

**MINUTES OF HANKELOW PARISH COUNCIL MEETING
4 JULY 2022
HANKELOW METHODIST CHURCH**

PRESENT: Councillor G Foster (Chair)
Councillor C Cope (Vice-Chair)
Councillor I Jones
Councillor C Fitzsimons

IN ATTENDANCE: There were no members of the public in attendance.

17. APOLOGIES

Apologies for absence were received from Councillor A Postlethwaite and Councillor R Bailey.

18. DECLARATION OF INTEREST

Members were asked 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.

There were no declarations of interest in relation to any agenda items.

19. MINUTES

RESOLVED: That the Minutes of the Annual meeting and the Annual Parish Meeting held on 3 May 2022 be approved as a correct record.

20. PUBLIC QUESTION TIME

There were no members of the public in attendance and no prior questions had been submitted for consideration by the Parish Council.

21. PLATINUM JUBILEE – TREE PLANTING

The Parish Council considered a request from a parishioner who was willing to provide two sapling trees from the Woodland Trust to be grown in the village to celebrate the Queen's platinum jubilee. It was noted that there was also the facility to place a virtual plaque online and to purchase a wood/acrylic or stainless-steel plaque for placing on site if required

RESOLVED: The Parish Council was pleased to accept the trees and agreed to purchase a stainless-steel plaque. Councillor Cope to be involved in the ordering arrangements for the plaque.

22. COMMUNITY GOVERNANCE REVIEW

The Parish Council noted the correspondence from Cheshire East in relation to the above Review and the implications for the Parish.

23. PLANNING APPLICATION

Application No: 22/2228N
Proposal: Outline planning with some matters reserved for the erection of four detached dwellings with garages and formation of new vehicular access points. Location: Land off Hall Lane, Hankelow

The Parish Council had been invited to comment on the above planning application.

RESOLVED: That Cheshire East be advised as follows:

The site is not, as claimed, identified as suitable for development in the Hankelow Neighbourhood Development Plan (HNDP)

It is not, as stated, an exception to Cheshire East Local Plan Strategy (CELPS) PG 6 on the basis of infill.

There is not an identified need for further housing in Hankelow.

The site is bounded by hedges and trees, and is adjacent to areas of habitat distinctiveness and an indicative wildlife corridor

1. Section 2 of the application Design and Access Statement (DAS) states that *"The site has come forward for development through the call for sites exercise undertaken by the Parish Council. The Hankelow Neighbourhood Development Plan (HNDP) site reference 10 identifies the land as suitable for development"*.

As part of the evidence base for the neighbourhood plan, the site was assessed in a Site Options and Assessment (SOA) report prepared by AECOM. In their comment on this site they state *"The site is considered suitable subject to suitable access. Hall Lane is considered to be unsuitable to support the amount of development deliverable on site. The site is also considered to be less favourable to other suitable site options due to its distance from local amenities. The site is not considered to be appropriate for allocation unless suitable access can be established."*

The DAS concludes by saying *"The land has been included within the Hankelow Neighbourhood Development Plan as site 10 as being suitable subject to suitable access."* This is not correct, as the site is not included in the HNDP. Paragraph 13.11 of the HNDP states that, while the site was one of those assessed, only four were considered for inclusion in the plan

and of those, only two sites were included. Site 10, the subject of this application, was not included.

While the accompanying Highways Report seems to show that Hall Lane is a suitable approach, it should be noted that Hall Lane is an unlit single track road much used by walkers, and any increase in traffic is undesirable and contrary to the wishes of Hankelow residents, as expressed in the consultations for the HNDP.

2. Section 2 of the DAS states "*The site is part of an existing developed frontage, and it closes the gap between properties in a manner consistent with the character of the area*". This is not true; the site is well outside the village infill boundary as defined in the HNDP paragraph 13.17 and apart from Court Cottage there are no neighbouring properties. The site is claimed to be an exception to CELPS policy PG 6 based on infilling, but this is clearly incorrect and policy PG 6 should be applied. Section 3 of the DAS again contains several references to infilling, but describes a site in Monks Lane (actually site No 9 of the SOA report). Clearly this is an error and the description of the site which is the subject of this application is not at all similar, and cannot be described as infill.
3. Section 2 of the DAS states that "*The proposal will make available much needed family sized market value houses to maintain the vitality of local services*". The evidence base for the HNDP includes a Housing Needs Advice Report (HNAR) prepared by Cheshire East, which is summarised in Paragraph 13.7 of the HNDP. This shows that the housing need for the parish has already been met and exceeded by existing development. Section 4 of the DAS concerns sustainability, and among other claims it states "*The four new dwellings provide a proportionate benefit to this rural community by providing new homes to meet the present urgent need.....*" As has already been seen, there is no such urgent need in Hankelow. The latest Cheshire East Housing Monitoring Update shows that the current Housing land supply stands at 6.3 years, above the 5 year requirement.
4. HNDP policy NE 1 seeks to preserve woodland, hedgerows, trees and watercourses, while NE 2 concerns Buffer Zones, wildlife corridors and biodiversity. Access to the new housing would involve removal of parts of an ancient hedge, and could disturb adjacent trees. The outline of the plot shown in the aerial photographs includes some trees to the north-east side. Pictures in the supporting highways report show the mature hedge between the site and Hall Lane.

HNDP paragraphs 8.5 and 8.6 contain maps taken from the Cheshire Wildlife Trust report which show the adjacent areas of habitat distinctiveness and wildlife corridors.

Should planning permission be granted, suitable conditions would be necessary to preserve the natural environment.

24. **SHARED INFORMATION**

24.1 **Defibrillator**

Some discussion took place about the defibrillator and any battery expiry date. It was agreed to review this and, if any doubt, to contact Val Morrey who may be able to help.

24.2 **New Noticeboard**

The noticeboard was in need of renewal and it was agreed to ask Kirk Shenton to provide the Parish Council with a quotation for a new noticeboard. Councillor Jones to progress.

25. **DATE OF NEXT MEETING**

5 September 2022

The meeting commenced at 7.30pm and concluded at 8.20pm

..... Chair