

# HANKELOW PARISH COUNCIL

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Clerk

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

**DATE:** FRIDAY, 21 OCTOBER 2016

**NOTE TIME:** 5.30 pm

**VENUE:** HANKELOW METHODIST CHAPEL  
HANKELOW

Enquiries to: Clerk: Carol Jones

Tel: 01270 812065



Signed

Date: 17 October 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

Councillor G Foster

## 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 PLANNING APPLICATION – 16/3664N – THE WHITE LION, HANKELOW Demolition of public house and erection of five x four-bedroom detached dwellings

The Parish Council is invited to comment on this planning application which can be viewed on-line at [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk).

Comments have been requested by noon on 21 October; the Clerk has contacted the Case Officer to request an extension to midnight on that date, given that the application was not issued to the Clerk until 14 October. The Borough Council normally allows 21 days to consult Parish Councils.

For information, a copy of the minutes of the extra-ordinary meeting held on 17 August 2016 is enclosed. At that meeting, the Parish Council objected to the original planning application. ...

## **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.