

# HANKELow PARISH COUNCIL

www.hankelow.eu

Carol Jones  
Clerk

Tel: 01270 812065  
e-mail: carol.jones@ceparishclerk.co.uk

Parish Councillors are summoned to a meeting of the Parish Council

**DATE:** MONDAY 12 AUGUST 2013

**TIME:** 7.30 PM

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



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

Date of Issue: 3 August 2013

**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 1 July 2013. ...

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

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

Amended and re-issued 8 August 2013

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

Copy: Borough Councillor R A Bailey

## 5 PLANNING

5.1 The Parish Council is asked to submit comments on the following planning applications.

- **13/2721N – Acre Hill Cottage, Audlem Road – alterations and extension**

The deadline for comments on this application is 7 August. An extension to midnight on 12 August has been granted.

- **13/3037N – Willow Bank, Monks Lane – proposed alterations and extension.**

The deadline for comments on this application is 21 August.

5.2 The Chairman has asked for the inclusion of this item on the agenda, following a request from Mr David Thelwell, who addressed Members prior to the start of the last meeting. Mr Thelwell would like the Parish Council to give consideration to the following:

- 1) The prospect of infra-structure for the village e.g. road improvements/footpaths
- 2) Community space e.g. a multi-use village hall
- 3) Leisure e.g. bowling green
- 4) Commercial e.g. shop, outdoor centre.

The Parish Council is invited to send a formal response to Mr Thelwell who has not indicated the purpose of his enquiry.

### 5.3 The Planning Process

Following the meeting on 1 July, the statement in respect of further development in the parish was sent to CEC Spatial Planning Team. At the same time, an invitation was extended to the Team to send a Planning Officer to the next meeting. CEC's priority is the Local Plan and there is, therefore, no Planning Officer available to attend the meeting.

Ruth Parry, who is the Team Leader, has offered advice:

- (i) Housing needs survey: With regard to the proposed questionnaire on housing needs, Ms Parry has suggested that when it has been drafted it be forwarded to Housing for review and suggested amendments, if necessary. If the questionnaire is endorsed by CEC, it will have validity as part of the planning process.
- (ii) Future development in the parish: A key stage in the planning process for Hankelow, as with other villages, will be next year when the site allocations for villages are to be considered. In the meantime, the Parish Council can consider what sort of planning would be appropriate for the area, acknowledging that there will be some changes, but that these will not, necessarily, be imposed on the village. The "broad brush" figure of dwellings for villages across the borough is a crude figure and the actual allocations will take into account the character of the village, the facilities available etc. Ms Parry has suggested considering whether there would be any merit in changing the settlement boundary or identifying areas which would be suitable for development, and anything else which the Parish Council believes should be taken into account.

### 5.4 Neighbourhood Plan

Audlem Parish Council had invited Tom Evans, from the CEC Spatial Planning Team, to attend one of its meetings to advise on the preparation of Neighbourhood Plans. As noted in 5.3 above, CEC's priority is the Local Plan. However, a meeting is to be held at CEC Headquarters at Westfields, Sandbach and Councillor Lee has agreed to attend on behalf of the Parish Council.

**5.5 Village Design Statement**

**5.6 Registering Community Assets**

A response from CEC is awaited.

**6 FINANCIAL MATTERS**

**6.1 Receipts and Payments – 1 April – 30 June 2013**

To receipt a copy of the Receipts and Payments Statement for the first quarter of the financial year 2013-2014. ...

**6.2 External Audit**

The accounts are currently being audited by the external auditor. A query has been raised in respect of the assets register and the Clerk has provided a response. There is no additional charge for this query. The audit is expected to be completed by September.

**7 REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES**

Members appointed to outside bodies to report on recent activities.

**8 BOROUGH COUNCILLOR'S REPORT**

Borough Councillor Rachel Bailey to report on Cheshire East Council matters of interest and to update the Parish Council in respect of any outstanding matters.

**9 CORRESPONDENCE**

The Clerk to report receipt of correspondence received since the last meeting.

**10 SHARED INFORMATION**

Parish Councillors are invited to share information or to request the inclusion of items on the next agenda.

Note: Decisions cannot be taken under this item.

**11 DATE OF NEXT MEETING**

**2 September 2013**

## 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 (PPG)  | 9  | Effect on highway safety and parking                |
| 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.