

**MINUTES OF HANKELow PARISH COUNCIL MEETING
6 NOVEMBER 2023**

PRESENT: G Foster (Chair)
I Jones
A Bellinger
I Parker

IN ATTENDANCE: Four members of the public

51 APOLOGIES FOR ABSENCE

Apologies were received from Councillors T Muxlow and C Cope.

52 DECLARATION OF INTEREST

Members were invited to declare any non-pecuniary or disclosable pecuniary interest (DPI) which they had in any item of business on the agenda, the nature of that business and in respect of disclosable interests to leave the meeting prior to the discussion of that item. Councillors Jones and Foster declared an interest in any items related to the The White Lion Community Pub Limited.

53 MINUTES

The Minutes of the meeting held on 4 September 2023 were agreed as a true record.

The Minutes of the Extra-Ordinary Parish Council Meeting on 9 October 2023 were agreed, except for Item No 50. Whilst this minuted item was accurate in relation to the fact that no communication had been received from the Directors of The White Lion Community Pub Ltd since the Parish Council's correspondence had been issued to them, it did not reflect the Parish Council's final position which was agreed on this matter at the meeting, as follows:

- The Parish Council did not agree to paying the legal costs.
- It was considered that another meeting was not a pragmatic solution as a way forward, as previous communications with the Directors of The White Lion Community Pub Limited had failed to reach a mutually acceptable solution.
- It was agreed that the Parish Council would write again to the Directors to reiterate its current position and the steps that it had taken to reach a solution on this matter.

This was formally noted and the Minutes were corrected accordingly.

54 PUBLIC QUESTION TIME

In accordance with the Parish Council's Standing Order No 1, members of the public were permitted to raise any questions or make a statement. There were statements from members of the public in relation to the planning applications on the agenda.

55 PLANNING APPLICATIONS

The Parish Council was invited to comment on the following planning application:

Application No: **23/3925N**

Proposal: Application for the retention of an existing steel portal frame building. The existing building was given planning

permission in 2015 (Reference Number 15/1212N) through Class A permitted development. Construction began in 2016 however was not completed within 5 years, instead completed in October 2022.

It was RESOLVED that Cheshire East be notified that the Parish Council has no objection to this planning application.

Application No: **23/4041N**
Proposal: Reserved matters application for details of the appearance, landscaping, layout and scale as part of this reserved matters application, following outline application approval for access only 21/1809N

Location: LAND OFF, MONKS LANE, HANKELOW, CHESHIRE

It was RESOLVED that Cheshire East be notified as follows:

- This area is specifically allocated within the Hankelow Neighbourhood Plan for an infill site and the plan continues until 2030.
- The Parish Council is dissatisfied with the re-siting and re-angling of the houses.
- The Parish Council would wish to stress that there should be no windows that overlook Oak Cottage
- Any lighting must be compliant with the natural environment conditions specified within the Hankelow Neighbourhood Plan.

56 FINANCIAL MATTERS

56.1 Receipts and Payments Statement

The receipts and payments statement showing the financial position as at 5 October 2023 was noted.

56.2 Budget 2024-25

The Parish Council considered the report of the Clerk and the proposed budget for 2024-25. Having reviewed the draft budget, it was agreed that it be modified as follows:

- As there were a number of new Parish Councillors the budget for training be increased.
- The budget lines associated with the White Lion Community Pub and Neighbourhood Plan be removed.
- Paint and rodent control should be included within the Amenities budget line.
- The website fee be reduced.

57 CO-OPTION TO THE PARISH COUNCIL - UPDATE

Cheshire East had formally notified the Parish Council on 24 October 2023 that no claims had been received from electors regarding the notice of vacancy. As the Parish Council had already undertaken extensive circulation about the vacancy to households within the parish and one expression of interest had been received, it was RESOLVED that Liz Owen be formally co-opted onto the Parish Council.

58 WHITE LION COMMUNITY PUB LTD – DRAIN

There were no further matters for consideration about the above, other than previously noted in item 53 above.

59 TRAFFIC ISSUES ON LONGHILL LANE AND ITS JUNCTION WITH MONKS LANE

The Parish Council consider the traffic issues associated with the above and the communication recently received from a resident expressing concerns about the junction of Long Lane and the A529.

It was RESOLVED that the Clerk write to Cheshire East Council advising that the fingerpost speed sign which had been badly damaged at Longhill Lane at the corner of Monks Lane and asked that they make arrangements for it to be replaced.

60 REPRESENTATION AT ADCA COMMITTEE

The Parish Council had been in communication with ADCA following a request for representation on its Committee meeting. Following consideration, it was AGREED that the Chair would approach a parishioner to see whether they would be willing to attend on behalf of the Parish Council.

61 SHARED INFORMATION

A range of information was shared in connection with the noticeboard, pond and the tree on the green.

The meeting closed at 8.50pm

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Chair