



**Minutes of the Meeting of Handforth Parish Council held on
Tuesday 10th October 2017 at 7:30pm, The Youth Centre,
Old Road, Handforth.**

Present: Cllr Samson (Chair of Handforth Parish Council), Cllr Smith, Cllr Sullivan,
Cllr Thompson & Cllr Tolver

Also present Mr Comiskey Dawson, Parish Clerk
Six members of the public.

17/28/1 To receive apologies for absence.

Apologies received from Cllr Clark & Cllr Burgess

17/28/2 To note Declarations of interest and requests for dispensation to discuss, or
discuss and vote on a matter in which a Member or co-opted Member has a
Disclosable Pecuniary or non-pecuniary interest (DPI).

None.

17/28/3 Open Forum- Comment and questions concerning items on this agenda may be
put to the Council by the public during this period. Matters which, in the
Chairman's view require debate and/or a discussion will be referred to the
next Committee/Council meeting, as appropriate. The Public Forum is
restricted to 15 minutes, unless the Chairman allows otherwise.

The Chair noted that as there were two very large and important items on
the agenda (17/28/8 and 17/28/10) would all councillors give consent to
allow members of the public and councillors to ask pertinent questions
regarding these items as they were discussed as opposed to in the time
limited open forum.

Cllr Tolver proposed, seconded by Cllr Sullivan to consent to this.

Resolved: Unanimously.

17/28/4 To approve and sign the minutes of the Handforth Parish Council meeting of 12th September 2017.

Cllr Thompson proposed, seconded by Cllr Tolver to approve and sign the minutes of the Handforth Parish Council meeting held on 12th September 2017.

Motion carried: Four in favour with one abstention.

17/28/5 To approve and sign the accounts for payment for October 2017.

Cllr Smith proposed, seconded by Cllr Tolver that the accounts for payment for October 2017 totalling £6,511.52 be approved and signed.

Resolved: Unanimously.

17/28/6 To receive a report from the clerk.

The clerks report was received.

In addition the clerk noted that members from the CE highways team had confirmed that they were able to attend the council meeting to be held in December and that all councillors could submit any highways enquiries to him in advance of this so the highways delegates could address any specific problems or concerns raised.

17/28/7 MOTION: To agree the arrangements for the 2017 HPC pantomime.

Cllr Sullivan stated she did not draft this motion. Cllr Thompson enquired as to whether ticket prices for children could be set at zero. Cllr Smith noted that 50p was a nominal charge which ensured seats were reserved in advance and that the pantomime would not be oversubscribed leading to any disappointment. It was also noted that this charge also covered the cost of providing a goody bag and a drink for all children attending.

Cllr Smith proposed seconded by Cllr Sullivan that the charge of £1 per adult and 50p per child was maintained.

Motion carried: Four in favour and one against.

Cllr Samson proposed, seconded by Cllr Smith that the arrangements as circulated by the clerk be adopted for the pantomime.

Resolved: Unanimously.

17/28/8

MOTION: To approve the preferred option draft neighbourhood development plan for Regulation 14 public consultation. (Regulation 14 and leaflet attached.)

Cllr Thompson raised the point that this document was the final draft plan and not the preferred option draft plan. This was agreed by all councillors without a vote.

Cllr Samson informed all present that all councillors had received printed copies and that the electronic version was available on the neighbourhood plan website. There were hard copy forms provided for consultation response and that these could also be downloaded electronically.

The Chair of the neighbourhood plan group stated that this document represented one years' worth of hard work done voluntarily by nine people on the steering group, who had, despite some differences of opinion at times worked well together. He also noted that at this stage there may be some errors or omissions and certainly a few typing mistakes, but that this statutory regulation 14 stage was the point at which everyone in the parish could have their say on the contents of the document. The steering group had made every effort to ensure the widest level of consultation possible. This consultation would run from Monday 16th October through to Monday 27th November, response forms would be available in both the library and the clerk's office between these dates; they would also be available electronically on the neighbourhood plan website. There would be a flyer distribution to every household in the parish informing residents and notices would be displayed on village notice boards. Louise Kirkup, the neighbourhood planning consultant, also in attendance noted that, at this formal consultation stage, the document would go out to a whole list of statutory bodies including English heritage and Natural England etc. She felt that the steering group had worked hard and was impressed that they had reached this stage after only a year; she felt that the final draft neighbourhood plan was strong and well presented. The Chair of the neighbourhood plan group noted that it had been the groups intention to keep pushing and on track with the completion of the plan to maximise any potential CIL revenue which would be due to the parish council.

All councillors present thanked the members of the neighbourhood plan for all the hard work which they had put into the document and for what they had achieved so far.

Cllr Tolver proposed, seconded by Cllr Smith that the Final draft neighbourhood plan be approved for regulation 14 consultation.

Motion carried: Unanimously.

17/28/9 MOTION: To agree the HPC projects list for 18/19.

Cllr Smith proposed, seconded by Cllr Sullivan that, with one amendment to move youth activities section from 6 months to 12 plus months, that the HPC projects list for 18/19 be approved.

Resolved: Unanimously.

17/28/10 MOTION: To agree the HPC response to Cheshire East Councils Community Infrastructure Levy – draft charging schedule, and appoint a valuation consultant to investigate the rating of zero on the NCGV and provide a report.

The current proposal by CEC in their draft charging schedule to rate the CIL levy on the NCGV was seen as wholly unacceptable by councillors. The draft charging schedule has been based on a consultant’s report commissioned by Cheshire east council by Keppie Massey consultants. It was felt by members of the parish council and the neighbourhood plan steering group that the report as it stands is flawed in its conclusions as to the viability of the strategic NCGV site. The site is currently proposed as unviable for a CIL levy owing to a number of factors in the report. A resident had circulated a report to all councillors highlighting what he, as a professional in this area, felt were errors in this report. This included, housing sale prices being valued too low, construction cost estimates as being valued too high. An incorrect rate of interest rates to developers had been applied, and S106 contributions had been calculated into the costs of the development of the whole site, as opposed to being removed for the calculation of CIL. All these factors give the land a value as a sales price to the landowner, and a developer then works out their profit margin, which in turn shows the site to be “unviable” in terms of having any CIL levy rated against it, hence, in the draft charging schedule it is proposed to be rated at zero.

Cllr Samson noted that between a similar report being produced by the same firm in March 17 and then the current report from August 17 which CE are using to base their schedule on, the proposed CIL rate has been reduced from £168/m² to £0/m².

A member of Wilmslow town council, in attendance at the meeting, stated that Wilmslow Town council would also be objecting to the current proposed draft charging schedule.

Questions were raised about the bonuses from central government which totalled £400,000.00 to each local authority where one of the new garden villages was to be built; as well as questions about the new homes bonus

which represented an amount totally circa £8.254million which CEC will have been given.

Cllrs asked the clerk to send a holding letter to the CIL officer at Cheshire East council to explain that Handforth parish Council would be making representation against this draft proposal. The clerk was also instructed to contact the secretary of state for DCLG as well as the Tatton MP to discuss the council's representations. The council also agreed that it would be pertinent to hire an independent viability consultant to challenge the Keppie Massey report as part of their response to the proposed charging schedule. Cllr Thompson proposed, seconded by Cllr Tolver that this would be the agreed response by Handforth Parish Council to Cheshire East Council's proposed draft CIL charging schedule.

Resolved: Unanimously.

The clerk asked how much he could be authorised to spend on appointing a viability consultant for the purposes stated above. It was noted that there was circa £8,000.00 remaining in the neighbourhood plan budget for 17/18 and that the clerk was authorised to use this amount preliminarily for the appointment of a viability consultant, after attending the correct process for three quotations. But any amount higher than this must come back to council for authorisation.

Cllr Smith proposed, seconded by Cllr Thompson to utilise up to £8,000.00 from the neighbourhood plan budget to appoint a viability consultant to work on HPC's behalf to challenge the zero levy rating on the NCGV.

Resolved: Unanimously.

17/28/11 Notices and Correspondence.

It was noted that the Remembrance Sunday parade would be held on Sunday 12th November 2017 and the order of service would be advertised on HPC's website, and on village notice boards.

PART B

Pursuant to the Public Bodies (Admissions to Meetings) Act 1960, members of the press and public will be excluded from this part of the meeting on the grounds of the confidential nature of the business.

17/28/12 To review the clerk's remuneration after one year completed service in July 2017.

It was agreed that the clerk move up one increment from LGS34 to LGS35 and that this incremental increase be backdated to July 2017.

The meeting closed at 8:52pm.

Chair..... Date.....

Chair..... Date.....