.eu

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Parish Councillors are summoned to a meeting of the Parish Council

**DATE:** TUESDAY, 4 MARCH 2014

**TIME:** 7.30 PM

**VENUE:** SCHOOL ROOM, HANKELow METHODIST CHAPEL



Signed: \_\_\_\_\_

Date of Issue: 26 February 2014

**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 as a correct record the Minutes of the Meeting held on 7 January 2014.

**4 MATTERS ARISING (not detailed elsewhere on the agenda)**

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

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

Copy: Borough Councillor R A Bailey

#### **4.1 Felling of Willow Tree on The Green**

To report that the successful contractor was Tim Fleet Trees. The tree has now been felled and under item 6.1 below the Parish Council is asked to note that the company has been paid £350 for the work.

### **5 PLANNING MATTERS**

#### **5.1 Report of Working Group – Village Design Statement**

The Working Group to report progress.

#### **5.2 David Thelwell (local land-owner)**

At the last meeting the Clerk was asked to forward the Rural Housing Needs Survey to Mr Thelwell and invite him to produce indicative plans for development in the parish in line with the results of the survey.

Mr Thelwell's response is given below:

##### Comments on the Housing Needs Survey.

"I note the needs within the village for both general market and Affordable Housing. My view is that such housing needs to be of high quality, in keeping with the character of a south Cheshire village. I believe this is achievable. I also note that the village is classed as 'sustainable' and so will need more new housing and commercial facilities in the future.

With regard to the Parish Council Minutes, I note a preference for the village to develop areas which are small in scale, in keeping with the design of current housing, linear to existing road frontages and limited in number. I did write my email of 30 September 2013 with respect to these criteria. In it I referred to three sites, each situate between road frontages and the golf course and each of which meet your criteria; in summary:

- a) South of field adjoining Longhill Lane - infill between Poolside to the Golf Course.
- b) North of field, land next to Park Villas - Land of poor farming quality with disused infra-structure of the former Nantwich Rural District Council septic tank and pipes previously serving Park Villas; also some foundations of 'Rose Cottage'
- c) Mid-point of field at corner in the road - Disused land previously known as The Lodge or The Smithy. Road and footpath improvements could be made here. Early maps also show properties have previously been situated between The Lodge/The Smithy and Poolside.

The development of each area, with appropriate infra-structure and landscaping, could enhance the village and parish. Therefore, would the Parish Council support development in these areas to meet its targets?"

##### Other Village Needs/Community Facilities.

"A more integrated approach to village design could extend to include community facilities but I have no indication as to what the village might want in this respect. Can the Parish Council give guidance as to needs and priorities?"

I hope that we can achieve a consensus to move forward and look forward to feedback and discussion with the Parish Council."

### **5.3 Robert Homes (Planning Solicitor)**

Mr Holmes address the Parish Council prior to its meeting on 7 January 2014 and has now sent the following e-mail:

“We won the appeal decision in the Hankelow case. It is for outline planning permission only and therefore, a future developer will be considering layout, the scale and type of the proposed houses etc. but it is a condition that three of the proposed ten units must be "affordable homes", and I wondered whether the Parish Council would wish us to consider if such affordable units should be for elderly or retired persons, or general. The Housing Department of Cheshire East Council will have figures to apply, but I thought I would “sound out” the Parish Council to establish if it has any views which it would like to put forward for consideration.”

## **6 FINANCIAL MATTERS – BUDGET PROPOSALS 2014-2015**

### **6.1 Authorisation of Payments**

£65.00 Mrs C M Jones – reimbursement for payment to HMRC (tax on salary)

To note that £350 has been paid to Tim Fleet in respect of felling the Willow tree on The Green.

### **6.2 Receipts and Payments – 1 April 2013 – 31 December 2013**

To receive a receipts and payments statement for the third quarter of the year (1 April 2013 – 31 December 2013).

To follow

## **7 CHESHIRE COMMUNITY PRIDE COMPETITION 2014**

Entry documentation has now been received from Cheshire Community Action. The date for submission of entries is 16/17 April. The Parish Council is invited to consider which of the various competitions it wishes to enter:

- Community Pride/Best Kept Village
- Cheshire community Spirit Award
- Cheshire constabulary Village Community Safety Award
- Community Champion Award (nomination of a deserving individual)
- Best Community Initiative
- Best Community Newsletter

## **8 HIGHWAY MATTER/CORRESPONDENCE FROM RESIDENT**

The resident at Corbrook Lodge has raised highway concerns with Audlem Parish Council and also wishes Hankelow Parish Council to be aware of the issues.

The exit from his home does not provide him sufficient visibility to be aware of oncoming traffic, particularly from the Hankelow direction. He has requested the Parish Council to consider supporting his proposal for the junction from his home to be assessed by the Highways Authority and for appropriate measures to be installed to slow the traffic on its approach from the rising blind bend from Hankelow.

## **9 SPEED WATCH**

To update the Parish Council on recent speed watch activity.

## **10 MEMBERS APPOINTED TO OUTSIDE BODIES**

Members appointed to outside bodies to report on recent activities.



## 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 –

- |   |   |    |   |
|---|---|----|---|
| 1 | Development Plan in all its aspects   | 8  | Appropriateness of use taking account of local area |
| 2 | Government legislation and guidance   | 9  | Effect on highway safety                            |
| 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

- |   |   |   |   |
|---|---|---|---|
| 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.