

HANKELow PARISH COUNCIL

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**Parish Councillors are summoned to an
EXTRA-ORDINARY MEETING OF THE PARISH COUNCIL**

DATE: MONDAY, 26 NOVEMBER 2018

TIME: 4.00 pm

**NOTE VENUE: HANKELow METHODIST CHAPEL
HANKELow**



Signed

21 November 2018

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

NOTES FOR MEMBERS OF THE PUBLIC

Following adoption of Standing Orders (for the Regulation of Proceedings) at the meeting held on 2 July 2018, the Parish Council will no longer hold an informal forum prior to the start of the meeting.

The Standing Orders now provide for members of the public to raise issues under agenda item 4. A note of the subject heading of the issues raised will be included in the minutes, together with a note of any action to be taken by the Clerk.

Members of the public are encouraged to print off their own copies of the agenda from the village website (www.c8321983.myzen.co.uk). 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

Members are asked to note that the symbol✂ against agenda items, indicates that a report is enclosed.

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.

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 18/4858N LAND OFF AUDLEM ROAD, HANKELOW, OUTLINE APPLICATION FOR RURAL EXCEPTION SITE FOR 10 DWELLINGS AND ACCESS FROM THE MAIN ROAD

Subsequent to the Parish Council meeting on 5 November 2018, Members have identified what they perceive to be inaccuracies in the information submitted by the applicant/other parties.

The CEC Planning Case Officer has agreed to accept additional comments even though the deadline for observations has passed.

Specifically, the following are the issues and Members are referred to the Cheshire East Council website (www.cheshireeastplanning.gov.uk/planning):

Development Officer for Strategic Housing Suggested Response:

1. Even though at the time of the application the Housing Needs Survey (2013) was still valid, Hankelow has changed markedly since 2013 with the building of 30+ houses as an addition to a housing core of 70 for the village.

Application 14/4300N comprises three affordable houses and five semi-detached houses (currently under construction). The White Lion pub and Brookfield Golf Club have closed during this period, removing local employment opportunities.

2. The Housing Needs Survey of 2013 identified a need for five affordable homes - three have now been built.
3. 40 affordable homes are being built in Audlem which is within two miles of Hankelow.
4. SC6 of the Cheshire East Council Local Plan requires a site options appraisal to be carried out. This has not yet been undertaken.

BDS Consultants, the applicant's agent Suggested Response:

The agent has commented that the Parish Council 'does not wish any development to take place.'

Members of the Parish Council attended a planning meeting for the Lodge Farm development, at which time they supported the application provided that the drainage was adequate.