

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL
AT THE PLAYING FIELDS PAVILION, BUNBURY ON 11 DECEMBER 2019**

PRESENT: Councillor R Pulford Chairman
Councillor M Ireland-Jones Vice Chairman
Councillors M Thomas, P Brookfield, L Potter and N Parker.

IN ATTENDANCE: Marilyn Houston, Clerk to the Parish Council, 4 members of the public and one member of the press.

OPEN FORUM

Mr McGuirk a resident explained his objection to planning application 19/5101N Extension to visitors centre, Bunbury Mill. In brief these were:-

1. Intensification of use - There are concerns that this extension will continue to be hired with an increased capacity as a venue for entertainment and social gatherings outside of the education remit of school trips. Also, the visitors centre is available for hire over weekends outside school hours. There are added concerns that this building will host events during the evening time where noise and traffic will add additional disruption to residents. The visitors centre operates a café for cyclists that opens at 11am that is two hours prior to the opening times of Sunday 1pm. Mr McGuirk had registered a formal complaint to Cheshire East Environmental Health in relation to a private function that hired the visitors centre in June 2019, due to excessive noise from the party organiser's outdoor PA system on the Saturday afternoon and car parking over spilled onto Mill lane and Bowes Gate Road. If this extension is to continue with a multipurpose usage then this raises intensification of use concerns, what type of venue hire is available and what hours of the day and year this building will be available for event hire?

2. Access to the site - The Design statement states 'The proposed site is accessed mainly from Bowes Gate Road in Bunbury' but does not mention Mill Lane in Bunbury. Mill Lane is a single car width lane that provides the only vehicle access from Bowes Gate Road to Bunbury Mill. The lane is an unadopted road and the grade 2 listed Bunbury Mill House frontages onto this lane. What impact will the additional traffic generated by this planning application have on this property's listed frontage? In addition, need to ascertain if the lane itself is classed as having heritage importance as it is old lane that has and continues to provide access to the listed Bunbury Mill building. Secondly, it is requested that Cheshire Highways survey Mill Lane for its suitability of increased visitor traffic this extension will generate. Currently, Bunbury Watermill Trust have stated they have 2500-3000 visitors a year, which does not include additional traffic this extension would generate. Mill Lane is not designed to accommodate this volume of traffic currently, the Design Statement does not state Mill Lane in the Access section nor elsewhere in the document.

3. Parking- The Bunbury Mill car park is limited in size and can park approximately 20 cars safely. However, the visitors centre's indoor capacity (stated in Bunbury Watermill Trust Hire of the Visitor Centre for Non-Mill Events on their website) is maximum 40 persons for indoor use and 100 persons capacity for outside and indoor. The proposed extension will provide additional capacity to this building and therefore increased visitors numbers during venue hire, which the car park cannot sustain. When the mill car park is full, visitors park on Mill Lane without consent of the frontages, blocking residents access to their properties, also parking across a farm gate and public footpath stile blocking access and along Bowes Gate Road. The Design Statement does not specify what parking measures are to be put in place due to increased visitor capacity of the visitors centre extension.

4. Public Footpath obstruction

The proposed extension and surrounding decking is situated directly on Bunbury Public Footpath FP23. The design statement does not specify where this footpath is to be redirected to nor is the footpath acknowledged. Therefore, additional detail is required.

Another resident spoke about the Bonfire Night event, describing it as wonderful. The bonfire was an inferno; the fireworks were magnificent and even the weather was kind. He thanked the PC. Cllr Pulford in turn thanked all those who had helped. The photo that appeared in the free

newspaper was praised and the suggestion that a copy should be displayed on the wall in the pavilion main room was welcomed.

A resident expressed concern that road grit boxes are empty. Cllr Parker has seen one box being filled and will check another.

11.12.01 **APOLOGIES**

Cllrs J Gillon G Griffith, G Melia, T Greco and CEC Cllr Pochin,

11.12.02 **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.

11.12.03 **MINUTES**

(PARISH COUNCIL ORDINARY MEETING ON 13 NOVEMBER)

RESOLVED: to approve the minutes of the Ordinary Meeting on 13 November 2019.

11.12.04 **LOCAL POLICING ISSUES**

There were no Police representatives in attendance. They have a standing invitation to attend when available. Cllr Brookfield reported that the PCSO has been consulted on holding a police surgery at the pavilion. The police have reported thefts of farm equipment in neighbouring areas.

11.12.05 **HIGHWAYS ISSUES**

PARISH COUNCIL HIGHWAYS REVIEW

Update Report from Cllr Pulford

Cllr Pulford had nothing to add to last month's report apart from street cleaning vehicle having done Wakes and Darkie Meadows.

11.12.06 **CONSULTATIONS - To consider responding to any current consultations on the Cheshire East Website**

CEC Pre- Budget Consultation (the following information had been circulated to Members)

"Cheshire East Council has issued its Pre-Budget Consultation setting out proposals for change for the period 2020/21 to 2023/24. This is an opportunity for interested parties to review and comment on the Council's Budget proposals.

The budget proposals described in this consultation document are Council wide proposals and our intention at this stage is to invite consultation on the broad budget proposals. Due to feedback received to the previous budget consultation from the panel we have attempted to present the information differently this year through our '**starting the conversation**' web-story. You can choose to complete the budget by viewing this and then completing the survey, or go straight to completing the survey (as per previous years)!

View our 'Starting the Conversation' web-story on the budget:

<https://arcq.is/0GHzCW>

Complete the survey here:

<https://surveys.cheshireeast.gov.uk/s/OR22E/>

Cllr Ireland-Jones advised this was for individual response by January 6th 2020."

11.12.07 **PLANNING MATTERS**

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

19/5247N Briars, School Lane, Bunbury, CW6 9NR First floor extension and revised roofline

RESOLVED: No objection

19/5059N Church Bank, Wyche road, Bunbury New vehicular access on to the highway

RESOLVED: No objection

19/5060N Church Bank, Wyche road

Listed Building Consent for new vehicular access on to the highway

RESOLVED: No objection

19/5101N Bunbury Mill, Bowes Gate Road, CW6 9PP Single storey oak frame extension to existing visitors centre.

RESOLVED: Bunbury Parish Council supports the Mill as an institution and fully supports the visits to the Mill and the educational aspect. However, the PC needs to draw attention to the fact that in objections from a nearby resident and in a public meeting where a "community hub was mentioned the Mill is used for social activities and private hire outside of school hours. Concerns are as follows:-

Access and parking. The Design statement states the proposed site is accessed from Bowes Gate Road but in fact the access is from Mill Lane, a single car width, unadopted road, that the grade 2 listed Bunbury Mill House fronts directly onto. Car parking currently over spills onto Mill lane and Bowes Gate Road. so the impact the additional traffic generated by this planning application has on this property's listed frontage and congestion on the road would be detrimental to residents.

Footpath obstruction - The proposed extension and surrounding decking runs through Bunbury Public Footpath FP23. The design statement does not specify where this footpath is to be redirected to nor is the footpath acknowledged. An application to divert the footpath would be required.

19/5489D Land Off, OAK GARDENS Proposal Discharge of conditions 6, 7, 9, 12, 13 and 14 of existing permission 16/2010N; Residential development of 15 dwellings with associated works

RESOLVED: No objection

19/5534N Land at Oak Gardens, Bunbury, CW6 9QN

Reserved matters following outline approval 16/2010N for residential development for 15 dwellings with associated works. Comments Deadline 25/12/2019

RESOLVED: Bunbury Parish Council objects to the application on the grounds that the four affordable homes that are mentioned are not clear from the diagram or the design statement. It is believed that the original application may have contained a different mix of affordable housing. The detail needs to be more specific.

11.12.07.2 Decisions made by Cheshire East Council

The following information had been received and was noted: -

19/4408N 20/09/2019 South (CE) Delegated Agenda Bunbury Ward

Decision : approved with conditions Decision Date : 15/11/2019

Location : Meadow Bank, BUNBURY COMMON ROAD, BUNBURY, CW6 9QD

Proposal Alteration to existing single porch & entrance area and construction of new two storey porch and entrance

11.12.07.3 New Housing Developments

11.12.07.3.1 General update from Cllr Pulford

Cllr Pulford reported that he was not aware of any new developments and was waiting to hear from Strutt & Parker regarding Bowes Gate Rd and the Surgery developments.

11.12.07.3.2 New Homes Bonus

Cllr Pulford reported that he had written to the officer responsible asking about the bidding process and the if the delay would be till the next financial year.

11.12.08 PEDESTRIAN ISSUES WITHIN THE VILLAGE

11.12.08.1 Cheshire East's Sustainable Modes of Travel to Schools Strategy Consultation

- To receive an update on the journey to School safety issues and possible funding for pavements if the school has a travel plan.

Cllr Ireland-Jones reported that he was waiting to hear from the school regarding progress and any support needed.

Cllr Pulford reported on the possible acquisition of the strip of land to be included in the plan as a fully functioning pavement. The PC is hoping to progress this in January with Highways and Cllr Pochin.

11.12.08.2 Footpaths/Public Rights of Way to consider any current issues

None.

11.12.09 PLAYING FIELDS - Report from Playing Fields Committee Chairman Cllr Parker

- **General Update** – Cllr Parker reported that the repair to the roof is ongoing.
- **Playing Fields Lease** – Deferred until a meeting of trustees can be arranged.
- **Replacing the current Pavilion building** – Awaiting feedback from the research that Cllr Greco is doing some research in other parishes.

11.12.10 BRANTWOOD, SCHOOL LANE

It was noted that the "For Sale" sign has gone and some work has started.

11.12.11 The Local Electricity Bill – to consider supporting this bill.

An email had been received regarding this and had been circulated to Members.

RESOLVED: Not to lend the PC's name to this.

11.12.12 BOROUGH COUNCILLOR'S REPORT - Deferred.

11.12.13 PARISH COUNCILLORS' REPORTS

Cllr Potter reported on events in Bunbury, including the Christmas fair and the school concert. She praised the Christmas Tree and asked if the lights could go on in the daytime.

Cllr Parker reported that the mobile store was no longer planning to come to Bunbury. There has been a problem with the large refuse containers on the car park not being emptied. Cllr Parker is resolving this with Ansa and needs to get new keys cut.

Cllr Thomas had reported that the planning enforcement issue he had raised at the October meeting was to be discharged when a revised scheme of planting is submitted.

11.12.14 CORRESPONDENCE

The Clerk had circulated emails received. Cllr Pulford had been contacted by the CE Neighbourhood Plan officer, asking if the PC is scheduling a modification of the plan. This could be considered and should be an agenda item in January

11.12.15 SEASONAL EVENTS

- **Christmas** – to confirm plans. Cllrs Pulford and Parker confirmed arrangements.

11.12.16 FINANCE MATTERS

11.12.16.1 Review of the current year budget and spending

The Parish Council will complete the process of setting a budget for 2019/20 at the January meeting which will be in time to meet the deadline for setting the precept.

11.12.16.2 The Revised Model Financial Regulations – to receive an update on implementation from the Clerk.

RESOLVED: To receive a report later in the new year.

11.12.16.3 To consider applying to Sport England for a grant to purchase new lights for the Bowling Green.

The Bowling Club have submitted an application to Sport England for funding to replace the LED's on the Bowls Club floodlights. Due to the criteria of the fund Sport England require the landowner/lease holder be the applicant.

RESOLVED: to go ahead with the application.

11.12.16.4 Approval of payments:-

To consider payments to Crewe Brass, Purchase of an extension speaker and stand (to extend the existing PA amplifier), Payments for Christmas Tree set up.

To approve payment of invoices received since the last meeting.

RESOLVED to authorise the following payments:-

Crewe Brass Christmas eve £400.00

Ron Pulford Items for PA Reimbursement £174.98

Playing Fields Event hire - bonfire £600

Putting up and taking down Christmas tree (to be paid in January)£200

..... Chairman

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