

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL
HELD AT HANKELOW METHODIST CHURCH, HANKELOW ON 26 NOVEMBER 2018**

PRESENT: Councillor G Foster Chairman
Councillor C Ainley
Councillor G Cope
Councillor I Jones
Councillor A Lee

59 DECLARATIONS 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 interest, and in respect of disclosable interests to leave the meeting prior to the discussion of that item.

No declarations were made.

**60 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 had identified what they perceived to be inaccuracies in the information submitted by the applicant/other parties.

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

Specifically, the following were the issues:

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 had 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 comprised three affordable houses and five semi-detached houses (currently under construction). The White Lion pub and Brookfield Golf Club had closed during this period, removing local employment opportunities.
2. The Housing Needs Survey of 2013 identified a need for five affordable homes - three had now been built.
3. 40 affordable homes were being built in Audlem which was within two miles of Hankelow.
4. SC6 of the Cheshire East Council Local Plan required a site options appraisal to be carried out. This had not yet been undertaken.

BDS Consultants, the applicant's agent
Suggested Response:

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

Members of the Parish Council had attended a planning meeting for the Lodge Farm development, at which time they supported the application provided that the drainage system to be installed would be adequate.

Following discussion, it was –

RESOLVED That the following additional comments on planning application No.18/4858N be submitted to Cheshire East Council.

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 in Hankelow and have been purchased by a registered Housing Association.

3. The term 'affordable homes' is relevant to the local area only, and not to the wider housing need. In *Old Hunstanton Parish Council v SSCLG [2015] EWHC 1958 (Admin)* where a dispute centred around interpretation of local Rural Exception Site planning rules, it was held that the rules should only allow the development if there was a 'local identified need' for affordable housing in rural communities rather than the wider need within the local area, with 'local need' being interpreted as within the relevant parish council area and not to meet the housing needs of neighbouring parishes.

4. SC6 of the Cheshire East Council Local Plan requires a site options appraisal to be carried out. This has not yet been undertaken.

5. The Development Officer - Strategic Housing (DOSHS) has commented in an e-mail dated 12 November 2018 "*There has not been a lot of development in the Hankelow area for the last 5 years. As such, even though the Housing Needs Study is out of date there would not have been much difference in the need.*"

Although the Development Officer is of the view that there is little difference in need, the Parish Council's perspective is that there have been significant changes in that over 30 houses have been built since 2013 (see paragraph 1 above).

The Parish Council would be interested to be notified of the evidence which supports the Development Officer's view that there is little difference in need.

6. The applicant's agent (BDS) has commented that the Parish Council "*does not wish any development to take place*" and has refused to engage with BDS despite attempts being made on several occasions.

This is untrue. There has been no approach from BDS to the Parish Council.

Moreover, the Parish Council supported the development at Lodge Farm and held two briefing meetings with the developers of the site. The Chairman also attended a meeting of the Southern Planning Committee to speak on the application, at which time she gave the Parish Council's support on the understanding that the drainage system to be installed would be adequate. She also thanked the developer for his willingness to consult with the PC, prior to the planning application being made.

.....Chairman

The meeting commenced at 4.00 pm and concluded at 4.30 pm