

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL
AT THE PLAYING FIELDS PAVILION, BUNBURY ON 11 SEPTEMBER 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, CEC Cllr Pochin, 3 members of the public and one member of the press.

OPEN FORUM

A member of the public spoke about the further reserved matters and discharge of conditions, planning applications for Land Off, Oak Gardens; objecting that a number of issues still remained outstanding. including addressing the buffer Zone between the houses and the woodland. A Disposal of Sewage Report also appeared absent from the latest application.

Another member of the public spoke regarding the planning application for 6 and land rear of 6, Bunbury Lane stating that the previous application approved at appeal for 15 houses only provided for four 5 bedroomed houses, but that this latest detailed application was now proposing that nine out of the ten market sector houses be 5 bedroomed properties. It was felt that this was not what was required in the village as reflected in the most up-to-date housing needs survey of 2013.

These comments were noted by the PC.

A resident asked about the planning application for 7 proposed houses in Wyche Lane. The Chairman replied that no further information had been received.

11.09.01 CO-OPTION OF MEMBERS TO THE PARISH COUNCIL – To consider the second and third applications received – Joan Gillon and Graham Melia.

Cllr Pulford thanked the applicants for volunteering and invited them to say why they were interested in being co-opted. Both spoke about having reached a point in their careers where they have more time to spare and wanting to give something back to the local community. The Chairman proposed that Joan Gillon and Graham Melia should be co-opted, seconded by Cllr Brookfield.

RESOLVED: to co-opt Joan Gillon and Graham Melia onto the Parish Council.

The Clerk witnessed their signatures on the acceptance of office form.

11.09.02 APOLOGIES

Cllrs G Griffith and T Greco.

11.09.03 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.

Cllr Ireland-Jones declared an interest in Land off Oak Gardens.

**11.09.04 MINUTES
(PARISH COUNCIL ORDINARY MEETING ON 10 JULY)**

RESOLVED: to approve the minutes of the Ordinary Meeting on 10 July 2019.

11.09.05 LOCAL POLICING ISSUES

There were no Police representatives in attendance. They have a standing invitation to attend when available. Cllr Brookfield reported that Nicky Berry was being transferred and policing in Bunbury would be covered by Sgt. Ian Bennett until a replacement is in post and Sharon Jones the PCSO. The police have reported several thefts of bicycles in the area. They are warning residents to be vigilant and keep sheds and garages locked.

**11.09.06 HIGHWAYS ISSUES
PARISH COUNCIL HIGHWAYS REVIEW
Update Report from Cllr Pulford**

Cllr Pulford reported that traffic survey lines were in place in three points in Bunbury. The parking sign for the playing fields and the box to be painted on the road outside the school are still awaited Cllr Pochin is identifying where overgrown hedges are blocking traffic signs. Cllr Pulford explained to the new members about the highways survey and that improvements are being implemented.

Other Members introduced themselves and any positions they held for the new members' information.

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

None requiring comment from the PC.

11.09.08 PLANNING MATTERS

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

19/3767N 6 and land rear of 6, BUNBURY LANE, BUNBURY, CW6 9QZ (deadline extended to 12 Sep for PC comments)

RESOLVED: Bunbury Parish Council objects on the following grounds:- The housing mix has substantially changed from the original outline application which stated that in the marketsector houses there would be a mixture of 4 and 5 bed houses. The application is now for 9 in number, 5 beds and only 1 in number, 4 bed. This is contrary to the Neighbourhood Plan which states there should be a mix of housing for down sizing and first time buyers.

The number of affordable homes being provided is insufficient. There should be 6 not 5. 1 is needed to replace the loss of 1 affordable home – the bungalow that is being demolished. A further 5 are required not 4.

With reference to a letter dated 29 August from Chris Glover on the planning website Ref 19/3992N:-

“The Cheshire East Local Plan (CELP) and the Councils Interim Planning Statement: Affordable Housing (IPS) states In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable. This percentage relates to the provision of both social rented and/or intermediate housing, as appropriate. Normally the Council would expect a ratio of 65/35 between social rented and intermediate housing. This is a proposed development of 15 dwellings therefore in order to meet the Council’s Policy on Affordable Housing there is a requirement for 5 (4.5) dwellings to be provided as affordable dwellings.”

Therefore in line with the statement from the planning officer above there should be 5 affordables in addition to the 1 replacement giving a total of 6 affordable dwellings.

The development will have an effect on Footpath 16. The Parish Council supports the request of the PROW officer for a condition to be applied that there is a maintenance contract for this footpath.

19/3992N Land Off, Oak Gardens, Bunbury. Approval of reserved matters from outline application 16/2010N; Appearance, landscaping, layout and scale.

RESOLVED: Bunbury Parish Council objects on the following grounds:-

The PC would ask that planning take note of the concerns of the resident at the Hollies that the changed position of the affordable homes makes them too close and would block line of sight and light.

Strategic Housing has already entered an objection to this application on the grounds that the application fails to make it clear which properties are affordable, what the tenure will be nor any affordable Housing Scheme presented. The PC fully supports this objection.

The new site plan does show some improvement in the placing of No.6 In that it is now further away from the rear fence of Wakes Meadow No.9. However the plan also shows the scale of damage to the environment that this development will wreak. Three trees to be removed including an A2 English oak.

Serious pruning of trees in the south east corner with pollarding and crown lifting on a TPO oak. Many houses still encroach on the root protection areas of protected trees. The plan does not show the clearance of much of the growth impinging on the area set aside for gardens of No. 1 – 6. While it is new growth in the last 4 -5 years no provision is shown on the plan for its removal. This is an over-site in the delivery of this development.

There is still no buffer zone between the development and the wildlife corridor as required by the Neighbourhood Plan and recommended by the Conservation Officer. As this is an agreed policy in the context of the Neighbourhood plan (2016) and therefore part of the CE Local Plan the PC would ask that Cheshire East will ensure the policy is adhered to.

It must also be questionable practice to place houses so close to large TPOs that the majority of the gardens will be under the canopy and subject to considerable shade.

19/3985D Land Off, OAK GARDENS, BUNBURY - Proposal Discharge of conditions 6, 7, 9, 12, 13 & 14 of existing permission 16/2010N approved under appeal; Residential development of 15 dwellings with associated

RESOLVED: Bunbury Parish Council objects as two issues remain to be addressed on this application:-

1. Where is the plan for the disposal of sewage? condition 7 requires '..... in accordance with details that have first been submitted to and approved in writing by the local planning authority. (HM inspectors report APP/R0660/W/16/3165643).

2. Condition 6 refers to the disposal of surface water from the site. The plan is that some run off will be directed into the stream at the centre of the designated Wildlife corridor. Without an appropriate impact assessment this solution could have a serious impact on the stream and therefore the wildlife corridor further down stream. The construction of drainage pipes and features to guide the flow into the stream will damage this area. Will retaining walls also be needed as hinted at in the plan ? This development should not go ahead until the required impact assessment is undertaken and an appropriate solution designed to minimise the damage to this sensitive environmentally important asset.

19/3460N WILLOWBANK, WILLOW DRIVE, BUNBURY, CW6 9NY Existing detached double garage. Convert half of the garage into an office (deadline extended to 12 Sep for PC comments)

RESOLVED: No objection

19/3644N 2, Wythin Street, Bunbury, CW6 9NS Proposed hardstanding to provide private car parking for 2 Wythin Street

RESOLVED: Bunbury Parish Council does not object in principle to the application but has noted that residents have objections with regard to detriment to the listed status of Oak Cottage and the suspected presence of newts. Bunbury Parish Council would ask the planning officer to note the objections and to adjudicate on them.

11.09.08.2 Decisions made by Cheshire East Council

It was noted that notification had been received regarding: -

19/2557N approved with conditions 21/08/2019

Firbank House, Whitchurch Road, Bunbury, CW6 9SX

Proposed outbuilding to provide leisure facilities to private dwelling

11.09.08.3 New Housing Developments

11.09.08.3.1 General update from Cllr Pulford

Cllr Pulford was not aware of anything to report

11.09.08.3.2 Cheshire East Local Plan – Site Allocations and Development Policy – to consider a response to the consultation

Cllr Pulford reported that he had attended a Cheshire East briefing on this with Cllr Ireland-Jones. Cllr Pochin was also there. The consultation on the draft report has started and can be viewed on the CEC website. Bunbury is mentioned on 6 out of the 198 pages. This includes some small extensions to the settlement boundary. The requirement for Bunbury to have in the order of 105 houses can be met by those completed or already planned. This will be taken into account when further development is proposed.

RESOLVED: to note the references to Bunbury and respond to the consultation in agreement with them.

11.09.08.3.3 New Homes Bonus

Cllr Pulford had nothing to report.

11.09.09 TWEDDLE GROVE (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 and maintenance.

A reminder had been sent to Mid- Cheshire Grounds Maintenance Ltd asking them to provide a quote. They have indicated they will provide a quote for this service when they requote for the maintenance of the playing fields at the end of the contract in April 2020. In the meantime, they have offered to cut this overgrown area once a month in the winter and once a fortnight in other months, for £78 per visit including Vat.

RESOLVED: to agree to this arrangement.

11.09.10 PEDESTRIAN ISSUES WITHIN THE VILLAGE

11.09.10.1 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 has spoken to the Headteacher and mentioned the possible funding for the car park. A parent is helping with the Plan. Consideration could be given to the possible acquisition of the strip of land being included in the plan.

11.09.10.2.1 Notice of Extinguishment Order for Public Footpath No.20 – to consider a response

It was noted that the PC had not objected, when previously consulted on this, due to the exceptional circumstances.

RESOLVED: to make no further comment but refer Public Rights of Way officer to the PC's previous comments.

11.09.10.2.2 to consider any other current issues

It was noted that the PC is waiting for a response from Strutt and Parker regarding replacing stiles with kissing gates.

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

- **General Update** – Cllr Parker reported on repairs to the pavilion on the bowling green side. A committee meeting is to be scheduled
- **Playing Fields Lease** – Deferred.

11.09.12 BOROUGH COUNCILLOR'S REPORT

Cllr Pochin had to leave the meeting early but had sent emails to the Chairman and the Clerk regarding Brantwood issues. The hedge has been cut. Brantwood will be on the October agenda.

11.09.13 PARISH COUNCILLORS' REPORTS

Cllr Brookfield reported that several footpaths had needed clearing and had now been done. Cllr Thomas mentioned the need to be aware of a current scam where the caller claims to be from HMRC.

Cllr Ireland -Jones will be attending the Chalc training on Chairmanship later in the month. Cllr Potter reported on events in Bunbury including a quiz night at Tilley's.

11.09.14 CORRESPONDENCE

The Clerk had circulated emails received.

An email had been received from CB Homes stating, "we are constructing some properties at the end of Hill Close, Bunbury. The site also includes an area of public open space to the side of the existing public footpath that runs across the site. We will be landscaping the public open space which will then be maintained at the expense of the residents of the houses. The landscaping plan also includes a wildlife pond.... we asked Cheshire East if this could be removed as we think

it will be hard to maintain and is a Health and Safety risk especially to children and dogs as it will be unfenced. Cheshire East refused to let us take it off the plans. I've heard that the Parish Council also have concerns about the pond. Please can you let me know if this is correct."

RESOLVED: to respond that this has not been discussed by the PC so no concerns have been expressed. The PC does not have an input to these decisions; it is the concern of Cheshire East.

The Parish Council insurance policy is due for renewal on the 1st October 2019. The renewal quotation of £3,152.94 had been received (index-linked by 4% and including insurance premium tax) and the detailed current schedule of insurance. The Clerk explained that as the Parish Council has a long-term agreement with the insurer which does not expire until 30th September 2020. Therefore, the renewal will be automatic. The Clerk will seek quotes from additional providers next year.

11.09.15 KEEP BRITAIN TIDY – “There’s no such thing as a dog pooh fairy” campaign. To receive an update

The campaign materials have been received and are being made more durable at a cost of £60. Cllr Brookfield and Cllr Pulford have agreed where to place them.

11.09.16 SEASONAL EVENTS – to begin planning

- **Remembrance** – Cllr Parker will liaise with RBL to order the wreath.
- **Bonfire Night** – Cllrs Pulford and Parker will begin making arrangements with the contractors in line with last year.
- **Christmas** – the tree will be ordered for delivery in November.

11.09.17 FINANCE MATTERS

11.09.17.1 To receive the internal auditor’s report.

The Clerk tabled the positive audit report and it was read out by the Chairman. The statement of accounts has been checked and agreed. Proper accounting systems have been used. The Clerk was thanked for her prompt assistance in completing the audit.

11.09.17.2 To receive a progress report from the Clerk on the 2018/19 External Audit

The Clerk had submitted all the required documents within schedule and answered the questions put by the auditors. Their response is due by 30 September.

11.09.17.3 To receive a report from the Clerk on revised model financial regulations 2019.

The Clerk had circulated an email from Chalc, that advised on changes to the model financial regulations. The Clerk will prepare a draft updated policy for the October meeting.

11.09.17.4 To receive an update on arrangements to pay the Clerk’s salary.

This had been raised as the present arrangement involves the Clerk having to set up an online payment every month which the Chairman has to go online to authorise. A standing order had been decided against, as the banking arrangements do make it possible for the officer to amend the amount paid without authorisation. The Clerk had looked into the possibility of setting up a direct debit request from her bank instead, but this is not possible. The present arrangement will therefore have to continue.

10.07.17.5 Approval of payments.

£540	Experior Systems Accounts Ltd	Internal Audit fee
£3,152.94	Came & Co.	Insurance renewal.

..... Chairman