

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL  
AT THE PLAYING FIELDS PAVILION, BUNBURY ON 13 FEBRUARY 2019**

**PRESENT:** Councillor R Pulford Chairman  
Councillors, M Thomas, C Green, N Parker, T Greco, L Potter and P Brookfield

**IN ATTENDANCE:** Marilyn Houston, Clerk to the Parish Council. 12 members of the public and one member of the press.  
Cllr Green was also attending in his position as the Cheshire East Bunbury Ward Councillor.

**SPEAKERS: Pat Blackwood and Elaine Crotty gave an update on the ALIVE Project and outlined ideas for future activities including a book exchange/free library. A request was made for a donation from the PC.**

**OPEN FORUM**

**RESOLVED:** to suspend standing orders so that the time for speakers could be extended and Councillors could respond to questions.

A resident referred the PC to the planning matters on the agenda objecting to reserved matters application 18/6335N because of the long list of necessary conditions set by the Inspector at appeal that had not been met and discharge of conditions 18/6356D. He had emailed a full copy of the comments to the PC and read from the document. The points were noted

A resident read a request from a resident unable to attend concerning Road Traffic Accidents in Bunbury asking that the PC change its position. Cllr Pulford explained it was not the PC but Highways that determined response to accident figures. The Highways Review will be on the agenda.

The Headteacher spoke about the letter sent to parents and in the Link that had been circulated to Councillors and commented that "as said in email" some things will cross over.

Another resident spoke about Darkie Meadow towards School Lane having a problem with fast trucks not speeding but posing a risk to walking with young children and asked if 20 mph was being considered.

Other residents also commented on road safety concerns and parking.

Cllr Pulford answered the points raised making various points including:-

When Police did speed monitoring that stretch at the top end of school lane stood out

One of the questions PC is asking Cheshire East is the 20mph programme being rolled out?

Asked Cllr Green to ask the question and ask to prioritise.

We have an advisory 20mph which is not enforceable.

Another resident spoke about speed on school lane especially and said the flashing lights are at wrong time. Cllr Pulford said that this can be raised with the highways engineer who is coming to speak.

Another resident spoke about the Yew Tree up Bunbury Lane stretch. Cllr Pulford agreed that was the other section that measured high. The PC will be deploying the speed gun.

Another Parent reported from the school council that road safety comes up at meetings. Should make it more visible to visiting traffic and that cars stopping to let through are being overtaken. Suggestions include having zebra crossing outside school: a moveable barrier at end of school driveway.

Cllr Pulford welcomed suggestions and gave an example of how the PC had responded by supporting suggestion of a pavement in Wyche Lane. Highways measured and said not possible as they have set widths.(The village can keep existing pavements that don't meet regulations.)

Cllr Greco commented, certain things can do to help as residents eg not parking on pavements, although illegal the chances of getting police to enforce is nil.

Another resident commented it shows the mentality that cars are more important than people.

Another resident asked if on Wyche Lane did the Duchy offer to put a crossing. The answer was no couldn't agree to anymore infrastructure but giving 22 trees for the community land.

Another school lane resident commented that if speed limit is not enforced not worth having. The PC have asked but it is a low priority There have been police speed strips and there was isolated speeding but generally the figures were low.

**13.02.01 APOLOGIES**

Cllr. G McCormack, M Ireland- Jones and G Griffith.

**13.02.02 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.

**13.02.03 MINUTES  
(ORDINARY MEETING HELD ON 09 JANUARY)**

**RESOLVED:** to approve the minutes of the meeting held on 09 January 2019.

**13.02.04 LOCAL POLICING ISSUES**

There were no Police representatives in attendance. They have a standing invitation to attend when available.

**13.02.05 HIGHWAYS ISSUES**

**PARISH COUNCIL HIGHWAYS REVIEW– Update Report from Cllr Pulford**

Cllr Pulford went through the minutes/summary notes of the meeting on 24 January:-

*The committee discussed issues raised by a resident at the PC meetings in December and January, regarding additional pavements and double yellow lines to restrict parking. The suggestion that we should organise a public consultation was also discussed. We believe that on going consultation is already taking place throughout the year, via resident's access to the Parish Council, by attendance at meetings and by individual contact with councillors.*

*PAVEMENTS The committee discussed the need for additional pavements and whether they were necessary, practical or possible. The consultation with CE Highways regarding a new pavement on Wyche Lane, resulted in advice from Highways that it was not possible to build a pavement there due to the width of the road. Further advice could be sought from Highways as to the practicality of introducing pavements elsewhere, but the committee took the view that the rural nature of the village, where lanes often did not have pavements, formed part of the character of the village. We recognise that there is a perception amongst some people that lanes without pavements can be dangerous, but this view is not borne out by statistics. Where people drive with courtesy and pedestrians and cyclists take care, lanes without pavements can be safe. We also discussed 'Shared Space' schemes where all pavements and road markings are removed in order that all road users had equal ownership of the road space.*

*PARKING & PARKING SIGNS/RESTRICTIONS The need for parking signs at Hurst Close, to indicate the presence of the Playing Fields car park was agreed. This would especially help visitors to the village who currently would probably assume that no public parking is available. Nick agreed the speak to the resident whose property is adjacent to the footpath leading from the car park, with a view to cutting their hedge back, to make using the footpath easier. Double Yellow lines were discussed again and the general principle of keeping Bunbury free of them was agreed. The committee believe that introducing yellow lines would have a detrimental effect on the character of the village but just as importantly they would not be effective. Parking restrictions would have the effect of displacing vehicle to other parts of the village, moving the perceived problem elsewhere, and it is very unlikely that CE or Cheshire Police would spend any time enforcing the restrictions. A campaign to encourage drivers to park considerately should be considered.*

**SPEED LIMITS/SPEEDING** *The speed monitoring that took place in the village showed that speeding was not a constant problem but that isolated cases of excessive speeding did take place. It was agreed that we would arrange dates for the Speed Gun to be used. Previous information from CE suggested that there was a 20mph scheme being rolled out, for roads near to schools. We should ask CE whether this is on-going and if Bunbury is included.*

**TRAFFIC CALMING/WIDTH RESTRICTION AND LANE PRIORITY/VILLAGE GATES** *Consider getting Highways view on traffic calming measures, possibly including width restrictions with lane priority. Consider Village Gates and 'Please Drive Safely Through Our Village' signs, possibly replacing Neighbourhood Plan signs at entrances to the village.*

**TRAVEL TO SCHOOL** *We agreed that we should encourage and assist the school with their Sustainable Travel to School plan. Mark will continue with this work when he returns. A letter from school, published after our meeting, gives more detail of the plan - [http://www.bunburyaldersey.cheshire.sch.uk/serve\\_file/320111](http://www.bunburyaldersey.cheshire.sch.uk/serve_file/320111)*

**ACCIDENT STATISTICS** *Pam asked the police whether there were any records of road traffic accidents, involving personal injury, in the village. It's good to know that there were none, plus parish councillors, with a combined long history in the village, can not recall any. This excellent record does not mean that we can be complacent, and we should continue to do all we can to ensure that people remain safe on our local roads.*

**SUMMARY/RECOMMENDATION** *The committee recommends that the Parish Council should ask CE Highways to provide advice, preferably through a visit by a highways engineer, to assist the committee in preparing an action plan in relation to the issues raised above.*

**RESOLVED:** to accept the report and the recommendations including getting a Highways engineer to meet with the committee and to report back to the PC. Cllr Green to be invited and to be asked to enquire about Bye-Laws,

**13.02.06 CONSULTATIONS - To consider responding to any current consultations on the Cheshire East Website**  
No consultations noted.

**13.02.07 PLANNING MATTERS**

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

**19/0371N Land at Vicarage Lane** Revision to access road and plots 5,6 and 7 as consented in application 16/5637N

It was noted that the access road had changed; that the dwellings had increased to eight but with the same plot size and included shared equity and rental properties

**RESOLVED: No objection**

**18/6338N Land at Oak Gardens.** Reserved matters for comment by 4 February (planning had given PC an extension for comments)

It was noted that a list of the pre-consent conditions that were not met had been set out in a response from the resident who spoke in the local forum

**RESOLVED:** Bunbury Parish Council objects to this application on the following grounds:-

It fails to meet a number of pre-consent conditions listed in HM Inspectors report schedule (Appeal Decision APP/R0660/W/16/3165643) namely:  
Condition (8) as per the objection to the current(modified) site layout made by Jennifer Miller, Definitive Map Officer, PROW Team, Cheshire East Council.

Condition 10) No evidence of such an updated species impact assessment and mitigation strategy has been submitted.

Condition (11) No habitat management plan has been submitted.

Condition (14) i) a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals; levels of adjoining gardens; etc.

It is not possible to identify the levels of adjoining gardens. This is necessary to be clear about the impact this development will have on existing residents.

The proposed development does not comply with a number of Bunbury Neighbourhood Plan policies:

1. The Bunbury Neighbourhood Plan (BNP) states under Housing Policy H5 Design: not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance.

The inspector also commented on the problem in that the field is in fact higher at several points than houses in Wakes Meadow and that needs attention. Existing occupiers would have their outlook changed but not so much as to cause unacceptable harm to their living conditions. (para. 21)

These plans propose a serious loss of privacy and amenity to existing residents. Specifically along the northern boundary where they would dominate over existing, lower properties. In the case of house C2 in plan E, it comes very close to their boundary and represent a complete loss of privacy to No 9 Wakes Meadow. To the east, the affordable houses also dominate the gardens and outlook from the three dwellings along Bunbury Lane.

2. The application also fails to meet BNP Policy LC1 - Built environment: namely that new developments should:

demonstrate a high quality of design and a good standard of amenity for existing and future occupiers of the proposed development, at the same time ensuring that the amenities of neighboring properties will not be adversely affected.

These poorly and uniformly designed executive homes fail to meet many of the Village Design Statements (appendix 2) resulting in a congested development. Inadequate planting and unfriendly high fences.

Policy ENV3 -Woodland, Trees, Hedgerows, Sandstone Banks, Walls, Boundary Treatment and Paving

Included in the policy are the statements:

All new development close to existing mature trees will be expected to have in place an arboricultural method statement to BS5837 standard or equivalent before any work commences

The site plan (E) fails to -protect the existing ancient hedges round this site as recommended by the NCO. It has also reduced the area around the veteran ash tree against the recommendation of the same officer.

No such statement has been made.

3. The western border of the site backs onto a stream – a tributary of the River Gowy and designated a Wildlife Corridor:

Policy ENV7 – Buffer Zones and Wildlife Corridors opens with the statement:

The existing woodlands, wildlife sites, drainage ditches, brooks and culverts will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.

This is designated in the Bunbury Neighbourhood Plan (BNP) as a Wildlife corridor in Policy BIO 1 – Bunbury Wildlife Corridor ( Map Reference Appendix C Map 1 BNP).

The designated area should incorporate all semi–natural habitat along the river corridor and include a non–developable buffer zone to protect the corridor from issues such as ground water and light pollution, and the spread of invasive garden species.

The 15m buffer zone is specified by the CE Principle Nature Conservation Officer and repeated by HM Inspector in giving her consent to the development at appeal.

The wildlife corridor has been incorporated into the gardens along the western boundary of the site and access gates are shown from the gardens to the zone. This will result in the destruction of the corridor along this section of the brook.

**18/6356D Land at Oak Gardens, Bunbury, CW69QN Discharge of Conditions 6, 9, 12, 13 and 14 on approved application 16/2010N for comment by 11 February (planning has given the PC an extension for comments)**

**RESOLVED:** Bunbury Parish Council objects to this application on the following grounds:-

The results of the infiltration testing revealed that the site will need a substantial drainage system for surface water that will feed into the brook. Such a proposal could pose a serious threat to the wildlife corridor. This needs an environmental assessment of the impact on the brook before being approved. The application should be rejected or paused until such an assessment is undertaken and an appropriate drainage scheme approved as specified by the HM Inspector in her report.

#### **13.02.07.2 Decisions made by Cheshire East Council**

**18/6123N**

Decision : approved with conditions Decision Date : 17/01/2019

Location : BRIARS, SCHOOL LANE, BUNBURY, CW6 9NR

Proposal Ground & first floor extensions and alterations to garage

This was noted.

#### **13.02.07.3 New Housing Developments - Update from Cllr Pulford**

##### **13.02.07.3.1 General update**

Cllr Pulford reported that Duchy homes are hoping to complete in April on the Grange site. The problem of works vehicles parked on Wyche Lane has been reported. Strutt and Parker are looking at the Bowes Gate Rd site where they have planning permission from a few years ago.

##### **13.02.07.3.2 Cheshire East Local Plan – Site Allocations and Development Policy**

Cllr Pulford reported there were no updates from Cheshire East as this is still out to consultation.

#### **13.02.08 LAND OFF WYCHE LANE OWNED BY THE PC ON BEHALF OF THE COMMUNITY- to receive an update from Cllr Pulford on the development of the land as a community woodland including fruit trees**

Cllr Pulford reported that the Duchy had a new Chief Executive. He would be meeting with him to ensure that the agreement to plant trees was adhered to.

#### **13.02.09 PEDESTRIAN ISSUES WITHIN THE VILLAGE**

##### **13.02.09.1 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.

This had been covered in the Local Forum and report back from Highways review.

##### **13.02.09.2. Footpaths/Public Rights of Way – to consider any current issues**

**[OFFICIAL] DMMO Application - Addition of a footpath connecting FP14 and FP15**

Bunbury for comment by 11 February CEC has given the PC an extension for comments Bunbury PC previously objected to this alteration but the footpath in question has now been extinguished.

**RESOLVED:** No Comment

#### **13.02.10 PARISH COUNCIL ELECTION 2 May 2019 – to receive a report from the Clerk**

The Clerk reported that she would be attending a briefing session organized by the elections team at Cheshire East on the upcoming elections for all Town and Parish Councils and will report back at the March meeting.

#### **13.02.11 NEW HOMES BONUS - UPDATE**

Cllr Green reported that CEC officers are working on the submissions and will be meeting on 23 February.

#### **13.02.12 PLAYING FIELDS - Report from Playing Fields Committee Chairman Cllr Parker**

- **General Update** - The Committee met on 24 January. An alternative site for the W I tree was suggested but the original site has now been agreed.
- **Playing Fields Lease** – awaiting Trustees to be recruited.
- **The Request from Salvation Army to place a clothing recycling bin on PC land** – To be sited at the end of the pavilion building nearest the entrance from the car park on a trial basis.

### 13.02.13 BOROUGH COUNCILLOR'S REPORT

CEC Cllr Chris Green commented that most of his time is spent across the Ward as there are ten PC meetings each month with associated work involved. In Bunbury he reported that the mats for the Ju Jitsu Club have now been delivered.

### 13.02.14 PARISH COUNCILLORS' REPORTS

Cllr Parker has suggested to CEC that the planned gulley emptying on School Lane should be done in the holidays.

Cllr Greco reported that the developer's traffic on Wyche Lane have made potholes worse. This needs to be reported to Highways and to Building Control at CEC. Also the grit bins that are empty need to be reported on the CEC website to Winter Services.

Cllr Potter reported on events around the village. The Old Bakery is being repaired.

### 13.02.15 CORRESPONDENCE

The Clerk had circulated emails received. In addition, an email had been received from a resident asking if recycling bins could be provided in the village and on the playing fields. This was noted and opportunities will be looked into, for example large events such as Village Day to be asked to recycle.

### 13.02.16 FINANCIAL MATTERS

#### 13.0216.1 ALIVE Project – to consider a request for funds

Pat Blackwood gave information on the project and the plan to place a Library in the side of the porch at the Methodist Chapel. £500 was requested.

**RESOLVED:** to donate £250 payable in April.

#### 13.02.16.2 Village Day – to consider a request for funds

This summer Bunbury is celebrating 50 years of Village Day. They want to make the event as special and memorable as possible. One of the ideas they have is to work with an artist to make something for the parade and arena. They have asked the Parish Council whether they would consider 'in principle,' help to fund this project."

**RESOLVED:** To request further information

#### 13.02.16.3 Sandstone Ridge Festival- request for funds

The Sandstone Ridge Festival was born in May 2017, a mixed arts festival based on the villages at the southern edge of the Ridge, particularly Cholmondeley, Bickerton, Bunbury, Peckforton, Beeston, Tattenhall, Harthill, Burwardsley and Malpas. The Festival have requested a contribution to the 2019 festival.

**RESOLVED:** to decline.

**13.02.16.4 Grounds Maintenance contract renewal** – to consider continuing the contract with Mid-Cheshire Grounds Maintenance as a rolling contract on the same terms after the current contract ends on 31 March.

**RESOLVED:** to continue with a rolling contract.

#### 13.02.16.5 Authorisation of Cheques to be signed

N Parker Reimbursement removal of Christmas tree £100

N Parker Reimbursement volunteers refreshments installing Christmas tree £42.50

..... Chairman