

Bunbury Parish Council

MINUTES

of the meeting held at The Jubilee Pavilion, Bunbury, on

Wednesday 19th April 2023 at 7.20pm

Present: Councillors: Liam Anderson, Linda Barton, Leslie Bottomley, Pamela Brookfield (Chair), Peter Gorman, Nick Parker and Mike Thomas.

In attendance: Maximilian Clay - Clerk to the Council
6 members of the public

Apr 23-1. Apologies for Absence

Apologies were received from Cllr Bottomley and the Council resolved to accept the reasons. Cllr Melia was absent.

Apr 23-2. Declarations of Interest and Dispensation considerations

Cllr Gorman declared a private interest in Item 7.c and stated that he would not vote on any motion arising from the matter. There were no other declarations of interest.

Apr 23-3. Minutes of the Previous Meeting

The Council resolved that the minutes of the meeting held on the 22nd March 2023 were a true record and that the Chair be authorised to sign them as such.

Apr 23-4. Unitary Authority Councillor Report

Borough Cllr Pochin had sent an email wishing the Council well for the future as she was not standing for re-election in the forthcoming elections. She commented that the Council is well organised.

Apr 23-5. Public Forum

A resident spoke to object to the planning application consultation to be considered under item 7.a.i. to say that she felt that the application represented a danger to pedestrian users of Wyche Lane and would create difficulties for existing residential traffic because the lane is very narrow at this point, as well as being in poor condition and having poor sight-lines from the access point (the drive of The Summit). She also felt that the proposal would create a loss of hedgerow and privacy. A member of the family of the applicants stated that the applicants wished to build a more manageable house for their own use in the garden of their existing house and he felt that this was reasonable in view of the fact the plot is large and he felt that this would be a preferable outcome than a larger-scale proposal which might otherwise come forward.

Apr 23-6. Members' Reports & Items for Future Agendas

- ◆ Cllr Thomson reported that there had been a good response to the Neighbourhood Plan consultation and that a response from Cheshire East Council was awaited. The Working Group will be considering the feedback and making revisions with a conclusion of the whole process hoped for by the end of the Summer.
- ◆ Cllr Barton reported that the tree for the Queen's Green Canopy had been planted at a small ceremony (and Cllr Gorman added that the news had been circulated on social media and had been picked up by the local press).

Defibrillator training had been offered to user groups of the Village Hall and the Pavilion and the level of interest had been encouraging. The Pavilion defibrillator had been used by the air ambulance which had been called out to attend. The Dysart, while hosting a defibrillator, are unable to pay for its maintenance so this will fall to the Council and the Cricket Club also has a defibrillator which means that village has four altogether. Cllr Barton and the Chair will be meeting with representatives of the Cricket Club to discuss access and the Dysart defibrillator will be registered on the Circuit. The Council will need to consider the replacement of the current unheated outdoor cabinets with heated ones as these protect

and extend the life of the batteries. Cllr Barton asked for agreement to buy two Emergency Responder kits at £15 each and this was approved. Finally, the locations of the defibrillators need to be publicised and it was agreed that, once they are all operational and registered, the WhatsApp group and the Link would be used for this purpose.

- ◆ Cllr Thomas pointed out that new No Dogs signs are needed for the gates to the playing fields - this will be raised by the Chair of the Playing Fields Committee at its next meeting.
- ◆ Cllr Gorman reported that the developers at Oak Gardens had closed the footpath without notice or permission and without any diversion being put in place.

Publicity for the Coronation celebrations had been put out on social media and posters had been produced - various members agreed to distribute these around the village and it was agreed to reimburse Cllr Gorman £8.50 towards the cost of producing and laminating the posters.

- ◆ Cllr Brookfield reported that the local PCSO had reported that The Yew Tree had suffered a theft from outbuildings and that there had been a spate of thefts of used cooking oil from commercial kitchens; members of the public were urged to be vigilant.
- ◆ Cllr Parker reported that the heating in the Pavilion was still not working but that this would be addressed at the next meeting of the Playing Fields Committee, along with other maintenance and repair issues.

Apr 23-7. Planning

a. Responses to Application Consultations:

i. 23/0988N - Long Acre, Wyche Lane, Bunbury

Proposed residential dwelling.

In discussion it was highlighted that the proposed site is within the settlement boundary and that access would be via an existing private drive. It was also noted that traffic conditions are difficult in the narrow lane and that there were legitimate safety and amenity concerns. However, it was felt that these issues could be addressed with careful conditioning in regard to a construction management plan. Accordingly the Council resolved to offer no objection to the application but to ask the planning authority to give particular attention to the need for limits on the size of vehicles attending the site and to request that a requirement be made for all construction related traffic to be parked on site to avoid safety and congestion issues in the immediate area and within the village generally, given the amount of construction vehicle access and parking in other parts of the village.

ii. 23/1393N - 4 Wakes Meadow, Bunbury

Mono pitch garage extension in line with neighbour's additions to enable a reconfiguration internally. Mono pitch single storey rear extension to feature skylights. 2 number dormers to front elevation to enable future plans with a loft conversion. A new bay window to the current office room to convert it into a snug lounge.

The application documents were not available on the planning portal and so it was not possible to consider this proposal. It was noted that this is becoming increasingly common and so it was resolved to write to the Chief Planner to complain.

b. Updates on Application Consultations considered previously:

The applications for **Parkside** and the **Methodist Chapel**, which had both been scheduled for consideration by the Cheshire East Development Control Committee on the 5th April 2023, had not in fact been considered and no date for their consideration had been provided. It was noted that the repeated scheduling and cancelling of consideration of applications by the planning authority was unsatisfactory and the Clerk will make representations to this effect.

It was reported that concern had been expressed by members of residents of **Church Row** because tradesmen working on the current development there had told them that a corner of the green would be removed. It was noted that this would require planning permission and it was resolved that the Clerk would write to the developer and to Planning enforcement to point out that damage to the hedge had been caused already and that as the green space had been designated an LGS in the Neighbourhood Plan, no encroachment should be allowed.

c. Destruction of Trees at Oak Gardens

The Council considered a report by Cllr Gorman concerning the destruction of trees at Oak Gardens. Using the words of Planning Officers and Inspectors, the report made clear that at each stage of consideration of the proposed development there had been a clear articulation of the important significance of the woodland and associated buffer zone at this development site. The various planning reports noted that the site falls within the indicative wildlife corridor in the Neighbourhood Plan and that the woodland is on the National Inventory of Priority Woodland Habitats and that these represent material planning considerations. In discussion it was noted that there was a clear understanding within the planning process of the requirement to protect both the woodland itself and the buffer zone and that the Council's response to the consultations had also emphasised this; yet this was ignored by the Planning Authority's officers at the very end of the process. The Council felt that this was highly unsatisfactory and resolved to write to the Chief Planning Officer to ask how this could have happened and for a review of the process so as to ensure that such an error would not be repeated. The Council also resolved to ask that the remaining area be protected with the full force of planning law.

d. Preserving Trees in the Village

It was resolved to establish a Tree Preservation Working Group to carry out a survey of trees in the village with a view to identifying any that would be worthy of having Tree Preservation Orders placed on them. The Working Group, made up of Cllrs Barton, Brookfield, Gorman, Slater and Thomson, will report back to a future meeting with a list of suggestions for the Council to consider.

Apr 23-8. Installation of Poles Related to Fibre Broadband

The Council considered a request from Airband Community Internet Ltd to install two poles on Council owned land at the Playing Fields. In discussion a number of questions arose and it was resolved to seek answers to a number of questions before considering the matter any further. The questions were: Is Airband a purely commercial company or a social interest company? How would the provision that would be facilitated by the installation of these poles mesh with Open Reach provision? Why do you need two such tall poles and in such close proximity to each other? and What is the context of this proposed installation i.e. what are the plans in Cheshire that they are working on at the moment?

Apr 23-9. Fundraising by Young People for the Maintenance of the Play Area

This matter arose at the time when vandalism had destroyed or damaged part of the Play Area and a group of primary school-aged children had perceived that there was a shortage of funds for repairs. The children wanted to contribute to the costs in some way. The idea of 5k run/ 1k walk, in the summer holidays, together with a cake stall, was discussed and it was resolved to delegate the development of a firm proposal for discussion, at the May meeting, to Cllr Anderson.

Apr 23-10. Correspondence and Clerk's Report

The Clerk reported that correspondence regarding the blocking of the footpath referred to by Cllr Gorman in Item 6, above, had been received and that the Returning Officer had informed him that, as there had been fewer nominees than seats on the Council, all those who had been nominated for election to the Bunbury Parish Council would be deemed to have been elected in due course.

Advice had been received that Councils should use gov.uk addresses, rather than generic commercial accounts, for emails. The Clerk reported that this would have a small cost (in the region of £125 per year) but would be safer and, ultimately, also save time as spam controls were considerably better. It was resolved to register for a gov.uk address and to migrate to the use of the new address over the course of a few months.

Apr 23-11. Coronation Events

It was reported that plans were progressing well. Win Bond had offered to provide a voluntary 'taxi' service to anyone who would like to attend but would not otherwise be able to get to the playing field and music had been booked, in the form of the Easy Peasers, at £250 for two playing sessions. The Yew Tree would be providing a bar and Tilly's had confirmed that they would

provide the made-up picnic boxes for the housebound at £5 each - it was anticipated that fewer than 20 of these would be needed.

Apr 23-12. Village Day Stall

The Council had been asked if it would take a stall at Village Day (17th June). After brief discussion it was agreed that consideration would be given as to how a stall could be used and that a decision would be made at the next meeting.

Apr 23-13. Finance

The schedule of receipts and payments was received and it was resolved to approve the payments.

Apr 23-14. Training for the New Council

The Council resolved to hold a training session at 7pm on 21st June 2023 and all members committed to attending.

The meeting closed at 9.08pm

Signed as a true record by authority of the Council

Chair

Date