

**MINUTES OF AN EXTRA-ORDINARY MEETING OF HANKELOW PARISH COUNCIL  
HELD AT HANKELOW METHODIST CHURCH, HANKELOW ON 9 OCTOBER 2017**

**PRESENT:** Councillor G Cope In the Chair  
Councillor C Ainley  
Councillor I Jones  
Councillor A Lee

**APOLOGIES:** Councillor G Foster

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**99 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.

**100 PLANNING**

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

17/4569N The Granary, Audlem Road, Hankelow, CW3 0JE  
Outline planning application for the erection of four detached dwellings with garages and alteration of existing vehicular access.

Comments were required by 18 October 2017.

**RESOLVED:** That the following observations be made in respect of planning application No. 17/4569N:

- There had been no pre-application consultation (by the developer) with the Parish Council.
- There was no requirement in the parish for 4-bedroomed houses.
- The Parish Council would prefer the building of bungalows and a housing needs survey conducted in 2012 supported this view. Moreover, the emerging Neighbourhood Plan showed a need for bungalows.
- Since the loss of the public house (The White Lion) and Brookfield Golf Club (now the subject of a planning application), there was no longer any social infrastructure in the parish and further development would be unsustainable.

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17/4978N Brookfield Golf Club, Audlem Road, Hankelow CW3 0JE  
Proposed change of use of golf driving range to offices (B1)O and Clubhouse to residential dwelling (C3)

Comments were required by 1 November 2017.

Members acknowledged that there were no planning grounds on which to make observations.

**RESOLVED:** That the following comments be submitted in respect of planning application No. 17/4978N.

- The Parish Council regrets the loss of Brookfield Golf Club as an asset to the community. The White Lion Public House was closed some time ago and now that the Golf Club has been lost as a social meeting place generally, and for functions such as weddings and parties, there was no social infrastructure in the parish.
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(Note: during discussion of this planning application, Councillor Lee declared that he was a former member of the Golf Club.)

**101 CONSULTATION – COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Cheshire East Council was consulting on the new draft charging schedule, the Community Infrastructure Levy (CIL). Members were aware that this was a planning charge which could be used to support the development of the local area. It allowed local authorities (principal councils) to raise funds from developers of new building projects and the money could be used to help fund a wide range of infrastructure which was needed as a result of development.

The consultation opened on 25 September and would close on 6 November 2017.

**RESOLVED:** That the proposals in the consultation document 'Community Infrastructure Levy' be welcomed.

**102 THE WHITE LION – EXPRESSION OF INTEREST  
(Item requested by Councillor A Lee)**

This item was withdrawn from the agenda and would be scheduled for discussion at the November meeting.

**103 GROUNDS MAINTENANCE – THE VILLAGE GREEN**

The Service Delivery Manager for South Cheshire Water Network (SCWN) had made contact about urgent grounds maintenance work required on the village green to enable SCWN to have access to its assets (as shown on photograph 5 as submitted with the agenda).

Five photographs in total were submitted showing the area of the green affected.

The Manager originally made contact with the Clerk a few months ago, at which time she advised that the extent of the village green was only that part which included the duck pond. This was incorrect, and the land to the right of Hall Lane also formed part of the village green; however, SCWN acted on the information provided by the Clerk and arranged for the cutting back of shrubbery to enable access to the chambers and apparatus. Although the work was carried out on that one occasion, the SCWN Inspectors were not equipped to carry out this kind of grounds maintenance on a regular basis and it was not within its remit to do so.

SCNW required unrestricted access and a safe working area around these assets, i.e. a clearance of 1 metre on all sides of the chamber and valve lids.

The Parish Council was invited to consider arrangements for employing a contractor to carry out this necessary work to ensure that the re-established access can be maintained.

Members reported that arrangements were already in hand, and a small working group of parish councillors and residents would be carrying out the appropriate work in the next few days and would continue to maintain the chambers and valve lids.

**RESOLVED:** That the Parish Council continue to be responsible for the maintenance of chambers and valve lids, as described, and as requested by South Cheshire Water Network.

**104 DATE OF NEXT ORDINARY MEETING**

**6 NOVEMBER 2017**

Item for the agenda: Donation of defibrillator to the Parish Council.

.....Chairman

The meeting commenced at 7.10 pm and concluded at 7.45 pm