

Bunbury Parish Council

MINUTES

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

Wednesday 24th April 2024 at 7.20pm

Present: Councillors: Leslie Bottomley, Pamela Brookfield (Chair), Peter Gorman, Nick Parker and Richard Slater.

In attendance: Maximilian Clay - Clerk to the Council
Borough Councillor Beccy Posnett and one member of the public

Apr24-1. Apologies

Apologies were received from Cllrs Thomas and Thomson, and the reasons were approved.

Apr24-2. Declarations of Interest and Dispensation Considerations

There were no declarations of interest.

Apr24-3. Minutes of the Previous Meeting

The Council resolved that the minutes of the meeting held on the 13th March 2024 were a true record and that the Chair be authorised to sign them as such.

Apr24-4. Unitary Authority Councillor Report

Borough Cllr Posnett reported that:

- ◆ Various consultations were underway including about Cheshire East Council's (CEC's) carbon neutrality plan.
- ◆ She had submitted comments to the planning appeal inspector in relation to the Parkside appeal.
- ◆ A peer review process had delayed committee meetings of CEC but these would be re-starting in the last week of the month.
- ◆ The repair to the road sevice outside Bunbury Cottage was a temporary patch, undertaken for safety reasons, and a proper repair is still scheduled. The latter will be paid for from her road-repair budget and she was still waiting to be informed of the cost.

Apr24-5. Public Forum

A member of the public spoke to thank the Council for its well reasoned and considered response to the Parkside appeal.

Apr24-6. Members' Reports & Items for Future Agendas

- ◆ Cllr Gorman reported that further revised plans had been submitted in relation to the development at Oak Gardens and that the revision removed the danger of felling the vintage tree that had been threatened by the previous version. However, the affordable housing will still be of sub-standard size.

Village Day will be on the 8th June 2024 and members were invited to volunteer for gate-keeping duties. The car park will be closed for the day to all except those with disabilities; public notices will invite applications for passes for disabled parking in advance.

- ◆ Cllr Parker drew attention to the fact that the water meter for the supply to the facilities on the playing field is now in private grounds, due to the development of the old Methodist Chapel site and questioned whether any action should be taken in this regard.

Apr24-7. Planning

a. Responses to Application Consultations.

The Council considered the following applications:

i. 24/0840N - Brook House, Birds Lane, Bunbury

Two storey side extension to replace existing garage. Replacement conservatory. Detached garage. After discussion it was resolved to make no objection.

ii. 24/0885N - Willow Hill, Bunbury Common Road, Bunbury

Demolition of existing garage and stables and the construction of a replacement garage and agricultural storage building.

After discussion it was resolved to make no objection.

iii. 24/0963N - Whitegates, Wyche Lane, Bunbury

Single storey rear extension, alteration to dormer window, replacement windows and rendering the existing brickwork.

After discussion it was resolved to make no objection.

iv. 24/1085N - 4 Aldersley Way, Bunbury

After discussion it was resolved to make no objection.

v. 24/1112N - Manor House, Whitchurch Road, Bunbury

Variation of condition 2 on existing permission 22/3586N; Proposed New Dwelling.

After discussion it was resolved to make no objection.

vi. 24/1162N - 4 The Square, Wyche Road, Bunbury

Proposed first floor side extension, log burner and render to existing and proposed side extension.

In discussion it was felt that this proposal would have a significantly negative impact on the building and the conservation area. The report of the Heritage Officer of CEC was cited in this regard and the Council was in agreement of the analysis and conclusions. Accordingly the Council resolved to object to the application on Heritage grounds.

vii. 23/3662D Old Methodist Chapel

Discharge of conditions 3, 5, 9, 10, 11, 12 for approval 23/3662N: New four bed dwelling to the rear of the property.

Revised drawings had been submitted, showing a variety of boundary treatments including that the eastern boundary be fenced in with 2m close boarding, with a low hedge in front of it; the south eastern and southern boundary be estate railing; and with some mixed hedging further south west. It was noted that the original drawing showed the boundary hedging remaining unchanged other than the drive access point.

In discussion members expressed concern that the new proposed treatments were inappropriate and out of keeping with the neighbourhood. In addition the 2m close boarding would face onto the single storey dwellings on Hurst Close and add to the massing and impact of the development in an unacceptable way.

The application also seek to receive a discharge of condition in relation to site management plans for the protection of the walnut tree (which is the subject of a TPO). The proposed plan itself was felt to be satisfactory but work should not have begun without this management plan both in place and approved, whereas it was noted that that vans and heavy equipment were already being placed within the protection area.

It was also noted that one gate and one gate pier had been removed from the western access to the whole site, without permission and within the conservation area.

The Council resolved to:

- a. object to the discharge of the condition relating to boundary treatments;
- b. ask the tree officer and planning enforcement team to address the appropriate protection of the walnut tree (including ensuring that no work or movement of vehicles or materials takes place near the tree until a management plan has been approved and implemented) and
- c. ask the enforcement team to address the issue of the illegally removed gate and gate pier.

b. Updates on Application Consultations considered previously or other planning matters:

Due to the lack of clear information, the application for felling of trees at Foxdale had not yet been considered by the planning authority.

Apr24-8. Allotments Working Group Report

In the absence of Cllr Thomson, Cllr Slater gave a verbal report and asked, on behalf of the Working Group whether it had the authority to make grant applications and at what point it would be appropriate to set up the Allotments Association. In response, the Clerk informed the meeting that funding applications must come from the Council itself which, legally in this context, means the Clerk - this did not mean that the Working Group could not research grants and draft applications but they would then need to go the Clerk before submission. In relation the formation of an Association, the Clerk recommended that this happen shortly before the allotments are allocated as this will be a group for allotment holders.

Apr24-9. Bowls Club Lighting - Grant Request

A request for grant support had been circulated to members in advance of the meeting and Mr Dave Evans, Chair of the Club attended. As an update to the written request, Mr Evans reported that some grant aid had been agreed previously but that the project had had to be delayed, resulting in those funds not being received. However, he felt it likely that renewed applications would secure funds.

In discussion Members agreed that it would be likely that sufficient funds to cover the necessary work would be forthcoming from other sources and so the Council resolved to decline the request and to encourage the Club to apply for funds from elsewhere and to re-apply to the Council if those applications are unsuccessful.

Apr24-10. Traffic Management Working Group

Cllr Gorman circulated a timeline of activity, for discussion. The most significant activity would be the circulation of a questionnaire to all residents, seeking views about the possibility of introducing a 20 mph speed limit in the village. A draft of this will be presented to the next meeting of the Council for approval and the Clerk emphasised that in order for the results of the questionnaire to have wide credibility it would need to use open-ended questions and a response scale. There was also a brief discussion as to the most financially economic way of producing such a questionnaire, options discussed included having it printed professionally, printing it on the Clerk's equipment or Cllr Gorman printing it and reclaiming the expense. A quotation for the work will be presented at the next meeting so that a decision can be made.

Apr24-11. Request for Sharing of Speed Gun/ Training

Stoke & Hurtleston Parish Council had requested that the Council share its speed gun and allow volunteers to join a future training session in its use. After brief discussion it was resolved to agree to the request, subject to the Council's own schedule of use. It was agreed that a schedule of Speed Gun days would be established and it was noted that although no training was planned at present, there could be some call for training for new volunteers in the foreseeable future.

Apr24-12. Correspondence and Clerk's Report

The Clerk reported that:

- ◆ He had submitted, to the Planning Inspectorate, the Council's objection to the planning appeal regarding Parkside.
- ◆ Following the removal of waste bins from the playing field and play area, he had revised the contract for lengthsman services to four hours per week and that the contractor had not been very happy with the change. It was noted that the service provided had not always been reliable or effective.
- ◆ Work on the running and walking track around the Playing Field and replenishment of bark in the play area is progressing well and was due for completion before the end of the week.
- ◆ The annual audit and governance review is underway
- ◆ CEC had contacted him in relation to S106 agreements that would be put in place were the Parkside appeal to be upheld. They were particularly interested to hear about any plans for outdoor space or facilities and so the Clerk had informed them about current plans for allotments.

Apr24-13. Finance & Governance

- a. Receipts and Payments** – The Council received the schedule of receipts and payments and resolved to approve the payments, including the revised standing orders and direct debit payments for the coming year.

Apr24-14. Items for WhatsApp Bulletin Arising From This Meeting.

It was agreed to communicate information about the new bins (Cllr Gorman), the Tree of the Month and a link to the Council's response to the Parkside appeal (the Clerk).

The meeting closed at 9.33pm

Signed as a true record by authority of the Council

Chair

Date