

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL  
14 APRIL 2021**

**This was a remote meeting.** *Councillors and the Parish Clerk participated from their homes by joining a virtual zoom call. Members of the public were able to observe the meeting and participate in the Local Forum*

**PRESENT:** Councillors M Ireland-Jones, Chairman, P Brookfield Vice Chair  
Councillors, N Parker, M Thomas, G Griffith, L Davies and L Gregory

**IN ATTENDANCE:** Marilyn Houston, Clerk to the Parish Council, 5 members of the public, Sue Briggs-Harris (Press) and CE Cllr S Pochin.

---

**OPEN FORUM**

Isobel Noonan spoke about the potential new planning application on land West of Bunbury Lane that she had raised concerns about at the last meeting, on behalf of a number of residents. She stated that she was aware that an outline application for up to 15 houses had been submitted to Cheshire East.

Cllr Ireland- Jones explained that the PC would respond at the consultation stage.

Kenneth Roscoe of Lister Carter, introduced himself as the new developer for 21/1506N Land at Bowes Gate Road and 21/1499N Land at Vicarage Lane and explained what changes were proposed.(As provided in an email to the Parish Clerk prior to the meeting).

“We have worked closely to the local and neighborhood plans and also tried very hard to maintain what we felt was a great village feel and character of the original approval at Bowes gate. I hope you will agree when reviewing our proposal at Vicarage lane that it is an improvement on the previous permission as it removes the rear solid block of four terraced houses and replacing them with one detached house and a pair of small semi detached homes leaving more open space and far more landscaping to the courtyard. We have also opened up the front part of Vicarage lane site by placing a small 2 bedroom bungalows overlapping the end of medical centre which will help soften what is currently a large structure in the village. We have also increased the size of private gardens while maintaining a large area of grass and planting adjoining Vicarage lane so as to remove any future infill on this site. We have reduced overall number of dwellings on both projects while maintaining the overall mix of houses types and numbers of bedrooms, resulting in a total of,three 2 bedroom bungalows, six 3 bedroom family homes three 4 bedroom family homes, three 5 bedroom detached homes (copy of previous permission at the very rear of Bowes gate)

This makes a total number of homes over both sites to 15 instead of 19 previously approved. As the number of homes at Bowes gate have reduced from 11 to 8 the requirement of affordable houses has also reduced and given there seems to have been a lot of social rent affordable houses approved in recent schemes we have proposed two discounted market value affordable houses to be located at the vicarage lane site (the location of the previous 4 social rent houses approved) These discounted market value homes will allow local family members to get a foot on the property ownership ladder and are designed as smaller 3 bedroom family homes with the same level of style and detail employed on all other properties we aim to build on these two projects. We feel strongly that a mix of affordable houses is best for any village as not everyone wants to rent but often cannot afford to buy either.”

Cllr Ireland -Jones thanked Mr. Roscoe. Cllr Griffiths made a favourable comment about discounted houses.

David Tomlinson representing, Youth Football, highlighted the problems with the football pitches and asked how PC funds were allocated to improvements such as the Bowling Green lights. Cllr Brookfield pointed out that there is a youth football representative on the playing fields committee and hoped he will attend future meetings. Cllr Parker explained that infrastructure such as floodlights or new goal posts can be funded through grants from other bodies or fundraising. The playing fields committee is considering how to allocate the covid support grant received. He will ask CE, who normally cut the grass fortnightly, if it can be done weekly.

A resident, Michael Thomas said he had no objection to Heath Villa but wanted to point out that there had been no public notice of the application on display nearby. He also stated that residents had commented on the road cleaning. A good job was done and early before the school traffic, so well done.

Clare, the tennis club representative asked to be included on the pavilion project. Cllr Thomas will include her in future.

#### **14.04.01 APOLOGIES**

Cllr, L Potter and Cllr G Melia. Cllr Pochin would join as soon as she was available. Andrew Thomson had sent his apologies as he was working.

#### **14.04.02 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

#### **14.04.03 MINUTES**

##### **(PARISH COUNCIL ORDINARY MEETING ON 10 MARCH)**

The Chairman asked all Members if they accepted the minutes.

**RESOLVED:** to approve the minutes of the Ordinary Meeting on 10 March. A hard copy will be signed by the Chairman at a future date when safe to do so.

#### **14.04.04 CO-OPTION TO PARISH COUNCIL VACANCY - To consider the application from Andrew Thomson to be co-opted onto the Parish Council.**

**RESOLVED:** Unanimously to Co-opt Andrew Thomson.

#### **14.04.05 BOROUGH COUNCILLOR'S REPORT**

Deferred to later in the meeting when Cllr Pochin is present.

#### **14.04.06 PARISH COUNCILLORS' REPORTS**

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

Cllr Brookfield reported that she had been in communication with the police community liaison officer. The police system with details of Speedwatch is being updated. The names of volunteers were confirmed and Cllrs Gregory and Davies will be added. Dog fouling is being addressed in other areas with an aerosol spray used to mark round the dog mess. Deferred to finance part of the agenda to consider ordering.

Cllr Parker reported that he had looked at ordering new bins and these needed to be slightly bigger so would be more than the estimate. Deferred to Finance item on agenda. He had met with Cllr Ireland-Jones and the Lengthsman to decide the resiting of the bins. The hedge by Brantwood needs cutting as it is coming through the bench at the Triangle. He has spoken with the owner about getting it trimmed and then the bench can be revarnished.

#### **14.04.07 PLANNING MATTERS**

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

##### **21/1506N Land at Bowes Gate Road**

Erection of 8 dwellings with associated access and landscaping (alternative to 15/1666N)– deadline for comments 5 May

**RESOLVED:** No Objections

##### **21/0997N Heath Farm, Whitchurch Road CW6 9SX**

Change of Use of two existing barns to form two residential units, two detached garages and associated infrastructure works (re-submission of application 17/6227N - deadline for comments by 7 April (extension of deadline requested)

**RESOLVED:** No objections

21/1138N The Hollies, College Lane, Bunbury CW6 9PG,  
Demolition of existing buildings and erection of garages and granny flat annexe Resubmission  
of 20/2334N

**RESOLVED:** No objections

**21/1351N Heath Villa, School Lane, Bunbury, CW6 9NR**

Steel framed portal building for agricultural storage. Deadline for comment by 11 April

**RESOLVED:** No objections

**21/1464N Hope Cottage, School Lane, Bunbury, Cheshire, CW6 9NR**

Proposed Single Storey Extension for comment by 21 April

**RESOLVED:** No objections

**21/1499N Land at Vicarage Lane, Bunbury**

Erection of 7 new dwellings with associated access for comment by 5 May

**RESOLVED:** No objections to the application The Parish Council would like to ask that the affordable housing is offered as discounted housing and made available to people in housing need with a local connection.

**14.04.07.2 Decisions made by Cheshire East Council – For information only.**

**20/4897N 05/11/2020 26, The Highlands, Bunbury, CW6 9NT**

Decision : approved with conditions Decision Date : 16/02/2021

Proposal Proposed rear dormer to existing first floor Proposed first floor front gable end extension Proposed side/ rear first floor extension

**20/5844N 19/01/2021 Bank House, Bunbury Lane, CW6 9QS**

Decision : Withdrawn Decision Date : 06/04/2021

Proposal Lawful Development Certificate for proposed use of the land for siting a mobile home for use ancillary to the main dwelling.

**20/5728D 01/02/2021, Brantwood, School Lane, CW6 9PA**

Decision : Part approved/part refused Decision Date : 07/04/2021

Proposal Discharge of Conditions 3 & 6 on approval 20/0250N for demolition of outhouses and replace with two storey outrigger & garden room and replace shed with garage.

**14.04.07.3 New Housing Development- Update**

Cllr Ireland-Jones reported that a resident had sent him a copy of a flyer that a developer had distributed throughout the village. The resident complained that it contained inaccuracies. Members had seen the flyer and believed that it was factually incorrect. Cllr Pochin confirmed that Capital Infrastructure Levy was distributed by Cheshire East. It has been previously confirmed that Bunbury does not qualify for this money. No further action was proposed at this time by the PC. The Press may wish to comment.

- 14.04.05. (Deferred) BOROUGH COUNCILLOR'S REPORT** Cllr Pochin had emailed a lengthy report with items of general interest to all Ward PC's which had been circulated to councillors. In addition, Cllr. Pochin announced that there was to be a formal consultation on the proposed boundary changes in certain areas. It was confirmed that this did not affect Bunbury.

**14.04.08. PLAYING FIELDS**

**14.04.08.01 General update from Cllr Parker**

Cllr Parker reported that Andy Fairclough has now started the maintenance contract. He had received a letter from Cheshire East confirming the zero rating for business rates is still in place. He will contact CE and ask if the grass on the pitch can be cut weekly. Also asked about Village Day need to check if need hedges cutting and will ask the resident to trim his hedge alongside the footpath. Cllr Parker explained the proposal was to give all clubs the year free from their subscription. He confirmed that money was not going to the Bowling Club lights and a grant was being applied for.

**14.04.08.02 Any other matters** – Cllr Ireland-Jones said that a playing fields committee meeting needed to be arranged preferably meeting in person when allowed.

**14.04.09. CONSULTATIONS** -To consider responding to any consultations on the CE website. Nothing to consider.

**14.04.10. LOCAL POLICING ISSUES** – To receive an update from local police if available. None were present.

**14.04.11. SEASONAL EVENTS** – to receive information on events.

The Village Day Committee met last week and it is now scheduled for 26 June when there should be no restrictions under the government pathway so plans to be made as usual and will have contingency plans and comply with the law. There will be a bar, a BBQ and a band on the playing fields and the Rose Queen. Volunteers are needed on the gate. Peter Gorman will confirm arrangements.

The Fireworks display has been penciled in for 5 November.

**14.04.12. CORRESPONDENCE – To respond to correspondence received.**

The Clerk confirmed that all items had been covered. A letter was received in the post that was an anonymous complaint against some residents so cannot be responded to. The matter it referred to was not within the remit of the PC.

**14.04.13. THE FUTURE OF THE PAVILION PROJECT – to receive an update.**

Cllr Ireland-Jones reported that respondents to the survey asking for volunteers had attended the 1<sup>st</sup> meeting. Two groups have been formed to look into fundraising and design plans. Further consultation will be undertaken.

**14.04.14. SCHEDULE AND ARRANGEMENT OF MEETINGS GOING FORWARD IN 2021/22**

The PC usually meets on the second Wednesday of the month. The May meeting would therefore be on 12 May. Under covid legislation virtual meetings were authorized up to 6 May 2021 only. The government has said that there was no time available for parliament to legislate to extend the permission to meet virtually. Local councils including Bunbury PC are concerned that there are safety issues and complex practicalities involved in trying to meet in person before the covid roadmap opens up more towards the end of June. The Local Government Association and Hertfordshire County Council are making a legal challenge. If successful virtual meetings could continue. The Ministry for Housing, Local Government and Communities has indicated that they support the legal challenge. Bunbury PC needs to decide the schedule and arrangements for meetings in May and June to allow for this uncertainty. The PC could choose to meet virtually on 5 May under present legislation in which case Notice of the meeting would need to be published by the evening of 29 April 2021. If a decision in favour, is received by then, the PC may wish to meet on 12 May. At the May meeting arrangements can be reviewed. The Annual Council meeting can be held at the beginning of the May meeting.

**RESOLVED** to schedule the May meeting on 5 May as a remote meeting.

**14.04.15-. Finance Matters:**

**14.04.15.1 Approval of payments: -**

**14.04.15.1.1 To approve payment of invoices received.**

No invoices received.

**14.04.15.1.2 Reimbursement of out-of-pocket expenses.**

The items of expenditure mentioned earlier in the meeting were discussed.

**RESOLVED** to approve the revised estimate of £673.05 for new bins. These will be ordered by the Clerk.

**RESOLVED** to approve the purchase of 3 aerosol cans to highlight dog mess @ £13 each. These will be ordered by Cllr Brookfield and the Clerk will arrange reimbursement.

..... Chairman

UNCLASSIFIED