

HANKELow PARISH COUNCIL

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Clerk

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

DATE: MONDAY, 9 OCTOBER 2017

TIME: 7.00 pm

**NOTE VENUE: HANKELow METHODIST CHAPEL
HANKELow**



Signed

Date: 1 October 2017
Re-issued: 2 October 2017
Re-issued: 4 October 2017

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 (http://www.hankelow.info/parish_council.html). 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

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

17/4569N The Granary, Audlem Road, Hankelow, CW3 0JE
Outline planning application for the erection of four detached dwellings with garages and alteration of existing vehicular access.

Comments are required by 18 October 2017.

17/4978N Brookfield Golf Club, Audlem Road, Hankelow CW3 0JE
Proposed change of use of golf driving range to offices (B1)O and Clubhouse to residential dwelling (C3)

Comments required by 1 November 2017.

4 CONSULTATION – COMMUNITY INFRASTRUCTURE LEVY (CIL)

Cheshire East Council is consulting on the new draft charging schedule, the Community Infrastructure Levy (CIL). Members will be aware that this is a planning charge that can be used to support the development of the local area. It allows local authorities to raise funds from developers of new building projects. The money can be used to help fund a wide range of infrastructure which is needed as a result of development.

CIL is charged as a fixed rate per square metre of new floor space. The rate is set by local authorities in consultation with local communities and developers, and is tested through an independent examination.

On 12 September 2017, Cheshire East Cabinet endorsed the CIL draft charging schedule for a six-week public consultation from the 25 September 2017 until 5pm on the 6 November 2017. As this is the date of the next Parish Council meeting, it is timely to consider it at this meeting. Extensions to consultation deadlines cannot be granted as it is an automatic on-line process and the consultation will automatically close at 5.00 pm on 6 November 2017.

The documents were issued to Members by e-mail on 26 September 2017.

**5 THE WHITE LION – EXPRESSION OF INTEREST
(Item requested by Councillor A Lee)**

The Parish Council is invited to consider the next steps in respect of submitting an expression of interest in purchasing The White Lion.

6 GROUNDS MAINTENANCE – THE VILLAGE GREEN

The Service Delivery Manager for South Cheshire Water Network (SCWN) has made contact about urgent grounds maintenance work required on the village green to enable SCWN to have access to its assets (as shown on photograph 5 attached).

Five photographs are enclosed showing the area of the green affected.

The Manager originally made contact with the Clerk a few months ago, at which time she advised that the extent of the village green was only that part which included the duck pond. This is incorrect, and the land to the right of Hall Lane also forms part of the village green; however, SCWN acted on the information provided by the Clerk and arranged for the cutting back of shrubbery to enable access to the chambers and apparatus. Although this work was carried out on this one occasion, the SCWN Inspectors are not equipped to carry out this kind of grounds maintenance on a regular basis and it is not within its remit to do so.

SCNW requires unrestricted access and a safe working area around these assets, i.e. a clearance of 1 metre on all sides of the chamber and valve lids.

The Parish Council is invited to consider arrangements for employing a contractor to carry out this necessary work to ensure that the re-established access can be maintained.



NOTES ON PLANNING APPLICATIONS

The following are the material grounds on which the Parish Council can make observations on planning applications.

1	The Development Plan in all its aspects.	13	Highway issues: traffic generation, vehicular access, highway safety.
2	Government legislation and guidance	14	Adverse impact on nature conservation interests and biodiversity opportunities.
3	Has there been pre-application consultation?	15	Loss of effect on trees.
4	Previous appeal decisions and Planning Inquiry reports	16	Capacity of physical infrastructure, eg public drainage or water systems.
5	Siting	17	Loss of privacy
6	Loss of sunlight (based on Building Research Establishment Guidance)	18	Layout and density of building design, visual appearance and finishing materials.
7	Over-shadowing/loss of outlook to the detriment of residential amenity (Note: Not related to loss of view)	19	Deficiencies in social facilities, eg, spaces in schools, doctors' surgeries.
8	Inadequate or inappropriate landscaping.	20	Effect on listed buildings and conservation area.
9	Compatibility with street scene.	21	Flooding
10	Development effect on neighbouring properties	22	Storage and handling of hazardous materials and development of contaminated land.
11	Appropriateness of use taking account of local area.	23	Local financial considerations offered as a contribution or grant.
12	Incompatible or unacceptable uses.	24	Neighbourhood Plan

The following are non-relevant matters and will be disregarded by the Borough Council.

- Matters controlled by other legislation
- Problems arising from the construction period of any works (these are covered by the Control of Pollution Acts).
- Opposition in principle to development when this has been settled by an outline planning permission or appeal.
- Effect on private rights.
- Provisions in covenants/deeds.
- Applicant's personal circumstances (unless exceptionally and clearly relevant, eg provision of facilities for someone with a physical disability).
- Effect on property values.
- Loss of view
- Opposition to business competition.
- Factual misrepresentation of the proposal.
- Private opinions.
- Business competition
- Moral issues.