

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL  
HELD ON 5 AUGUST 2024  
HANKELOW METHODIST CHAPEL**

**PRESENT:** Councillor C Cope (Chair)  
Councillor T Muxlow (Vice-Chair)  
Councillor I Jones  
Councillor A Bellinger

**IN ATTENDANCE:** Councillor Rachel Bailey – Cheshire East Ward Councillor  
Abbi Miller – Parish Clerk  
There were no members of the public in attendance.

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**01 APOLOGIES FOR ABSENCE**

Councillors I Parker, L Adams and G Foster

**02 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 business and in respect of disclosable interests to leave the meeting prior to the discussion of that item.

Cllr Tom Muxlow declared that he was a neighbour and therefore declared a non-pecuniary interest in the planning application to be discussed.

**03 PUBLIC QUESTION TIME**

In accordance with the Parish Council's Standing Order No 1, members of the public were asked to raise any questions.

There were no questions from members of the public.

**04 PLANNING APPLICATIONS**

The Parish Council had been invited to comment on the following planning applications:

Application No: **24/2308N**  
Proposal: **Erection of 1 dwelling within the natural limited infill gap in land allocated for development within the Hankelow Neighbourhood Plan**  
Location: **Land off Monks Lane, Hankelow**

It was **RESOLVED** that Cheshire East be advised that Hankelow Parish Council **OBJECTS** to this planning application for an additional dwelling on the site where 2 properties are currently being constructed under 23/4041N, based on the following:

- 21/1809N – The Planning Officer Report states Cheshire East Housing is at 288% of plan, and Adopted Cheshire East Local Plan PG6 supports limited infill of small gaps for 1 - 2 dwelling - this infill would see a total of 3.
- Hankelow Neighbourhood Plan 2019-2030 identified a housing requirement 14-18 new properties - currently 30 plus have been constructed
- Hankelow Neighbourhood Plan 2019-2030 states that site allocation B 'capable as providing approximately 2 dwellings'.
- It is unclear why in application 23/4041N the size of both plots was reduced to create a 'paddock' that is now seeking planning for development
- It is unclear if the required 50sqm of garden space will be achieved in this additional smaller plot
- A significant portion of existing historic hedge will need to be removed to provide site access from the single-track road, Monks Lane. Current site entrance for the 2 existing builds is through a previous farm gate approximately 4 metres wide.
- Hankelow Neighbourhood Plan 2019-2030 Policy NE1 states 'removal of any of these (hedgerows) will require appropriate justification'
- In planning application 21/1809N, the Planning Officer report states 'conditions should be attached that included the retention and enhancement of existing hedgerows where possible'. In addition, within the same report, '2 point access not acceptable' and was revised to 1 point but construction for this dwelling will require a second point of access.

If the planning application is approved by Cheshire East, Hankelow Parish Council would seek the following conditions be applied to the approved application:

- Hankelow Neighbourhood Plan Policy DC1 states that no changes are to be made to the design or construction of the dwelling at a later date
- Given this is a single plot, it may be too small to attract a construction company and therefore may seem to be suitable for a 'self-build' development in the future. However self builds are subject to Self-Build and Custom Housebuilding Act 2015. Homes purchased at the planning stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing
- Hankelow Neighbourhood Plan Policy TC3 Drainage states that 'to ensure new developments will not increase surface water flooding or overload foul drainage systems and all new proposals for new residential properties must incorporate sustainable drainage systems'. Since this proposal is for a 3rd property on the same footprint at the original 2, additional due diligence should be undertaken to ensure this can be achieved.

.....Chair

The meeting opened at 7.00pm and closed at 7.53pm