

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL
12 January 2021**

PRESENT: Vice Chair, A Thomson

Councillors N Parker and M Thomas

IN ATTENDANCE: Marilyn Houston, Clerk to the Parish Council, 6 Members of the public and a member of the press.

OPEN FORUM

Peter Gorman asked questions about rights of access on private roads on new housing developments. He expressed concerns that residents on a certain development are tied by a covenant that prevents them from commenting on further planning applications on that development. He had distributed his critique of the CE speed strategy that he considered to be inadequate and was concerned that if we don't get a decent strategy won't get 20mph limits. Cllr Thomson said that individual comments could be made on the strategy.

The neighbor outlined their objections to application 21/61469 Acton House. This had been emailed to the Clerk and had been circulated to Members.

Cllr Thomson thanked the speaker and said the points made would be taken into account when the application was discussed later in the meeting.

A Resident objected to application 21/6037N stating it was contrary to PG6 and H1 H3 in the Neighbourhood Plan. Cllr Thomson thanked the speaker and said the points made would be taken into account when the application was discussed later in the meeting.

Michael Thomas thanked the PC for the very good Christmas eve event.

12.01.01 APOLOGIES

Cllrs, G Melia. P Brookfield, L Davies. L Gregory, G Griffith and CE Cllr Sarah Pochin

12.01.02 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.

None

12.01.03 MINUTES - To approve as a correct record, the minutes of the Parish Council Ordinary Meeting on 8 December 2021.

RESOLVED: to approve the minutes.

12.01.04 BOROUGH COUNCILLOR'S REPORT

Cllr Pochin had sent her apologies. Email reports on matters she was actioning had been received and circulated.

12.01.05 PARISH COUNCILLORS' REPORTS

The Chair invited Members to give a brief report on any matters they were aware of, not covered by the agenda.

Cllr Parker reported that the Eurobins were a problem again but had now been emptied and he has collected bags for the lengthsman.

12.01.06 PLANNING MATTERS

12.01.06.1 Planning applications, reserved matters and discharge of conditions applications received from Cheshire East since last meeting.

a) that are currently being consulted on.

21/6148N Acton House, School Lane, CW6 9NR Small scale stable for accommodation of two horses. **RESOLVED** The Parish Council wish to object to the proposal to site a stable block immediately to the rear of Hopwood House, School Lane Bunbury for the following reasons;

- The siting of the proposed stable block immediately to the rear of the boundary hedge between Hopwood House and the adjoining field will, in the opinion of the Parish Council, seriously prejudice the amenities currently enjoyed by the family who live in Hopwood House especially their rear garden. The stable block proposed is a substantial building which will occupy the majority of the length of the rear boundary of Hopwood House inevitably having an impact upon the enjoyment of the rear garden which is in effect the only private amenity space associated with Hopwood House.
- The closeness of the stable block to the garden and, indeed Hopwood House and Hopwood Cottage may cause problems, particularly in the summer, from flies and smells not only associated with the stables but also any 'muck heap' that may be established close by.
- In the location currently proposed the stable block and any associated vehicles/open storage will be very visible from the existing public footpaths in the immediate vicinity and could detract from the views from these footpaths.

The Parish Council request that the current application is refused planning permission for the reasons set out above.

21/6123N 7 Grange Close, CW6 9QL deadline for comments by 6 Jan but extended to 13 January for PC comments

RESOLVED No objection

21/6037N for development of 4 houses on the **agricultural land off Grange Close**, deadline for comments by 6 Jan but extended to 13 January for PC

RESOLVED to object

The application as submitted is contrary to development plan policy at both national and local levels, therefore there can be no presumption in favour and the development must be assessed against the policies in the development plan framework for the area. All of the adopted policies, which have successfully formed the framework for the development of Bunbury over the last 5 years, support the refusal of permission for these 4 houses on agricultural land which immediately adjoin a recently constructed development by Duchy homes of 4 affordable houses, 9 large detached dwellings and 4 flats on land known as The Grange.

As stated in the description of development by the applicant the application site is on agricultural land outside the settlement boundary of Bunbury and must therefore be considered against Local Plan Policy PG6 – Open Countryside which seeks to restrict development in the open countryside.

Furthermore, Cheshire East can demonstrate a 5-year land supply and there is therefore 'no presumption in favour' of the development of this land for housing. In the Local Plan Bunbury is classified as a 'Local Service Centre' and at the time when that plan was made it was anticipated that over the lifetime of the plan (2010-2030) Bunbury could accommodate approximately 80 new houses. In fact to date there have been 108 planning permissions in the village for new homes and the majority of these have or are currently under construction.

The Bunbury Neighbourhood Plan was adopted on the 29th March 2016 and contains a number of policies which are relevant to our objection to this proposal. The residents of Bunbury fully support the policies in the neighbourhood plan as evidenced by the number of objections from around the village to this planning application.

Policy H2 which restricted a maximum of 15 new houses on anyone available and deliverable greenfield site adjacent to the village stating that such developments should not be co-located unless there are demonstrable sustainable benefits from doing so. It is the parish Council's opinion that in this case no such benefits have or can be demonstrated.

Policy H3 required that all new housing proposals should demonstrate that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook. Once again it is clearly the case that the development of 4 large detached houses on this site will have a significant impact upon the outlook, privacy and amenities particular of those existing dwellings in Tweddle Close and Wyche Lane as evidenced by the large number of objections from residents who back onto the site.

The Parish Council share the concerns of local residents regarding this proposal especially with regard to access to the site which is via a narrow country lane with no footpaths and a dangerous blind junction when Wyche Lane meets Vicarage Lane. The fact that all construction traffic will have to come through the heart of the village again along narrow roads with no pavements is extremely dangerous. The rapid growth of the village over the past 5 years over and above the growth anticipated in the Local Plan has led to pressure on local infrastructure and facilities and a predominance of large detached new housing rather than a mix of housing to meet the needs of the local community.

For the reasons set out above the Parish Council request that this application is refused planning permission.

21/6482N 23, CHURCH ROW, BUNBURY, CW6 9PL Demolition of existing outbuilding, new single storey side extension, two storey side extension and loft conversion with associated alterations

RESOLVED to comment to CE planning that there are no plans on the website therefore it is difficult to comment. The application should not be acceptable in it's current form

b) Appeal to Planning Inspectorate - **21/2010N Land West of Parkside, Bunbury Lane, CW6 9QZ** Outline planning application for demolition of one dwelling and erection of up to 15 dwellings, access off Bunbury Lane and all other matters reserved – for information to note the response sent to the Planning Inspectorate by Cllr Thomson on behalf of the PC. The full response can be accessed at on the Planning Inspectorate website at

<https://acp.planninginspectorate.gov.uk> **Appeal Reference: APP/R0660/W/21/3281542**

The following is an excerpt:-

“The application as submitted is contrary to development plan policy at both national and local level, there can therefore be no presumption in favour and the proposal must therefore be assessed against the policies in the development plan framework for the area. All of the adopted policies support the refusal of permission for 15 new houses on this land outside the settlement boundary in open countryside.

The applicant did not approach the Parish Council for a meeting nor did they attend any meeting of the Parish Council when the application was discussed. They also did not attend the Planning Committee meeting of Cheshire East when the application was discussed when they would have had the chance to speak in support of their proposal. It should be noted that both the Parish Council and local residents attended and spoke at the Planning Committee and the application was subsequently refused for the reasons stated on the decision notice.

Cheshire East and Bunbury are delivering on their housing commitments, the Local Plan made provision for a minimum of 80 new houses in Bunbury over the plan period 2010-2030. To date (at the time of responding to this appeal) 108 new houses have received consent or constructed in the village in accordance with the policies in the Local and Neighbourhood Plans. Therefore, for the reasons set out in this letter and the objections raised by local residents we would ask that this appeal is dismissed.”

12.01.06.2 Decisions made by Cheshire East Council – For information.

21/3915N 20/07/2021 South (CE) Delegated Agenda Bunbury (2011) approved with conditions 10/11/2021 The Firs, Bunbury Lane, CW6 9QZ Proposed single storey extension

20/5852N 12/01/2021 South (CE) Delegated Agenda Bunbury (2011) Decision : refused 19/11/2021 WHITEHOUSE BUNGALOW, SCHOOL LANE, CW6 9NR Proposal Demolition of existing dwelling and erection of replacement dwelling

20/1329N 30/03/2020 South (CE) Delegated Agenda Bunbury (2011) Decision : Modify Section 106 18/11/2021 Land At, Bowes Gate Road, Proposal Amendment to the Section 106A Agreement relating to planning approval 15/1666N for 11 dwellings including affordable housing
21/3435N 24/06/2021 South (CE) Delegated Agenda Bunbury (2011) Decision : approved with conditions 19/11/2021 The Cottage, Bunbury Common Road, CW6 9QE Proposal Single storey extension of entrance hall and utility room and garage extension

12.01.07. PLAYING FIELD update from Cllr Parker –

Cllr Parker reported on maintenance issues that are being addressed.

12.01.08. CONSULTATIONS -To consider responding to any consultations on the CE website.

Individual Members can respond to the ongoing Active Travel consultation.

12.01.09. LOCAL POLICING ISSUES – To receive an update from local police if available.

None were present.

12.01.10. Seasonal Events

Bonfire Night – to receive a final report on the event

Deferred.

Christmas Eve Cllr Parker gave an account – it was thoroughly enjoyed despite the PA system lost charge. The collection raised £242.

The Queen’s Platinum Jubilee – to consider celebration suggestions

Cllr Brook and Sue Briggs -Harris are to discuss an item in the Paper encouraging street parties; red, white and blue decorations and hanging baskets.

12.01.11. Correspondence – To respond to correspondence received.

Correspondence had been circulated.

12.01.12. The Future of the Pavilion Project – to receive an update.

The next meeting is later this month. There will be an article in the paper and Sue Briggs-Harris gave a report back from the latest meeting. Cllr Parker offered to supply answers to some queries.

12.01.13. Top Up Highways Maintenance Scheme – to receive an update.

Nothing to report on the scheme. Cllr Thomson reported that Cllr Brookfield has approached CE Highways to meet and look again at road and traffic issues.

12.01.14. Parish Council Casual vacancies – an update from the Clerk.

CE There are three vacancies now as Cllr Davies has resigned. A notice will be put on the website advertising the vacancies. After 14days the Co-option could be started

12.01.15. Finance Matters:

12.01.15.1 Approval of payments

12.01.15.1.1 Reimbursement of expenses.

Cllr Thomson £9.40 - approved

Clerk’s expenses- Deferred

12.01.15.1.2 Payment of invoices received.

Chalc Training course £25

RESOLVED: To approve payment

12.01.15.2 Monthly Finance Report – to receive a report from the Clerk. Covered at 15.3

12.01.15.3 Setting the Parish Council Budget and Precept for 2022/23

Cheshire East Council set its Taxbase for the financial year 2022/23 by Resolution of the Council on the 15th December 2021. Cheshire East Council approved the 2022/23 taxbase for Bunbury Parish Council as 687.82..

As an indication, if the current Band D Council Tax (of £42.84) remained the same, this would increase the precept from £29,326 to £29,466. Alternatively, if the precept remained at £29,326 then the Band D Council Tax would reduce to £42.64 when using the new taxbase. Any increase in the Precept would proportionally apply. An adjustment factor of 99.00% is already included to calculate the taxbase figure to allow for potential losses on collection.

12.01.15.3.1 Review of the current year budget and spending

The Parish Council finalised the process of setting a budget for 2022/2023 by examining the 2021/22 receipts and payments; the current year to end of November actual figures and the anticipated figures to end of March 2022, in a report tabled by the Clerk, with three main purposes: -

- 1) To identify activities which are being carried out this year and will also be carried out in the next year and therefore, need to be budgeted for again.
- 2) To identify items such as projects or schemes which are occurring in the current year but will not occur in the forward year and there is, therefore, no need for a budget.
- 3) To identify items, such as new schemes, which are not an activity in the current year but should be added for next year's budget.

12.01.15.3.2 The Parish Council set the precept for 2022/23

RESOLVED: To request a precept of £30792, an increase of 5%

Marilyn Houston Clerk to BPC bunburyclerk@aol.com

..... Chair