

HANKELOW PARISH COUNCIL

Carol Jones
Clerk

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Parish Councillors are summoned to a
MEETING OF THE PARISH COUNCIL

DATE: TUESDAY, 1 MARCH 2016

TIME: 7.30 pm

NOTE VENUE: BROOKFIELD GOLF CLUB,
HANKELOW

Enquiries to: Clerk: Carol Jones

Tel: 01270 812065



Signed

Date: 23 February 2016

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 (www.hankelow.eu). 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.

Notes

1) Members of the Public

The Parish Council welcomes and encourages members of the public to attend its meetings. You are requested to enter and leave quietly and to remain quiet during the meeting. Mobile phones and pagers should be switched off, and no food or drink should be brought into the meeting.

Members of the public are not able to participate in meetings but are able to ask questions or make a statement prior to the start of the meeting. In addition, if residents feel that there is a matter which should be brought to the attention of the Parish Council they may contact the Clerk, the Chairman, or any member of the Parish Council, and arrangements can be made to place the item on the agenda for the next meeting, if appropriate.

On occasions, members of the press and public will be excluded from the meetings when the business to be transacted is of a confidential nature; for example, dealing with individual people, staffing matters, contracts and financial affairs of other parties.

2) Parish Councillors

A) Notice of items

The Parish Council cannot lawfully decide any matter which has not been specifically included on the agenda, and there is case law to this effect (*Longfield Parish Council v Wright (1918) 88 LJ Ch 119*).

B) Planning Grounds: The grounds on which observations can be made on planning applications are as follows –

- | | |
|---|---|
| 1 Development Plan in all its aspects | 8 Appropriateness of use taking account of local area |
| 2 Government legislation and guidance | 9 Effect on highway safety |
| 3 Siting | 10 Landscape |
| 4 Design | 11 Listed buildings |
| 5 External appearance | 12 Conservation areas |
| 6 Compatibility with street scene | 13 Land |
| 7 Development effect on neighbouring properties, contamination, amenities and privacy | 14 Flooding |

Non-Relevant Matters

- | | |
|---|---|
| 1 Matters controlled by other legislation | 6 Business competition |
| 2 Effects on private rights | 7 Personal circumstances – health/finance |
| 3 Provisions in covenants/deeds | 8 Ownership |
| 4 Effect on property values | 9 Moral issues |
| 5 Private opinions | |

Note: If the Parish Council agrees, in principle, with an application, but not in all aspects, suggestions for “development conditions” can be made, in line with relevant factors.

AGENDA

1 APOLOGIES FOR ABSENCE

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 MINUTES

To approve as correct records, the Minutes of the Council Meeting held on 5 January 2016 and the Extra-ordinary meeting held on 28 January 2016. ...

4 FINANCIAL MATTERS

4.1 Authorisation of Payments

£30.00	Brookfield Golf Club – hire of room for meeting
£140.00	Duck Feed Store
£9.40	HMRC – underpayment
£tba	HMRC – it is likely that another payment will be required before the end of the tax year. The Clerk will report to the meeting.

5 PLANNING MATTERS

5.1 Planning Applications

There are no planning applications for consultation.

5.2 Strategic Planning Board

The following planning application is to be considered at the Strategic Planning Board meeting on 2 March 2016 and the Parish Council is able to nominate a Member to speak at the meeting. Application to speak must be made by noon on the day before the meeting. **(Note: by the time the Parish Council meeting is in session, it will be too late for application; therefore, if there is any likelihood of nomination of a councillor to attend, the Clerk needs to be informed so that a place can be reserved.)**

14/5608N – Land to the south-east of Hankelow Manor – land adjacent to Hankelow Manor, Hankelow Lane.

6 MEETINGS OF THE PARISH COUNCIL

To consider changing the day of meetings of the Parish Council from the second Tuesday in the month. Members will discuss alternatives and changes agreed will be put into effect for the 2016-2017 calendar.

7 COMMUNITY RIGHT TO BID

Members are invited to consider making application under the 'Community Right to Bid' scheme in respect of The White Lion public house. To avoid delay in the process, the Clerk

forwarded guidance to Members on 29 January 2016 to enable the following information to be made available at the meeting:

- The address and location of the property/land [This will require full address and location map]
- Details of the owner and current occupants
- The extent of the site and its proposed boundaries
- Details and documents proving that the nominating group is constitutionally eligible to nominate [As this is the Parish Council, it will be self-evident that it is an appropriate group to nominate.]
- Details evidencing that the nominating group has a sufficient 'local connection' to nominate [As above.]
- Why it is considered that the asset is of community value. This should comprise:
 - How the asset currently boosts the social well-being and interests of the community?
 - If the asset is not currently used for community benefit, how was it used to further social well-being and community interests in the past?
 - How is it anticipated that the asset will sustainably further social well-being and community interests in the future?
 - Details of how the asset will benefit different sections of the community if its use is targeted at one or more community groups?
 - Evidence that the asset currently has a beneficial social impact on the community
 - Evidence that the asset currently has a beneficial economic impact to the community.

8 BOROUGH COUNCILLOR'S REPORT

Councillor Rachel Bailey to report on Cheshire East Council matters of interest which will include an update in respect of the Local Plan Strategy. A copy of the report to full Council on 25 February 2016 is enclosed. ...

9 SHARED INFORMATION/REPORT OF MEMBERS APPOINTED TO OUTSIDE BODIES

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

This is also an opportunity for Members who are appointed to outside bodies to report on any recent meetings.

10 DATE OF NEXT MEETING

Annual Parish Meeting and Annual Meeting of the Parish Council
3 May 2016