

# HANKELow PARISH COUNCIL

Carol Jones  
Clerk

Tel: 01270 812065  
e-mail: carol.jones44@btinternet.com

Parish Councillors are summoned to a  
**MEETING OF THE PARISH COUNCIL**

**DATE:** MONDAY, 5 SEPTEMBER 2016  
**TIME:** 7.30 pm  
**NOTE VENUE:** HANKELow METHODIST CHAPEL  
HANKELow

Enquiries to: Clerk: Carol Jones

Tel: 01270 812065



Signed

Date: 29 August 2016

To: Members of the Parish Council  
(G Foster (Chairman), G Cope (Vice-Chairman), C Ainley, I Jones and A Lee)

cc: Cheshire East Ward Councillor Rachel Bailey

**MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND THIS MEETING**

Members of the public are encouraged to print off their own copies of the agenda from the village website ([www.hankelow.eu](http://www.hankelow.eu)). If paper copies of the agenda and/or any associated reports are required, please contact the Clerk who will arrange for copies to be made available at the meeting.

# AGENDA

## 1 APOLOGIES FOR ABSENCE

## 2 DECLARATIONS OF INTEREST

Members to declare any non-pecuniary or disclosable pecuniary interest (DPI) which they have in any item of business on the agenda, the nature of that interest, and in respect of DPIs to leave the meeting prior to the discussion of that item. For Members' guidance, a table of DPIs is appended as the last page to this agenda.

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

### 3.1 Minutes – Meeting held on 4 July 2016

To approve as a correct record, the Minutes of the Meeting held on 4 July 2016. ...

### 3.2 Minutes – Extra-ordinary Meeting held on 17 August 2016

To approve as a correct record, the Minutes of the Extra-ordinary Meeting held on 17 August 2016. To follow

## 4 FINANCIAL MATTERS

### 4.1 Receipts and Payments Statement/Budget Monitoring

To receive a receipts and payments statement and budget monitoring report for the first quarter of the financial year. The half-year position will be reported to the November meeting. ...

Members are asked to note that this is a 'guesstimate' as bank statements for the current financial year are not yet available.

### 4.2 Authorisation of Payments

£535 TWM Traffic Management Services Ltd. – repair of SDU.

### 4.3 Internal Audit

Allan Davenport, the current Internal Auditor, has given notice that he will no longer be able to audit the Parish Council's accounts. A letter of thanks, on behalf of the Parish Council, has been sent to him to thank him for his work over many years.

The Clerk has contacted JDH Business Services Ltd to seek a quotation for the service. This company provides an internal audit service for the majority of local councils in Cheshire East and has a good reputation. A quotation, together with a list of the areas of audit, will be available at the meeting.

## 5 NEIGHBOURHOOD PLANNING

### 5.1 Update

To receive an update from the Neighbourhood Plan Steering Group.

### 5.2 General Practitioner Services

To consider a letter from Audlem Medical Practice in respect of the future of GP services in the event of increased housing development in the area. ...

### **5.3 Ecological Survey**

At the previous meeting, the Parish Council agreed that an ecological survey should be undertaken but a specification was not identified.

To assist Members, a copy of the Ecological Survey carried out by Cheshire Wildlife Trust, for Stapeley & District Parish Council's Neighbourhood Plan was forwarded by e-mail on 4 July 2016. A further copy is enclosed for ease of reference. ...

The cost of the survey was £625 net.

## **6 AUDLEM PUBLIC HALL ANNEXE**

The Chairman to report the outcome of her enquiries in respect of the liability of trustees appointed to this organisation which is a Charitable Incorporated Organisation (CIO), a new legal structure available for charities which wish to be incorporated.

## **7 PLANNING APPLICATIONS**

- 7.1** Planning Application 16/3764N  
Lodge Farm, Audlem Road, Hankelow, CW3 0JE  
Reserved matters application for the approval of appearance, layout and scale for the erection of 20 dwellings.

The Parish Council is invited to submit comments by **6 September 2016**.

- 7.2** Planning Application No. 16/3456N  
Ivy House Farm, Longhill Lane, Hankelow, CW3 0JQ  
Outline application for demolition of existing dwelling and commercial buildings.  
Erection of five detached dwellings, access and associated works

To note that this application was received on 19 July 2016 with a deadline date of 18 August 2016 for observations. The Parish Council declined to comment on the application.

## **8 THE WHITE LION PUBLIC HOUSE – ASSET OF COMMUNITY VALUE**

**8.1** The Parish Council is invited to consider its next steps now that The White Lion has been accepted as an asset of community value under the 'Community Right to Bid' scheme.

### **8.2 Independent Community Group**

To receive a report in respect of the establishment of an independent community group whose role will be to take forward the establishment of The White Lion as a community pub.

## **9 COMMUNITY PRIDE COMPETITION – AWARDS EVENING – 13 OCTOBER 2016**

The 60<sup>th</sup> annual event is to be hosted by Cheshire East Council and will be held in Sandbach Town Hall commencing at 7.30 pm with light refreshments from 7.00 pm, followed by a light buffet supper at the conclusion of the event.

The Parish Council is invited to nominate three representatives only (this includes guests accompanying parish councilors).

## **10 BOROUGH COUNCILLOR'S REPORT**

Councillor Rachel Bailey to report on local and Cheshire East Council matters of interest.

## **11 SHARED INFORMATION/REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES**

Parish Councilors are invited to share information which was not available at the time of publication of the agenda.

This is also an opportunity for Members who are appointed to outside bodies to report on any recent meetings.

**12 DATE OF NEXT MEETING**

**7 November 2016**

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**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 residents feel that there is a matter which should be brought to the attention of the Parish Council they 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**

Planning Grounds: The Council can object to a planning application using matters which are *material considerations*. These means that they should be taken into account by the Local Planning Authority when deciding a planning application. The following are material considerations, but are not limited to:

- |    |                                                                                     |    |                                                     |
|----|-------------------------------------------------------------------------------------|----|-----------------------------------------------------|
| 1  | Overlooking/loss of privacy                                                         | 11 | Loss of light or over-shadowing                     |
| 2  | Development Plan in all its aspects                                                 | 12 | Appropriateness of use taking account of local area |
| 3  | Layout and density of buildings                                                     | 13 | Disabled persons' access.                           |
| 4  | Previous planning decisions (including appeal Decisions)                            | 14 | Nature conservations                                |
| 5  | Traffic                                                                             | 15 | Noise                                               |
| 6  | Government legislation, policy and guidance                                         | 16 | Parking/effect on highway safety                    |
| 7  | Siting                                                                              | 17 | Landscape                                           |
| 8  | Design, appearance and materials                                                    | 18 | Effect on listed buildings                          |
| 9  | Compatibility with street scene                                                     | 19 | Conservation areas                                  |
| 10 | Development effect on neighbouring properties, contamination, amenities and privacy | 20 | 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.