

HANKELOW PARISH COUNCIL

Carol Jones
Clerk

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

DATE: TUESDAY, 5 JANUARY 2016

TIME: 7.30 pm

**NOTE VENUE: BROOKFIELD GOLF CLUB,
HANKELOW**

Enquiries to: Clerk: Carol Jones

Tel: 01270 812065



Signed

Date: 29 December 2015

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). 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.

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

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 | 9 Effect on highway safety |
| 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.

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 NOVEMBER 2015

To approve as a correct record, the Minutes of the Council Meeting held on 3 November 2015. ...

4 FINANCIAL MATTERS

4.1 Budget – 2016-2017

(a) The Council is invited to consider its budget for 2016-2017.

The following documents are enclosed:

- Budget report
- Receipts and Payments Statement to 30 September 2015. ...
- Budget monitoring statement and draft budget 2016-2017

(b) Cheshire Association of Local Councils – Contribution to the Cost of representation at the Public Examination of the Local Plan

The Crewe & Nantwich Area Meeting recently considered the matter of representation by a specialist at the examination in public of the Local Plan. A copy of the ChALC letter is enclosed. Subsequent to issue of the letter, ChALC has acknowledged that Hankelow was omitted from the letter. A contribution based on the electorate (204) would be £26.93. ...

4.2 Authorisation of Payments

£93.20	HMRC – Tax on Clerk's salary: This includes under-payment on two occasions of £9.40 on each occasion.
£60.00	Brookfield Golf Club – hire of room for two meetings

5 PLANNING MATTERS

5.1 Planning Applications

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

Members are reminded to view the application on-line [By Clicking Here](#)

Any planning applications received after publication of the agenda will be notified to Members.

15/5694N	Greenbank, Audlem Road, Hankelow CW3 0JA Demolish existing conservatory and build new conservatory
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5.2 Lodge Farm Site

Following a briefing meeting with developers, Members have been provided with proposals for the Lodge Farm site.

Members are invited to consider the documents. It should be noted that this does not form part of the Cheshire East Council consultation process and comments cannot, therefore, be submitted to the Borough Council at this stage.

5.3 Planning Application No. 15/3563N (land off Longhill Lane, Hankelow)

Councillor A Lee represented the Parish Council at Southern Planning Committee on 25 November 2015.

The Planning Officer recommended approval, but the Committee refused the application for the following reason:

The local planning authority considers that the adverse impacts of this development in terms of the loss of open countryside, loss of agricultural land and impact upon the character and appearance of the area would significantly and demonstrably outweigh the benefits. As a result, the development would be contrary to policies NE.2, NE.12, and BE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.

6 NEIGHBOURHOOD PLANNING

To receive an update on progress on the Neighbourhood Plan.

7 BOROUGH COUNCILLOR'S REPORT

Councillor Rachel Bailey to report on Cheshire East Council matters of interest which will include a report that Councillor Michael E Jones has resigned as Leader of the Council and will remain in post until February 2016. He remains a Borough Councillor.

8 CONSULTATION

The Parish Council is invited to comment on the following consultation document.

➤ Cheshire East Council Pre-Budget Report (2016-2017)

Cheshire East Council has published its pre-budget report for 2016-2017, with a foreword by Councillor Peter Groves, Portfolio Holder for Finance and Assets. Feedback from Town and Parish Councils is invited by Monday, 15 February 2016. ...

9 SHARED INFORMATION/REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

Parish Councillors 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.

10 DATE OF NEXT MEETING

1 March 2016