

Bunbury Parish Council

MINUTES

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

Wednesday 13th September 2023 at 7.20pm

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

In attendance: Maximilian Clay - Clerk to the Council
Four members of the public

Sept23-1. Apologies

Apologies were received from Cllr Andrew Thomson and the reason was approved. The Clerk reported that Cllr Anderson had resigned due to pressure of other commitments.

Sept23-2. Declarations of Interest and Dispensation Considerations

There were no declarations of interest.

Sept23-3. Minutes of the Previous Meeting

The Council resolved that the minutes of the meeting held on the 12th July 2023 were a true record and that the Chair be authorised to sign them as such.

Sept23-4. Unitary Authority Councillor Report

Borough Cllr Posnett was unable to attend.

Sept23-5. Public Forum

A member of the public spoke to object to the planning application being considered at item 7.a.iii, feeling that the information was incomplete and inaccurate in a number of respects as, although there were no windows in the proposed house facing their property there would be in the proposed games room over the garage. The resident felt that additional traffic using the access track onto the A49 would be dangerous, that there was no need for more housing in the area and that the recent adjacent development was sufficient.

Another resident spoke to object to an aspect of the planning application to be discussed at item 7.a.ii, stating that although he had no objection to the changes to the plans in principle, some direct overlooking would now be created by the positioning of some of the skylight windows. He felt that a small amount of adjustment would obviate the problem and asked that the Council reflect this in its response to the consultation.

Sept23-6. Members' Reports & Items for Future Agendas

- ◆ Cllr Slater noted that, despite the assurances from Cheshire East Council, the drains on School Lane had still not been cleared out.
- ◆ Cllr Barton reported that she and Cllr Slater had moved forward with plans for the Restart a Heart Day sessions to be held on Saturday the 14th October. Two sessions, at 10am and 11am, were planned and residents wishing to attend would advise the Clerk. Publicity would be initiated at the beginning of the month and a submission had already been made to The Link.
- ◆ Cllr Gorman reported that Footpath 17 had been cut and cleared but that Footpath 22 still had parts of its length blocked by a maize crop. An anonymous resident had kindly provided dog waste bags and the meeting expressed gratitude for this.

Cllr Parker reported that the Playing Fields Committee had fixed the leak in the Pavilion roof. He added that he had noted that Cheshire East Council's Fix My Street app had proved very effective at getting road problems addressed but that, unfortunately, the resulting works were not being done effectively.

Cllr Brookfield reported that the speed gun had been deployed in August on School Lane and Bunbury Lane with several speeders being observed, at speeds of up to 47mph. Cllr Brookfield had also spoken to our CPSO, Sharon Jones, to report poor parking and this has been addressed very promptly.

Sept23-7. Planning

a. Responses to Application Consultations:

i. 23/2511N - 23/3228N - School House, College Lane, Bunbury:

Listed Building Consent - Back Room Modernisation, new window design, new roof, damp course.
After brief discussion it was resolved to offer no objection to this proposal.

ii. 23/3305N - Foxdale, Vicarage Lane, Bunbury:

Variation of condition 2 on approved application 22/3593N - Conversion of outbuilding at Foxdale into a four bedroom detached dwelling with new garden space and associated works.

The Council noted that, as was becoming the norm, the information available was confusing and inadequate. In discussion it was noted that the Council had supported the original application for this conversion but a number of aspects of the revised proposal were problematic. The large garage extension of the existing buildings along Vicarage Lane would represent a significant addition of built mass directly on this narrow and especially rural part of the lane and the extension would further compromise the existing walls, all of which was felt to be unacceptable from a conservation/ heritage perspective. In addition a small number of the skylight windows would look directly into neighbouring property, causing a very significant reduction in privacy and amenity.

The Council resolved to object to the proposal on these grounds.

iii. 23/3348N - Mayfield House, Moss Lane, Bunbury:

Erection of a new dwelling and garage together with associated works.

It was noted that aspects of the information provided by the applicant seemed to be both incomplete and inaccurate and that once again this did not appear to have been dealt with satisfactorily by the planning authority before publishing the details and putting them out to consultation. Several matters which were obscured by the inaccuracies were felt to be material. These included:

- ◆ The fact that the southern portion of the proposed site, from which access is proposed, is currently a discrete, hedged-off pony paddock in open countryside, rather than part of the garden of Mayfield House.
- ◆ The proposed access would result in damage to hedging along the southern margin of the paddock which is also in open countryside. The hedging contributes to the rural character of the area and its loss would damage that character.
- ◆ Contrary to the applicant's statement, the drawings show that there would be windows that would look into the neighbouring property and therefore result in loss of privacy to those neighbours.

Other considerations included that:

- ◆ There has been recent encroachment of development into open countryside on nearby sites and the Council is keen that further development here should be resisted in order to retain the character of the area.
- ◆ There is no demonstrable need for further houses in Bunbury at present to justify building in open countryside - there are a number of developments ongoing, with houses being advertised for sale (and over 100 houses have been built in the village over the past few years, which is well in excess of the housing supply requirement).
- ◆ The proposed two-storey garage building with games room over is large and out of keeping with its proposed context.
- ◆ The development would create additional traffic on the access track that gives onto the A49 and which is not far from a busy junction.

For these reasons, the Council resolved to object to the application.

iv. 22/3593N - Foxdale, Vicarage Lane, Bunbury:

Details of Materials to be used in approved plans.

The Council resolved to offer no objection.

b. Updates on Application Consultations considered previously:

There were no updates.

Sept23-8. Bulb Planting

Cllr Brookfield informed the meeting that the plan was to purchase 1,000 mixed bulbs and for children from the school to plant them around the play area, following rotovation. The bulbs would cost £135 and the council resolved to approve the expenditure.

Sept23-9. Chair's Cup Plinth

Cllr Parker reported that he had found a wood turner who could make a new plinth for £60 and the council resolved to approve this expenditure.

Sept23-10. Insurance

The Clerk reported that the insurance renewal quotation had been received, showing a cost of over £4,200 and that he was awaiting other quotations. The Council resolved to delegate the matter to the Clerk with an expenditure limit of £4,300. The Clerk will report back to the next meeting.

Sept23-11. Correspondence and Clerk's Report

The Clerk reported that correspondence had been received from:

- ◆ Cheshire East Council - inviting members to attend a consultation event on the 18th September, run jointly by Cheshire and Warrington local enterprise partnership and the Cheshire and Warrington local authorities on developing a new sustainable and inclusive economic plan.
- ◆ The Mayor of Cheshire East Council - Inviting members to attend the Civic Service on 5th November, in Alsager.
- ◆ The Pageant Master - concerning D-Day 80, the celebration of the 80th anniversary of D-Day, encouraging the council to mark the day and to light a beacon at 9:15 pm. It was agreed to please this matter in future agenda.
- ◆ Solicitors representing two residents - relating to the neighbourhood plan review. The letter set out the rules governing consultation processes and sought assurance that these would be followed. The Clerk would respond.

The Clerk also reported that:

- ◆ He had received a survey from NALC in relation to the May 2023 elections. NALC wished to receive any comments about the process and the Clerk had responded pointing out the complexity of both the nomination and the expense forms and the lack of digital options for these.

Sept23-12. Consultation on Planning Reform

Two documents had been circulated in advance of the meeting. The Council resolved not to offer a submission but to leave it open to individual councillors to respond if they wished.

Sept23-13. Newsletter

The first Parish Council Newsletter was reviewed. Overall members agreed that it had been good and extended their thanks to Cllr Gorman and the Clerk.

In discussion it was resolved that

- ◆ Future editions would be known by the season in which they were issued, rather than the month, in order to extend the life of the newsletter.
- ◆ Distribution needed to be improved and so Councillors (and any other volunteers) would distribute future editions to every house in the parish. To minimise the physical problems of

getting documents through letterboxes the newsletter would be printed on heavier paper.

- ◆ The Council's standard colours and fonts would be used, to help build up recognition of Council generated documents.
- ◆ The Clerk's email address would be included on future editions.

Sept23-14. Finance and Governance

a. Schedule of Receipts and Payments

The schedule of receipts and payments was received and was approved by resolution.

b. Summary Accounts and Bank reconciliation to 31st July 2023

The bank reconciliation and relevant bank statements had been certified and the summary was received by the Council. The Clerk confirmed that the bulk of the Council's funds are held on deposit and that efforts to get the funds from the dormant Play Area Fund account back under direct control are ongoing.

Sept23-15. Grant Request

A request had been received from Nantwich Town Council (NTC) to contribute to the Nantwich Food Bank. NTC had been granting money to the food bank for some years but as demands on the Food Bank had increased substantially recently they had decided to ask other local councils in the area to make a contribution in proportion to usage from their parishes. In discussion the necessity of having food banks was lamented but there was warm acknowledgement and support of the work that they do. Following discussion, the council resolved to grant the £150 that had been sought.

Sept23-16. Items for WhatsApp Bulletin

The Council had previously resolved to include this as a standing item at the end of all agendas, to identify up to three items covered in the meeting for dissemination via the WhatsApp group. It was resolved to highlight Re-start a Heart sessions, Speed Awareness and support for the food bank.

Reserved Business

Sept23-17. Staff Matters - Clerk's Annual Review

The Chair reported on the annual review of the Clerk and the Council resolved to increase the Clerk's working hours to 16 per week with effect from the current month.

The meeting closed at 9.14pm

Signed as a true record by authority of the Council

Chair

Date