

**MINUTES OF A MEETING OF HANKELow PARISH COUNCIL
HELD AT HANKELow METHODIST CHURCH, HANKELow ON 25 JULY 2017**

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

IN ATTENDANCE: Borough Councillor Rachel Bailey

APOLOGIES: Councillor C Ainley

73 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 at this point in the proceedings.

74 MINUTES

RESOLVED: That the Minutes of the Annual Council meeting held on 2 May 2017 be approved as a correct record.

75 NEIGHBOURHOOD PLANNING

There were no specific updates to report. A community event was to be held on 17 September 2017 to keep village residents involved.

76 FINANCIAL MATTERS

76.1 Authorisation of Payments

It was noted that the following payments had been made subsequent to the meeting held on 2 May 2017 and had been made in accordance with Regulation 6.5 of the Financial Regulations.

£280.00	Came and Company – insurance premium for 2017-2018
£84.20	Carol Jones – reimbursement for payment to HMRC for tax

RESOLVED: That the following payments be approved:

£1,068.00	Cheshire Wildlife Trust (£890.00 net and £178.00 VAT)
£74.40	HMRC – Tax on Clerk's salary
£60.00	Weaver Financial Ltd. – internal audit 2016/2017

76.2 Payroll Service

It was reported that the payroll service, currently carried out by Thirsk Community Association, had transferred to T P Jones & Co LLP with effect from 30 June 2017.

John Harron (who currently provided the service) was working closely with the company to ensure a smooth transition and he would continue in this role until March 2018. In the meantime, an invoice for the first quarter had been received. This was for £15.00 for April-June 2017 and the payee was J Harron.

RESOLVED: That payment of £15.00 to John Harron be approved.

76.3 Internal Audit

The Parish Council received the Internal Auditor's report and noted the following recommendations:

- (i) Financial Regulations to be reviewed (The Regulations were up-dated in January 2016 and a revised document would be submitted to the September meeting for adoption).
- (ii) Contract of employment for the Clerk. A model contract would be provided at the September meeting.
- (iii) The Council had not undertaken a risk assessment during 2016/2017 and this should be carried out. (See Minute No. 81 below.)

The Internal Auditor had commented that the insurance valuation was £18,075, but the asset valuation on the Annual Return was listed as £25,697. Members noted that the valuation listed on the Annual Return was, in fact, £24,530 (not £25,697 as indicated by the Internal Auditor) and was the value which had been arrived at in 2012/2013 following comments made by BDO LLP, the external auditor.

The Clerk undertook to review the insurance schedule and notify Came & Company of the up-dated assets.

77 LONGHILL LANE – HIGHWAY SAFETY ASSESSMENT (18 JULY 2017)

Councillors I Jones and A Lee reported on the site meeting held on 18 July 2017. Representatives from Audlem and Buerton Parish Councils had also attended.

An Engineer from Cheshire East Highways, who attended the site meeting, advised on measures which were/were not feasible and would report back with recommendations. Councillor Bailey, as the Ward Councillor, would have the option to bid for funding (total of £70,000 for the Ward). It would cost approximately £40,000 to introduce a 40 mph speed limit on this lane; Councillor Bailey's view was that as Longhill Lane was used as a route to avoid Audlem centre, the aim should be to try to solve this problem, rather than considering introducing a 40 mph speed limit which may or may not be effective, given that it would need to be enforced.

78 DOG FOULING

A resident had commented that in recent weeks there had been incidences of dog-fouling along the verge and footway in the vicinity of the village green and also along the Hall Lane side of the pond.

The resident had asked if the Parish Council could assist in providing signs, or dog-waste bins. He had also contacted Cheshire East Council about this matter, but had not received a response.

It was understood that the person whose dog was fouling the verges had been informed that he/she should dispose of dog waste appropriately.

RESOLVED: That no action be taken.

79 STREET NAMING – NEW STREET OFF AUDLEM ROAD, HANKELOW

Under Cheshire East Council's Street Naming and Numbering Policy procedure, the Council was required to gather views of various internal and external bodies, including the Ward Councillors and Parish Council, for any proposed new street names being allocated under the Council's Street Naming and Numbering statutory powers.

An application had been received to name a new street off Audlem Road (Planning Application No. 16/3764N). The developer had not put forward any suggested names and the Parish Council was invited to make its own suggestions.

Having researched the Tithe Map of 1836, Councillor I Jones suggested the name Well Field Way.

RESOLVED: That the Borough Council be recommended to name the new street off Audlem Road (Planning Application No. 16/3764N) '*Well Field Way*'.

80 PLANNING

The following planning applications were submitted for comment:

17/3339N Hankelow Manor, Hall Lane, Hankelow
Listed building consent for installation of a new central heating system and hot water system and build partition stud wall in master bedroom to create a walk-in wardrobe and en-suite.

RESOLVED: That no objections be raised to planning application 17/3339N.

17/2939N Lodge Farm, Audlem Road, Hankelow
Reserved matters on application No. 16/3764N on condition 2, details of additional tree planting to rear of plots 16, 17, 18 and 19

RESOLVED: That Cheshire East Council be asked to ensure that trees were planted at Nos. 17 and 19 to break the view between the development and The Nook.

81 RISK ASSESSMENT/MANAGEMENT

The Parish Council was asked to approve the submitted risk assessment/management schedule, subject to any amendments to be made at the meeting.

No amendments were made and it was –

RESOLVED: That the Risk Assessment/Management Strategy be approved.

82 DRAINAGE SYSTEM

Some residents had received a letter from Cheshire East Council asking them to check their drains as there appeared to be foul water entering the drainage system.

As this was a private matter affecting only five households, no action was taken, but the Clerk undertook to make enquiries of Cheshire East Council Building Control.

83 THE WHITE LION PUBLIC HOUSE ACTION GROUP

It was reported that the owner of The White Lion Public House was in the process of selling it. The Action Group was still proceeding on the basis of trying to retain it as a community pub.

Under the Community Right to Bid scheme, expressions of interest would need to be made before 24 January 2018.

There was a brief discussion about which would be the eligible group to submit an expression of interest. If the Parish Council was not planning to purchase it, the Action Group would need to form itself into a properly constituted group (in accordance with the Regulations) to enable it to be considered eligible. (For ease of reference, the appendix indicates the procedure for disposal of an Asset of Community Value.)

84 STRIMMER

This item was withdrawn from the agenda.

85 SHARED INFORMATION

Parish Councillors were invited to share information which was not available at the time of publication of the agenda.

This was also an opportunity for Councillor Rachel Bailey, the Ward Councillor, to report on Cheshire East Council matters of interest; and for Parish Councillors who were appointed as representatives on outside bodies to report on any recent meetings.

The following matters were raised:

- The Local Plan was due to be adopted by Cheshire East Council at its meeting to be held later in the week.
- Consultation on infrastructure review – due to close on 26 July 2017. This related to the CEC supported bus services.
- Middlewich Road (A530) was closed for approximately 8 weeks owing to major roadworks being carried out.
- The future of the Golf Club was raised. Rumours had been circulating about its potential closure and future use of the asset.

During discussion of this item, Councillor Lee declared a personal interest in the matter on the basis that he was a member of the Golf Club.

86 DATE OF NEXT MEETING

4 September 2017

.....Chairman

The meeting commenced at 7.40 pm and concluded at 8.45 pm

APPENDIX

DISPOSAL OF ASSETS OF COMMUNITY VALUE

Once the owner of a listed asset has notified the Council of their intention to instigate a relevant disposal of the asset, a six week 'interim moratorium' period begins. The register will be updated on the website to show that the asset is eligible for bids, and provide the interim and full moratorium dates.

The nominated case officer will then notify the nominator and any community bodies who have registered interest of the owner's intention to dispose. The owner's intention to dispose of the asset will also be publicised in the neighbourhood of the asset in question.

At this stage, community or voluntary groups should inform the Council that they have an interest in bidding for the asset by writing to Partnerships and Communities (Partnerships@cheshireeast.gov.uk) or sending an email to the Community Rights mailbox (communityrights@cheshireeast.gov.uk). This will trigger the Full Moratorium period of 6 months.

N.B. In order to express interest in bidding, a community or voluntary sector group must be incorporated; unlike when **nominating** an asset, a group cannot be an unincorporated collection of local people or a neighbourhood planning forum. The eligible groups at this stage of the process are:

- A Parish Council in whose area the asset lies.
- A body with a local connection which is constituted in one of the following ways:
 - A company limited by guarantee
 - An Industrial or Provident Society
 - A Community Interest Company
 - Any other body which is registered as a charity including a Charitable Incorporated Organisation

An eligible expression of interest will trigger a full moratorium period of 6 months in total from notification of the relevant disposal, during which time a sale is barred and the interested groups are able to prepare a bid for the asset.

If a bid is not received during the moratorium period then the landowner is free to dispose of their asset as they wish and no further moratorium period can be triggered for a protected period of 18 months from the date that the Council receives notification of a relevant disposal.

After the moratorium period – either the initial 6 weeks if there has been no community interest, or the full 6 months if interest was lodged – the owner is free to sell to whomever they choose and at whatever price, and no further moratorium will apply for the remainder of a protected period lasting 18 months (running from the same start date of when the owner notified the local authority of wishing to sell).

Owners of listed assets cannot dispose of them without:

- Letting the local authority know that they intend to sell the asset.
- Waiting until the end of a six week 'interim moratorium' period if the local authority does not receive a request from a community interest group to be treated as a potential bidder.
- Waiting until the end of a six month 'full moratorium' period if the local authority does receive a request from a community interest group to be treated as a potential bidder

MORATORIA

A Interim Moratorium (6 Weeks)

- Owners of listed assets will need to contact the Council's Community Rights mailbox to advise if they intend to sell the asset.
- This triggers an Interim Moratorium Period.

- The Council will contact the asset nominee in writing and also publish the owner's intention to dispose of the asset on its website so that relevant community and voluntary groups can consider whether they would like to place a bid for the asset.

B Full Moratorium (6 Months)

- If a relevant community or voluntary group express an interest in placing a bid during the Interim Moratorium, the Full Moratorium Period is triggered to enable the group to develop an offer to purchase asset.
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12 MONTHS: PROTECTED PERIOD

- Following the end of the Full Moratorium Period, the owner is free to dispose of their asset without further delay within 12 months.
- This is called the 'Protected Period'.

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