

HANKELow PARISH COUNCIL

Abbi Miller
Clerk

Tel: 07919 054776
e-mail: clerk@HankelowParishCouncil.org

**Parish Councillors are summoned to a
EXTRA-ORDINARY MEETING OF THE PARISH COUNCIL**

DATE: Tuesday 29th September 2026

TIME: 19:30 pm

VENUE: HANKELow METHODIST CHAPEL
HANKELow

To: Members of the Parish Council
C Cope (Chair), I Jones, A Bellinger, T Muxlow (Vice-Chair), G Foster, A Foster, T Coney

cc: Cheshire East Ward Councillor Rachel Bailey

NOTES FOR MEMBERS OF THE PUBLIC

Following adoption of Standing Orders (for the Regulation of Proceedings) at the meeting held on 2 July 2018, the Parish Council will no longer hold an informal forum prior to the start of the meeting.

The Standing Orders now provide for members of the public to raise issues under agenda item 3. A note of the subject heading of the issues raised will be included in the minutes, together with a note of any action to be taken by the Clerk.

Members of the public are encouraged to print off their own copies of the agenda from the village website (www.hankelowparishcouncil.org).

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.

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.

Members who are either directors or other category of persons who have shares in The White Lion Community Pub Ltd. are reminded that they have a disclosable pecuniary interest when The White Lion is referenced during a meeting.

3. PUBLIC QUESTION TIME

In accordance with the Parish Council's Standing Order No 1, members of the public are able to ask a question or to make a statement. Each member of the public is entitled to ask one question or make a statement. Questions or statements must be addressed to the Parish Council as a whole and not to individual parish councillors.

4. COMMUNITY CONSULTATION ON PROPOSED HOUSING DEVELOPMENT AT AUDLEM ROAD

Summary of proposal:

- 25 family homes on the southern part of the land, single access point.
- Mix of 1-bed units, 2-bed houses, 2 bungalows, and 3, 4, 5-bed houses.
- 8 affordable units; public open space and landscaping across the site.
- Planning policy context:
 - Hankelow Neighbourhood Development Plan 2019–2030—vision “to ensure...Hankelow is a sustainable community providing whatever our residents need to maintain an outstanding quality of life for present and future generations.”
 - Relevant objectives: protecting rural character and natural environment; ensuring new housing is “sustainably located and well designed and meets the needs of the community.”
 - Cheshire East Local Plan Strategy, including Policy PG 6 Open Countryside—development outside settlement boundaries only in limited circumstances, with strong emphasis on landscape character and separation of settlements.
- Clarification of Parish Council role:
 - Early engagement with developer is encouraged in accordance with ChALC guidance.
 - This meeting is not the Parish Council's decision on whether to support or object to any future application; it is to gather specific, evidence-based issues and views.
- Public participation – residents' views on the proposal

Review of revised scheme:

- Brief walk-through of Maybern’s updated layout (southern-only development, reduced unit numbers, drainage and highways changes, affordable provision).

Residents to consider the following:

- Housing need and mix: alignment with local needs, affordability, and Hankelow’s housing profile.
- Traffic and highways: safety on Audlem Road and local lanes; impact on shared spaces used by pedestrians, cyclists, horse riders.
- Drainage and flood risk: concerns in light of existing village drainage issues and Appendix 2 of the Neighbourhood Plan.
- Landscape, views and rural character: impact on important vistas, open countryside setting, and separation from Audlem.
- Natural environment and biodiversity: hedgerows, trees, wildlife corridors, and buffer zones (Policies NE1 and NE2).
- Community facilities and infrastructure: pressure on services, access to countryside, and consistency with community facilities policies.

For Reference:

Impacted Hankelow Neighbourhood Plan policies:

- Natural environment:
 - Policy NE1—protection of hedgerows, trees, watercourses and ponds that contribute to amenity, biodiversity and landscape character.
 - Policy NE2—buffer zones, wildlife corridors, and requirement for no net loss (ideally net gain) in biodiversity.
- Local character and design:
 - Policies on design and important views/vistas, ensuring new development respects Hankelow’s rural character and wide field views.
- Housing:
 - Housing objectives and policies (H1–H3) regarding location, scale, type and integration with the village.)

Impacted Cheshire East Local Plan Strategy:

- PG 6 – Open Countryside: development outside settlement boundaries is tightly controlled.
- SD 1 & SD 2 – Sustainable Development Principles: location, infrastructure, landscape protection.
- SE 1–SE 4 – Landscape, biodiversity, green infrastructure: aligns with HNP NE1/NE2.
- CO 1 – Highways & Transport: safe access, traffic impact, rural lane considerations.)

5. **AOB**