

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL  
AT THE PLAYING FIELDS PAVILION, BUNBURY ON 13 MAY 2020**

**This was a remote meeting.** Councillors and the Parish Clerk participated from their homes by dialing into an audio only conference call. Members of the public were able to listen in to the meeting and participate in the Local Forum by phoning a central 0800 number and entering a passcode supplied on request from the Parish Clerk.

**PRESENT:** Councillor M Ireland-Jones Acting Chairman  
Councillors, R Pulford, M Thomas, P Brookfield, L Potter, G Melia, G Griffith, J Gillon and N Parker.

**IN ATTENDANCE:** Marilyn Houston, Clerk to the Parish Council, Cheshire East Borough Cllr Sarah Pochin, 1 member of the public and one member of the press.

**OPEN FORUM**

There were no speakers

**13.05.01 APOLOGIES**

Cllr T Greco.

**13.05.02 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

**13.05.03 MINUTES**

**(PARISH COUNCIL ORDINARY MEETING ON 11 MARCH)**

**RESOLVED:** to approve the minutes of the Ordinary Meeting on 11 March. A hard copy will be signed by the Chairman at a future date when safe to do so. There was no meeting in April.

**13.05.04 BOROUGH COUNCILLOR'S REPORT – Cllr Sarah Pochin reported that in this Coronavirus period Cheshire East has:-**

- helped the local economy, making the case for local businesses to receive help to stay afloat
- Keeping services going including bin collections, road repairs and reopening waste recycling centres.
- Changes have been made - new working practices, working from home and review of workplace safety. The first virtual cabinet meeting last week worked successfully and is now extending into core function meetings e.g. Planning and Audit and Governance
- Provided a lot of support and focus on Care Homes, Schools and Childcare
- Doing everything possible to keep functioning.

Cllr Pochin spoke about being voted in as mayor elect for Cheshire East, assuring the PC that this won't change her commitment to the 10 PC's she represents.

Members were invited to put questions to Cllr Pochin.

Cllr Griffith wondered did we ever find out what kind of affordable housing there will be on Hill Close. He had previously expressed concern about shared ownership and future affordable housing in the village. Cllrs Ireland Jones and Pochin had no information at present but Cllr Pochin noted it and will look into it.

**13.05.05 PARISH COUNCILLORS' REPORTS**

The Chairman invited Members to give a brief report on any matters they were aware of, including any areas they represented such as, policing, playing fields and footpaths. Cllr Potter reported on events in Bunbury including VE day and concluded by saying we'll meet again.

Mark Ireland-Jones reported on the Bunbury Community scheme which is working well. He has been in touch with the CE community officer. Around a hundred people volunteered, far more than were required so all people who needed help have received it. Reassessment is continuing to ensure that people continue to feel safe.

Cllr Pochin praised the scheme saying Cllr Ireland-Jones had done a fantastic job setting it up and well done.

Cllr Brookfield asked a question about the food bank donation in Bunbury. Cllr Ireland-Jones confirmed that the Reverend Tim Hayward took these to the food bank in Nantwich, who set the procedures.

Cllr Gillon reported on the ongoing problem of heavy vehicles driving over the canal bridge including skip wagons and Muller vehicles which are way over the weight limit for the bridge. Cllr Ireland-Jones will report to Muller. Cllr Gillon will continue to monitor.

Cllr Thomas reported on drivers endangering pedestrians on Vicarage Lane including heavy lorries coming out of Moss Lane. A road closure may have contributed.

## 13.05.06 PLANNING MATTERS

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

**20/1403N Stablecroft, School Lane, Bunbury, CW6 9NR.** To erect an oak framed implement store on a concrete raft under a slate roof. 28 April deadline for PC comment extended by CEC  
**RESOLVED:** Bunbury Parish Council has no objection to the application but would like to express support for the comments made in the Heritage and Design - Forestry report and the Rights of Way report

**Cllr Parker joined the meeting.** The Chairman invited him to give his report. Cllr Parker reported that:-

The playing fields is open but the play equipment is continuing closed for the moment so a new notice will be put up. The bowling club has been given government permission to reopen but having looked at the rules which are so proscriptive, the Club and Cllr Parker don't feel it could open effectively at the moment. PC Members supported the closure continuing.

Grants available from Cheshire East for small businesses of up to £ 10,000 are being extended to include charities like the playing fields who don't pay business rates. Cllr Parker is looking into applying for this. The tennis club have asked about any grant money being shared.

The pavilion remains closed. Roger Morris has provided an invoice for a recent revisit to deal with moles on the football pitch.

**20/1474N Stoneleigh, Vicarage Lane, Bunbury, CW6 9PE** Proposed single storey rear extension and internal alterations

**RESOLVED:** Bunbury Parish Council has no objection to the proposal itself but would ask that CE officer look at the parking issue. The PC would also point out that Q.8 may not have been answered correctly.

**20/1329N Land At, Bowes Gate Road, Bunbury.** Amendment to the Section 106 Agreement relating to planning approval 15/1666N for 11 dwellings including affordable housing - 28 April deadline for comment by PC extended by CEC

Cllr Ireland-Jones reported on a virtual meeting he had with Strutt and Parker to understand what was proposed. Further information from the housing officer is on the website and information had also been sought from the planning officer.

Strutt and Parker manage the land on behalf of Peckforton Estate who own the land.

The planning application 20/1329N asks to move the S106 agreed affordable homes from Bowes Gate (by the Church) to land next to the Medical Centre.

Background information: There are two approved planning applications that relate to 20/1329N:

1. Planning application: 15/1666N at Bowes Gate - Passed by CE in 2017 for Eleven homes:

3x 2 bed bungalows. 3x 2 bed terrace, 2x 3 bed terrace, 3x 4 bed detached. 4 of these were 'affordables' although the minimum requirement was 3.

2. Planning application: 19/0371N next to Medical Centre - Passed by CE in 2019

Eight homes: 4x 2 bed bungalows, 4x 3 bed terraced houses. None of these were designed as affordable as 8 homes is below the limit needed to trigger this.

The Bowes Gate Rd development was originally led by the the Rural Housing Trust but they have changed their business model and no longer wish to be involved in a small project like this. Before passing this on they have asked to move the 4 affordable units to the Medical Centre

The points that Strutt and Parker made are:

- There are no changes to either planning application in terms of what physical housing will actually be built, it simply moves the housing designated as affordable homes from Bowes Gate Rd to the Medical Centre. All the remaining units will be sold on the open market.
  - The central location next to the Medical Centre is a more accessible location for the likely inhabitants of the rented bungalows
  - 3 houses at Bowes Gate Rd cannot be built until the affordable housing is built ensuring that the 2 developments are linked. A single developer will build both sites.
  - There is one 1 more affordable than is actually required under current planning laws
  - The 4 bungalows on the Medical Centre site will be rented via a Housing association, most likely Muir but this agreement can only be signed once this planning application is approved.
- Cllr Ireland-Jones explained that there appears to be a discrepancy between what Strutt and Parker told him that in line with the S106 agreement there would be 4 affordable homes but the planning officer referred to 8 including 4 shared ownership

There was a lengthy discussion regarding this application. Members asked a lot of questions in particular about the S106 agreement. Some of these were answered with reference to documents on the CE portal and information the Clerk had obtained from the planning officer. Several questions remained unanswered. Cllr. Sarah Pochin undertook to obtain further information from Cheshire East officers the following day on the position regarding the 4 shared ownership homes, that had been in the original application, in addition to the remaining 4 affordable rented properties. To report back to the Clerk the next day to pass on to members and post on the PC page of the village website.

**RESOLVED to comment as follows:-**

Based on the information available at the meeting the PC resolved to object to the homes being moved and to the reduction, in number, of the 8 homes in the original approved application.

**20/1551N Wyche House, Wyche Lane, Bunbury, CW6 9PS** First floor rear/ side extension replacement of single storey rear lean-to extension.

**RESOLVED:** No comment

**20/1462N Robins Croft, School Lane, Bunbury, CW6 9NR** New garage outbuilding

**RESOLVED:** No comments

**20/1698N The Old Coach House, Bowes Gate Road, Bunbury, CW6 9PJ. Conversion of redundant outbuilding to residential use and extension to existing dwelling linking the outbuilding and dwelling (all to become enlarged single dwellinghouse)** Paragraph 4.3. that changes the original plan and makes it 100% rented instead of the original mix which is identified at paragraph 5.2 - Objection, this is contrary to the Neighbourhood Plan which requires a housing mix on new developments.

**RESOLVED** No comment

**13.05.06.2 Decisions made by Cheshire East Council**

The following information had been received and was noted: -

**19/5534N 29/11/2019** approved with conditions Decision Date: 17/04/2020

**Land at Oak Gardens, Bunbury, CW6 9QN**

Reserved matters following outline approval 16/2010N for residential development for 15 dwellings with associated works.

**19/5489D 27/11/2019** approved with conditions Decision Date : 14/04/2020

**Land Off, OAK GARDENS, BUNBURY**

Proposal Discharge of conditions 6, 7, 9, 12, 13 and 14 of existing permission 16/2010N;  
Residential development of 15 dwellings with  
associated works at Land at Oak Gardens, Bunbury, CW6 9QN.

**12.03.06.3 New Housing Developments**

Cllr Ireland-Jones informed the meeting that he had nothing urgent to report as what Strutt and Parker and Fisher Germain said in the zoom calls were about possible plans in the distant future and it could wait until the PC is able to meet in person again.

**13.05.07. NEIGHBOURHOOD PLAN**

**To consider that the Local Plan, Site Allocations and Development Policies Document (SADPD), recommended housing numbers for Bunbury be included for consideration in the forthcoming update and amendments to the Neighbourhood Plan.**

**RESOLVED:** Agreed

**To receive an update on Zoom call with Fisher Germain about development in Bunbury.**  
See 12.03.06.3

**13.05.08 FINANCE MATTERS**

**13.05.8.1. Clerks expenses**

**To approve expenses claim detailed on submitted claim form.**

Clerks expenses form had been circulated by email to Members

**RESOLVED:** to pay by BACS £261.87 July 2019 to March 2020 expenses

**13.05.08.2 Approval of payments:-**

**To approve payment of invoices received since the last meeting.**

**RESOLVED:** to authorise the following payments:-

Roger Morris - fee for mole removal £40.00 (invoice provided)

Contract payments were reported on for information:-

The Clerk's salary will be paid by bank transfer

The monthly maintenance charge from Mid Cheshire Grounds maintenance will be paid by bank transfer

**Approval of a monthly phone contract for the Bunbury Community Phone.** (this is £6 per month and a claim will be submitted later this year. Started March 2020 and runs monthly until cancelled)

**RESOLVED:** to approve

**13.05.08.3 Audit of accounts 2019/20 – The Clerk reported on the revised timetable for the approval of accounts; the internal audit and the submission of the completed and approved Audit forms to External Audit.**

SI 2020/404 The Accounts and Audit (Coronavirus) (Amendment) Regulations 2020 amends the deadline by which the Annual Governance Statement and Statement of Accounts of the Annual Governance and Accountability Return (AGAR) together with any certificate or opinion issued by the local auditor must be published from 30 September 2020 to 30 November 2020. Previously there was a requirement for all smaller authorities to have a common period for the exercise of public rights, being the first 10 working days of July. Under the new regulations there is no requirement for a common period for the exercise of public rights. Smaller authorities are still required to set a period for this purpose, but the only requirement is that the 30-working day period for the exercise of public rights should start on or before the first working day of September, i.e. on or before 1 September 2020.

**Part Two**

**Confidential matters - members of the press and public will be excluded from the meeting under the provision of the Public Bodies (Admission to Meetings) Act 1960, Section 1**

**8.4 Annual Review of hourly rate for Lengthsman service**

**To determine the percentage of increase to the hourly rate paid to the Lengthsman backdated to 1 April 2020**

**RESOLVED: A 5% increase was agreed**

**To consider increasing the frequency of bin emptying to cope with increased use during lockdown.**

**RESOLVED: an additional 2.5 hrs per week were approved for the lockdown period. Cllr Parker will keep the Clerk informed of the need for additional hours.**

..... Chairman

**Next meeting: 10 June 2020**