

**MINUTES OF A MEETING OF BUNBURY PARISH COUNCIL  
HELD AT THE PLAYING FIELDS PAVILION, BUNBURY ON 8 February 2017**

**PRESENT:** Councillor R Pulford Chairman  
Councillor N Parker Vice Chairman  
Councillors, M Ireland-Jones, P Brookfield, L Potter, G McCormack, C Green and T Greco

**IN ATTENDANCE:** Marilyn Houston, Clerk to the Parish Council  
11 Members of the Public, CEC Cllr. Michael Jones

**The Chairman welcomed everyone to the meeting.**

**OPEN FORUM**

Two residents spoke against application 16/6208N expressing concerns regarding the danger of landslip due to being on a sandbank and close to the river; the large garage; the neo-georgian design and building in a wildlife corridor.

Cllr Michael Jones joined the meeting.

Three residents spoke against application 17/0179N pointing out that the definition of co-location in the glossary of the Neighbourhood Plan has now been accepted and they considered it should apply to this and the Hill Close application. The opinion was expressed that Cheshire East's original decision on Hill Close could be put to Judicial Review. One of the residents spoke on behalf of a resident, Andrew Thompson, who was not present and read out his objections. The Chairman informed the meeting that Mr Thompson had provided this for the PC as their consultant. Cllr. Michael Jones gave his view on the issues raised.

**08.02.01 APOLOGIES**

Cllr. G Griffiths and M Thomas.

**08.02.02 DECLARATIONS OF INTEREST/REQUEST FOR DISPENSATION**

Members were invited to declare any personal interest (non-pecuniary) or disclosable pecuniary interest 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.

Cllr. C Green declared a non-pecuniary interest in 6.1. application 16/6208N.

Cllr. G McCormack joined the meeting.

**08.02.03 MINUTES  
(ORDINARY MEETING HELD ON 11 JANUARY)**

**RESOLVED:** to approve the minutes of the meeting held on 11 January 2017

**08.02.04 LOCAL POLICING ISSUES**

There were no Police representatives in attendance.

**08.02.05 HIGHWAYS REVIEW**

The Clerk reported that there had been no response so far to an article in the Link asking for volunteers to train to operate the speed gun.

**08.02.06 PLANNING MATTERS**

**08.02.06.1 Planning applications received for comment**

**17/0179N Wulvern Housing**

**6 Bunbury Lane and Land to the rear of 6 Bunbury Lane**

**An outline planning application for the demolition of 1 no. bungalow and the erection of 15 dwellings, including associated access at no. 6 Bunbury Lane and land east of Bunbury Lane, Bunbury. Re-submission of 16/0646N.**

The Chairman referred to the fact that the PC had not objected to 16/0646N. However the PC could consider this application as there was now substantive development in Hill Close. The advice from Andrew Thompson the planning consultant was read out. This mainly referred to co-location in the Neighbourhood Plan.

**RESOLVED:** The PC objects to the application on the grounds that it is against Bunbury Neighbourhood Plan policy H2a. It would be co-located with the development that has been granted planning permission 15/5783N 15 Houses Hill Close.

**16/6208 The Bungalow, Saddlers Wells  
Attached house with garage**

There was a discussion about the changes in the application from the outline.

**RESOLVED:** Bunbury Parish Council previously objected to the outline application, 16/0507N. That objection still stands. The Parish Council also objects to this application on the following grounds:-

The application has changed substantially. The house is much bigger and a detached two storey garage has been added that is very near to the river Govey and in the middle of a wildlife corridor, designated in the Bunbury Neighbourhood Plan. The application is contrary to the Bunbury Neighbourhood Plan policies H3 Design; Env 3 Environmental Sustainability of Buildings; LC1 Built Environment, and in particular LC2 Backland Development. The Neo-Georgian design is totally out of keeping with the built environment of Bunbury. This is contrary to the Neighbourhood Plan and the Village Design Statement. The Parish Council would question why only 5 neighbours were consulted about this application when many more had responded to the previous consultation.

Cllr McCormack abstained

**16/6079N**

**Reserved matters application for approval of landscaping details - to include hard & soft landscape details; positions, design, materials & type of boundary treatment; supplemental hedgerow planting details; site frontage footpath details; existing pond retention treatment scheme; arboricultural method statement. (Outline approval 14/3167N)**

**THE GRANGE, WYCHE LANE, BUNBURY** by 2 Feb extension requested.

Cllr McCormack moved away from the meeting table and took no part in the discussion or voting.

**RESOLVED:** No objection

Cllr McCormack rejoined the meeting.

Cllr Greco asked about S106 agreements and CIL money. Cllr Jones provided clarification. The 106 Officer will be invited to a PC meeting.

**17/0513N**

**Bay window extension and amendments to front elevation  
6 Darkie Meadow, Bunbury**

**RESOLVED:** No objection

**RESOLVED:** to bring forward agenda item 9.

(08.02.09) Website – To consider updating the content of the Parish Council page on the Bunbury Village website.

Cllr Ireland-Jones had circulated a report to Members making recommendations. These were discussed.

**RESOLVED:** to implement the following:-

1. The PC website is included within the Village website (and is part of the commitment to support the village). The address is [www.bunburyvillage.info/index.php/parishcouncil](http://www.bunburyvillage.info/index.php/parishcouncil). The PC will buy the more memorable name [www.bunburypc.org.uk](http://www.bunburypc.org.uk) and redirect this to the actual address. The cost for a domain name is about £10.00 per year.
2. Add further pages from the drop down menu below Parish Council on the home page of the Village web site. [www.bunburyvillage.info](http://www.bunburyvillage.info) in addition to the Agenda and Minutes of meetings and the updated Planning page including events and information from partners. e.g. Highways and Health

3. To actively promote the website, putting 'an advert' on the new noticeboard and including the address on PC communications as a matter of course. Cheshire East can be asked to add a link to their Parish Council information page. Add links on and to other relevant sites
4. To invite residents to register their emails to receive alerts.

**08.02.06.2 Proposal by Highways to introduce parking restrictions on School Lane and the Highlands - Update**

Cllr Michael Jones has withdrawn his request for the scheme and Highways will not be introducing it. The PC will continue to monitor the situation with the school.

**08.02.06.3 Decisions made by Cheshire East Council**  
16/5674N approved with conditions 04-Jan-2017  
CO-OP, BUNBURY LANE, BUNBURY  
Advertisement consent for signage

**08.02.06.4 Brantwood – Planning enforcement**  
No update

**08.02.06.5 New Housing Developments – Bunbury**

The Chairman had no new development to report.

**08.02.06.6 Appeal against refusal of application 16/2010N Land off Oak gardens**  
**Update**

- The process is ongoing.
- **Request for information from Nature Conservation Officer**  
A request for information had been received from the Nature Conservation Officer as follows:-  
In the event that planning permission is granted at the appeal Cheshire East has negotiated the payment of a commuted sum of £4500 to fund habitat creation works to compensate for the loss of habitats from the application site resulting from the proposed development. It would be help us in being able to secure the payment of this commuted sum if we could advise the inspector at the appeal as to where this funding would likely to be spent. If the parish council/neighbourhood plan group is aware of any suitable sites where the landowner would be interested in habitat creation (pond creation, creation of species rich grassland etc) please could you let me know. Please be assured that this would in no way affect the outcome of the appeal, but it would allow us to gain some secure some benefit for nature conservation in the event that planning permission was granted.

**RESOLVED:** to inform the Officer that the PC has an option on land at the rear of Tweddle Close that will need improvement for community use.

**08.02.07 PLAYING FIELDS**

**08.02.07.1 Disposal of Old Playground Equipment**

Following re-advertisement, several PC's were interested, including one that checked with Ansa the group responsible for playground safety. They were informed that if the equipment was resited it would be subject to the latest safety regulations and was not up to the required standard. The equipment will be disposed of.

**08.02.07.2 The future development of the area.**

An estimated ball park figure for car park development is being sought.

**08.02.07.4 Report from Playing Fields Committee – Report from Cllr. Parker**

- Update – The problem with the heating control is ongoing. Disabled access and facilities are being looked at with a view to getting a grant. The new play area is due the

first inspection. A decision on whether the PC would pay for this or the Playground funds was deferred A quote to be obtained in the meantime.

- Playing Fields Lease – being dealt with by Cllrs. Pulford and Parker who will report back to a future meeting.

#### **08.02.08 REPAIRS AND MAINTENANCE**

- Repair and refurbishment of noticeboards on Village Hall.- Cllr. Pulford reported that the new boards have been ordered and are awaiting delivery.
- Replacement of bench at the Triangle and refurbishment of base – The bench has been installed and the old plaque.

#### **08.02.09 (was brought forward to before 08.02.06.2)**

#### **08.02.10 BOROUGH COUNCILLOR'S REPORT (COUNCILLOR M E JONES)**

CEC Cllr. Jones had nothing to add.

#### **08.02.11 PARISH COUNCILLORS' REPORTS**

- Cllr. Green had collated Members' responses to the Highways Survey and gave a summary. The main concerns were that Highways could do better on road surfacing and drainage, in particular, on Bunbury Lane and the road through Haughton. Cllr.Green will complete the online survey.
- Cllr Potter asked the PC to consider supporting a Sandstone Trail. event that is being planned. The Chairman asked for details to be provided.
- Cllr Brookfield reported back from the Police Cluster meeting. There had been one crime incident in Bunbury. The gas canisters found in the car park were reported and extra patrols are in place.

#### **08.02.12 CORRESPONDENCE**

- Letter from Cheshire East Public Rights of Way consulting on proposed diversion of public footpath No 12 (part) to enable development 16/3317N Richmond House, Whitchurch Rd

**RESOLVED:** No objection

#### **08.02.13 FINANCIAL MATTERS**

##### **08.02.13.1 Establishment of a Pension scheme to comply with statutory requirements by January 2017.**

The Clerk reported that this was ongoing.

##### **08.02.13.2 Clerk's 3<sup>rd</sup> quarter out of pocket expenditure for approval**

The claim form was tabled detailing meeting expenses and speed gun purchase.

**RESOLVED:** That payment be authorised:

##### **08.02.13.3 Authorisation of Payments – Cheques to be signed**

**RESOLVED:** That the following payments be authorised:

£642.74	Gross salary January - Marilyn Houston, Clerk
£23.35	Print ink and paper – Ron Pulford
£100.00	Donation – NW Air ambulance (approved Jan meeting)
£195.00	Expenses 3 <sup>rd</sup> Qtr. – Marilyn Houston, Clerk
£177.50	Lengthsman duties February - Chris Warburton
£1168.80	Bench – Street Master

.....Chairman