

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

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

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

The Chairman welcomed everyone to the meeting.

OPEN FORUM

A resident complimented the PC on the excellent Bonfire Night event. The second resident echoed those sentiments and went on to raise concerns about incidents of thefts around the area including that of lead from the church roof. It was understood that this would now be replaced with a less valuable material. Cllr. Brookfield as the PC representative on police matters, will get an update from the Police at the next Cluster meeting. The second resident informed the PC that their house overlooked Brantwood and although they thought it was important that the property is made habitable they were concerned at the proposed height of the extension and the inconsistencies between the design statement and the plans in the application. Also, concern was expressed about the impact on the conservation area including the removal of hedgerow.

8.11.01 APOLOGIES
Cllr T Greco.

8.11.02 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.McCormack declared an interest in items 7.1 and 7.2.

**8.11.03 MINUTES
(ORDINARY MEETING HELD ON 11 October)**
RESOLVED: to approve the minutes of the meeting held on 11 October 2017 subject to the following amendment.
11.10.06.3 On the statement from the Chairman on the Section 106– to insert a description of the location of the land by modifying the wording to read:-
The meeting to discuss the issue of gifting the land currently used as a paddock adjacent to the Grange development with Mr G McCormack the developer of the Grange went ahead on 5 October with the PC being represented by Cllrs. Pulford, Ireland-Jones and Greco.

8.11.04 LOCAL POLICING ISSUES
There were no Police representatives in attendance.

8.11.05 HIGHWAYS REVIEW
The Chairman reported on Speed watch. The training was delivered on 17 October.

8.11.06 PLANNING MATTERS

8.11.06.1 Planning applications received for comment

17/3560N BRANTWOOD, SCHOOL LANE, BUNBURY

Listed Building Consent for demolition of outhouses to the rear and replacement with two-storey outrigger and garden Room. Replacement of timber shed with domestic garage.

RESOLVED:-

Bunbury Parish Council is minded not to object, with the following proviso that the attention of the planning officer is drawn to:-

1. The planning officer's pre-application advice is that the extension should be subordinate to the existing building and that the eaves should be lower.
2. The plans show the eaves and the ridge of the extension to be higher than the original structure. According to the design statement of the application they should be lower.
3. The Garage – The scale and height of the proposed garage is too large. It should be subordinate to the existing structure.
4. The PC is concerned that the application mentions removal of hedges, but no details are given. The PC would remind the planning officer of the Lower Bunbury Conservation Area Character Appraisal and Management Strategy, adopted 28 June 2007 with particular reference to:-

4.33 Natural Elements

4.34 In contrast to the hard boundary edges the core of the conservation area in particular is characterised by shaped hedges which are of sufficient scale to be dominant aspects of the street scene.

7.11 Demolition

7.12 Within a conservation area certain types of demolition, which elsewhere can normally be carried out without planning permission, are more restricted and require a special type of consent known as Conservation Area Consent. This includes the demolition of a gate, wall, fence or other means of enclosure over 1 – metre high fronting a highway,...

17/3559N BRANTWOOD, SCHOOL LANE, BUNBURY

Proposal Demolition of outhouses to the rear and replacement with two-storey outrigger and Garden Room. Replacement of timber shed with domestic garage.

RESOLVED: To duplicate the comment made on **17/3560N** as above.

17/5339N The Cottage, Bunbury Common Road, Bunbury
Proposed single storey rear extension and alteration to existing front porch.

RESOLVED: The PC does not object

8.11.06.2 Decisions made by Cheshire East Council

17/3631N approved with conditions 11/10/2017

The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU

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

17/3624D approved 10/10/2017

The Outspan, SADLERS WELLS, BUNBURY, CW6 9NU

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.

17/4152N approved with conditions 09/10/2017

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

Proposed rebuilding of later addition extension

17/4593N Determination - appvl not reqd (stage 1) 20/10/2017

NEW FARM, BUNBURY COMMON ROAD, BUNBURY

Proposal Prior notification of a steel portal framed agricultural grain and produce storage building

17/4671N 13/09/2017 approved with conditions 03/11/2017

Location : WHITE HOUSE, SCHOOL LANE, BUNBURY, TARPORLEY, CHESHIRE, CW6 9NX

Proposal Repairs and alterations to existing single storey roof and addition of portico to main entrance.

17/4898N 25/09/2017 approved with conditions 31/10/2017

Location : BOWES GATE COTTAGE, BOWES GATE ROAD, BUNBURY, CW6 9QA

Proposal To construct a single storey extension to be used as a boot room.

8.11.06.3 Section 106 agreement Hill Close Development 15/5783N and any other 106 agreements - Update from Cllr Pulford

Nothing has been received from CEC to suggest that there will be any contributions from Section 106 agreements. This agenda item is closed.

8.11.06.4 New Housing Developments – Update from Cllr Pulford

An application was registered with CEC on 7 November for 2 houses at Mayfield on Moss Lane.

8.11.07 MUIR LAND OFF WYCHE LANE

8.11.07.1 Action to take up the option on this land including instructing Hibberts – an update

The Chair and Vice Chair have arranged an appointment with the solicitor to begin the legal process to take up the option.

8.11.07.2 To receive feedback from consultation with residents and consider the use for the land.

9 residents responded to the proposal for a low-density woodland area planted with British native species, with a small number of benches. 6 were in favour; 3 suggested including fruit trees; several suggested liaising with the school regarding planting and upkeep, 3 also suggested allotments be considered and 1, wider consultation.

RESOLVED: to proceed with the proposed woodland area including fruit trees.

08.11.08 PLAYING FIELDS

8.11.08.1 Converting old playground to car park – An update

General update – The PC has received a reply from 2 of the Developers who were contacted. Guinness (formerly Wulvern) and Strutt and Parker have informed the PC that they have passed the request on to their relevant departments.

Relocation of benches- deferred.

8.11.08.2 Report from Playing Fields Committee

- **General Update** - Cllr. Parker reported on some small items of maintenance due to vandalism. An article is to be included in the Link and on website to highlight the problem. The playground is inspected weekly.
- **Playing Fields Lease** – Cllrs. Pulford and Parker reported that when they meet with the solicitor regarding the Muir Land they will also finalise the playing fields lease.
- **Request for support on improving “no dogs” signage**
The Playing Fields Committee are suggesting “pictograms” visual “no dogs signs” e.g. a red circle with a dog and a line through. Cllr Parker will investigate signs that can be approved. costing approximately £35 in total.

RESOLVED: to approve the purchase of the signs.

08.11.09 CHESHIRE EAST COUNCIL SUPPORTED BUS SERVICE REVIEW CONSULTATION - An update

The consultation has finished. CEC officers have drafted a report for Members which includes the recommendation to keep the 56 and 83 routes that serve Bunbury.

08.11.10 SEASONAL EVENTS – UPDATE ON ARRANGEMENTS

- **Bonfire night – Report back on event.** The Chairman and Vice Chairman reported that the event went extremely well. A financial summary was provided which showed that the event was £576.50 in profit plus contributions to come from Tilleys and Burrows out of their takings.
- **Carols around the Christmas tree** – To update on arrangements and request approval of expenditure on a band and pa system - The Chairman and Vice Chairman reported on proposed arrangements.

RESOLVED: to book the Crewe Brass Band at a cost of £300-400 depending on numbers of band members and to purchase a PA system for £207.

Cllr Jones gave a donation of £200 to the event.

Cllr Parker will make the necessary arrangements regarding the volunteers helping with the tree.

08.11.11 **BOROUGH COUNCILLOR'S REPORT (COUNCILLOR M E JONES)**

Cllr. Jones gave an update on the financial position at Cheshire East. He spoke about his intention to resign his position. Members expressed their gratitude for the help he has given them, in particular, with the Neighbourhood Plan.

08.11.12 **PARISH COUNCILLORS' REPORTS**

- Cllr Parker reported back from the CEC decision making meeting on 31 October.
- Cllr Ireland-Jones is updating the website.
- Cllr McCormack and Cllr Griffith reported the problem of young people riding bikes in dark clothing with no lights. This could be mentioned on the website.
- Cllr Brookfield has had reports from residents on issues with teenagers climbing on top of play structures and problems between them and younger children. It will be taken up with Beth.
- Cllr Thomas has spoken to the site manager about lorries using School Lane.
- Cllr Griffith reported that a lot of site traffic is coming through Haughton.
- Cllr Green thanked members for helping with the leaflet drop.
- Cllr Potter reported on issues that RBL are addressing and other events around the village.

08.11.13 **CORRESPONDENCE**

The Clerk reported on communications received:-

Request for PC to take part in a Royal British Legion event in 2018 – Cllr Potter to keep a “watching brief”.

Opportunity to join an oil delivery club – already have one in the village.

Cllr Griffith left the meeting.

08.11.14 **FINANCIAL MATTERS**

14.1 Additional payment for playground maintenance

To receive information from the Chairman and Vice Chairman on quotes being sought for the continuation of this service.

Awaiting a quote from Tarporley Landscapes and Chris Warburton Services.

14.2 Review of the current year budget and spending

The Parish Council will start the process of setting a budget for 2018/19 by examining the 2016/17 receipts and payments and current year to end of September figures in a report produced 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.**

The Clerk tabled a report and Members discussed budget matters.

RESOLVED: to finalise the budget and set the precept at the December meeting.

14.3 Authorisation of Payments – Cheques to be signed

RESOLVED: That the following payments be authorised:

£642.74	Gross salary October - Marilyn Houston, Clerk
£600	Removal of turf for bonfire – Tarporley Landscapes
£40.62	Printing and stationary – Ron Pulford
£1445.00	Fireworks less deposit paid – Lightec Ltd

.....Chairman