

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL
HELD AT THE PLAYING FIELDS PAVILION, BUNBURY ON 13 September 2017**

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

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

The Chairman welcomed everyone to the meeting.

OPEN FORUM

A resident raised concerns about the proposed diversion of a footpath on land at Oak Gardens linked to the planning application. Also, that they had been told by Cheshire East that if they objected they would be liable for legal costs. The Chairman stated that the PC had not had any issues with this diversion when consulted by the footpaths department. The PC had received emails about the resident's concerns and these had been circulated to Members. Cllr Jones reassured the resident that any reasonable objection would not incur costs but this was intended to deter vexatious appeals against more extensive consultations e.g. the Local Plan. A resident expressed their shock at the proposal by Cheshire East to cut the entire village bus service. The Chairman stated that the decision had not been made yet and that the PC had raised objections.

13.09.01 APOLOGIES

Cllrs G Griffiths and P Brookfield

13.09.02 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.

Cllrs Pulford and Thomas non-pecuniary interest in items under planning matters - Proposed Discharge of conditions on applications relating to The Outspan, Sadlers Wells. Cllr McCormack declared interests in item under planning matters and 6.3 relating to the Grange and possibly item 7 – land at Wyche Lane.

**13.09.03 MINUTES
(ORDINARY MEETING HELD ON 12 July)**

RESOLVED: to approve the minutes of the meeting held on 12 July 2017.
Cllr McCormack abstained.

13.09.04 LOCAL POLICING ISSUES

There were no Police representatives in attendance. Cllr Jones commented on incidents of rural crime.

13.09.05 HIGHWAYS REVIEW

The Chairman reported on speed watch. The high-viz vests have arrived and October dates for training are to be confirmed.

13.09.06 PLANNING MATTERS

13.09.06.1 Planning applications received for comment

17/4152N

Proposed rebuilding of later addition extension

TILSTONE BANK COTTAGE, TILSTONE BANK ROAD, BUNBURY, CW6 9QG

It was noted that the conservation officer approved

RESOLVED: The PC does not object to the application

17/4151N

Proposed rebuilding of later addition extension

TILSTONE BANK COTTAGE, TILSTONE BANK ROAD, BUNBURY, CW6 9QG

RESOLVED: The PC does not object to the application

17/4220N

Variation of condition 4 on approval 15/5783N - Proposed Residential Development for 15 Dwellings with Access from Hill Close

Land Off, HILL CLOSE, BUNBURY by 15 Sep

The PC noted that there were ongoing land ownership disputes and boundary concerns raised by residents but that the advice from the Chairman and Cllr Jones was that these factors could not be considered in responding.

RESOLVED: The PC does not object.

Cllr McCormack left the meeting

17/4345N

Request to Modify Terms of S106 Agreement (Affordable Housing) (Ref: 14/3167N)

THE GRANGE, WYCHE LANE, BUNBURY, CW6 9PD by 15 Sep

It was noted that this related to changed financial arrangements for the affordable housing, but did not affect the type or number of homes and advice from Cllr Jones was that this was a common occurrence

RESOLVED: The PC does not object.

Cllr McCormack re-joined the meeting

The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU

Proposal Discharge of conditions 4, 8, 9, 11, 12 & 13 on approval 17/0396N - Proposed detached dwelling, and revised layout for garages approved under 16/2506N. by 12 Sep extension of deadline requested

RESOLVED: The PC does not object

17/3631N

Variation of condition 2 on approved application 17/0396N - Proposed detached dwelling and revised layout for garages approved under 16/2506N.

The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU

RESOLVED: The PC does not object

17/4186N

The Cedars, Whitchurch Road, BUNBURY, CW6 9SX

This was not on the agenda as received in August and with a closing date of 7 September which was amended to 13 September after the agenda was published. Members thought it necessary to comment on the application. An email from a resident had been circulated and the concerns were noted.

RESOLVED: The PC objects to approval of all reserved matters for two reasons:-

1. The outline permission was for one house and a garage. The garage is now a dwelling.
2. To stop a planning precedent being established.

13.09.06.2 Decisions made by Cheshire East Council

17/3436N approved with conditions Decision Date : 04/08/2017

Hopwood Cottage, School Lane, Bunbury, CW6 9NR

Proposal Proposed rear single story extension

13.09.06.3 Section 106 agreement Hill Close Development 15/5783N, The Grange 14/3167N and any other 106 agreements - Update from Cllr Pulford

The CEC Section 106 officer having declined to meet with the PC is to be invited to attend a future Parish Council meeting when 106 agreements are an agenda item. It is unlikely that 106 funding can be secured for the car park. The questions that the PC has regarding 106 agreement for the Grange are to be put to the developer

RESOLVED: The Chairman to arrange to meet with the developer with a small number of Members.

13.09.06.4 New Housing Developments – Update from Cllr Pulford

The Chairman reported that the Grange development has started.

13.09.07 Muir Land off Wyche Lane

13.09.07.1 To authorise the action to take up the option on this land including instructing Hibberts solicitor at an estimate of £700 plus VAT and disbursements.

RESOLVED: To instruct Hibberts to begin the legal process to take up the option.

13.09.07.2 To consider the use for the land.

RESOLVED: To consult with residents in Tweddle Close first.

13.09.08 PLAYING FIELDS

13.09.08.1 Converting old playground to car park – An update

General update – A third quote has been obtained. The Chairman will circulate it. The PC will write to Developers asking for contributions.

Relocation of benches- deferred.

13.09.08.2 Report from Playing Fields Committee

- **General Update Report from Cllr. Parker** - A lorry has damaged a playing fields sign. The company will pay for it. The Lengthsman carried out the necessary maintenance on the new playground and track. As it is apparent that this will be a substantial ongoing cost the Chairman will seek alternative quotes. There has been vandalism of the small library structure and some trees. More seriously broken glass was put into hand holds that resulted in children cutting their fingers. Their parents reported it and it was cleared by the Chairman and Vice Chairman.
- **Playing Fields Lease** – Cllrs. Pulford and Parker had nothing new to report from the solicitor who is working on the lease.
- Cllr Potter offered to sponsor a bench on the playing fields

13.09.09 SOCIAL HOUSING NEEDS IN BUNBURY- An update on information to be added to the PC website pages.

Cllrs Green and Parker have circulated a draft that could go on the website and on a flyer. Suggested amendments will be added and recirculated.

13.09.10 CHESHIRE EAST COUNCIL SUPPORTED BUS SERVICE REVIEW CONSULTATION

The local MP Antoinette Sandbach has written to the Acting Chief Executive of CEC on behalf of the PC. The local GP has also put forward the health case for retaining the service. It was noted that the timetable published from 1 September does not include the Bunbury services, though they are still running.

13.09.11 SEASONAL EVENTS – TO DECIDE BUDGETS AND ARRANGEMENTS

- **Wreath for Remembrance Sunday** – Cllr Parker will make arrangements as in previous years.
RESOLVED: To donate £35 for the PC wreath.
- **Bonfire night** – The Chairman and Vice Chairman reported on arrangements for the Bonfire and Fireworks display on 5 November. including taking up and relaying turf at a cost of £600. The Scouts will be selling the novelties. A request has been made for permission for various individuals to collect for charity.
RESOLVED: Permission not granted.
- **Carols around the Christmas tree** – The Chairman and Vice Chairman reported on arrangements in line with previous years.

13.09.12 BOROUGH COUNCILLOR'S REPORT (COUNCILLOR M E JONES)

Cllr. Jones reported that Cheshire East was facing numerous problems including overspend, investigations and challenges.

13.09.13 PARISH COUNCILLORS' REPORTS

- Cllr Parker has reported the overgrown hedge at Brantwood and a tree branch on School Lane to Highways He has arranged with Ansa for new large refuse containers for Lengthsman's rubbish.
- Cllr Green raised the consultation that David Keane, Police and Crime Commissioner had invited Parish Councils to engage with. After some discussion Cllr Green was asked to respond on behalf of the PC.
- Cllr Ireland-Jones reported that the work on rebuilding the website has been completed. It was suggested that a notice about the ban of dogs on the playing fields could go on the website in response to an email sent to the PC complaining about the problem.
- Cllr Greco raised the continuing problems on Wyche Lane with flooding at the square. The ploughed field and possible damage to a drain by the Grange developers could be the cause. It will be reported to Highways and the problem of roots growing through the pavement on the Muir development. A letter to Strutt and Parker needs to be drafted about the continuing problem with Town field.
- Cllr Potter had reported an issue with the Co-op store that had been dealt with.

13.09.14 CORRESPONDENCE

The Clerk reported that communications received had been covered in the meeting.

13.09.15 FINANCIAL MATTERS

15.1 Clerk's expenses - to approve the Clerk's out of pocket expenses for the financial year 2017-2018 to date.

The Clerk had circulated an itemised account to Members. In summary these were –

Mileage £76.86	Stationary £50.46	Parish Plan 135.11
Postage £25.23	Admin £14.80	Total £302.46

RESOLVED: to approve the payment

15.2 Additional payment for litter picking and playground maintenance.

The Chairman and Vice Chairman had approved payments due in August to the Lengthsman as follows:-

Additional litter picking £143

Essential grounds maintenance of Playground and track £832 including materials

12.07.13.3 Authorisation of Payments – Cheques to be signed

RESOLVED: That the following payments be authorised:

£1285.48	Gross salary July and August - Marilyn Houston, Clerk
£35.00	Poppy Wreath - Royal British Legion
£90.00	Neighbourhood Plan Website maintenance – Nick Greco

.....Chairman