

**MINUTES OF ORDINARY MEETING OF BUNBURY PARISH COUNCIL  
10 FEBRUARY 2021**

**This was a remote meeting.** *Councillors and the Parish Clerk participated from their homes by joining a virtual zoom call. Members of the public were able to observe the meeting and participate in the Local Forum*

**PRESENT:** Councillors M Ireland-Jones, Chairman, P Brookfield Vice Chair  
Councillors, N Parker, M Thomas, G Griffith, L Davies, and L Gregory

**IN ATTENDANCE:** Marilyn Houston, Clerk to the Parish Council, four members of the public, and  
CE Cllr S Pochin.

**OPEN FORUM**

There were four speakers all objecting to planning application 20/5852N Whitehouse Bungalow. A neighboring resident explained their objections as detailed in their response on the CE planning website:-

“The Developer has attached photographs of houses with favoured architectural features in School Lane, together with relevant design extracts from the Bunbury Village Design Statement. However, regrettably the proposed design has embraced few of these fine local features. For example: 1. Para.2.61 - The houses mentioned by the applicant, ie Red Walls (opposite), Heath Villa and Sunnybank Cottage all have decorative or plain painted bargeboards with shallow roofs. The only exception being Heath Villa which is in its own attractive and very spacious plot. 2. Para.2.62 - "Views to wider countryside between plots". This will be lost if a garage is later built at The White House Bungalow site. 3. Para.2.63 - "More successful architectural types are those with.....":- Listed below are those features mentioned, together with present/absent in the proposed design: a. Integral chimneys (present). f. Well proportioned windows??? b. Slate pitched roof (present). g. Feature stone lintels and sills ??? c. Feature finials (absent). h. Proportionate porch - would suggest, No. d. Exposed purlins to gable ends (absent). i. Feature brick bonding eg Flemish or Old e. Projecting rafters to eaves (absent). English ??? 4. Para.2.64 (a) "Most of the buildings close to the application site have small front gardens and larger rear gardens". This statement is incorrect as Red Walls, Heathfields, Bunbury Heath Cottage, Lyndhurst and New House all have small rear gardens. (b) "The scale, two-storey height and massing of buildings are similar". This statement is not correct. The properties close to the proposed development are small, compact and low compared with the proposed design. I would ask the Planning Officer to consider the following points from the relevant design extracts quoted in the proposal. 5. Para.3.3 \* "New developments should reflect and respond positively to the local character of its immediate environment..... size, height, scale ....." \* "Building features such as banded courses.....projecting purlins to gable ends and projecting rafters to eaves". **CONCLUSIONS** All but one ie., Heath Villa in its own large spacious plot, of the photographs of houses included with the proposal of architectural features in School Lane are low in structure with shallow slate roofs. If the proposed new dwelling can be limited in height and reflect these admired features it will be of benefit to School Lane in the long run and the developer in the short term.”

Another resident, Michael Thomas made objections with reference to - the Bunbury Design statement which he said was a credit to Bunbury - The houses in School Lane of which there are 15 photos but his house is not one. The application mentions three houses including Sunnybank etc on school lane pointing out features on eaves etc. but the proposed design has none, just brick - most small gardens at front and long at back given as the reason for bringing close to road but our house and others have small rear gardens, - scale 2 story height not true, those close are relatively small, compact with low roofs - Bricks to be used are not Cheshire brick but stock brick and not Flemish bonds and quotes there are no hedges or trees not true. Has objected on the CE website.

Another resident objected that the style is nothing like anything in School Lane - Height in excess 8 metres our houses will be dwarfed. Previous applications were told by planning that can't have that height. ,Location on plot, plans show moved forward 9 metres closer to pavement - side windows will look into our windows, if on the existing footprint impact would be less -should avoid overdevelopment of the site as stated in Neighbourhood Plan and the pitches of roofs should not jar.

Isobel Noonan concurred with the Objections raised.

The Chair said that the PC will note these comments and refer back to them when discussing this application.

#### 10.02.01 APOLOGIES

Cllr, G Melia and L Potter.

#### 10.02.02 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

#### 10.02.03 MINUTES

##### (PARISH COUNCIL ORDINARY MEETING ON 13 JANUARY)

The Chairman asked all Members if they accepted the minutes.

**RESOLVED:** to approve the minutes of the Ordinary Meeting on 13 January subject to the amendment that when Cllr Griffith left the meeting he returned shortly after. A hard copy will be signed by the Chairman at a future date when safe to do so.

#### 10.02.04 BOROUGH COUNCILLOR'S REPORT – Cllr Pochin reported:-

Thankfully Bunbury has not been as badly affected by floods as some other areas of the Ward where she has been literally up to the knees in water trying to help residents.

CE is doing a trial with Alderley Edge PC purchasing additional services from CE e.g., gully emptying. Possibly this will extend out to other PC's and such a move to devolved services in her opinion may not necessarily be bad as local knowledge is useful, but it will depend how it is funded.

CE are giving financial support in this winter period. Energy and supermarket vouchers are being handed out. See Cheshire East website – Covid/winter.

CE is participating in pan Cheshire jobs and training support, career planning project funded by European Social Fund - on CE website through **Journey First**

<https://livewellservices.cheshireeast.gov.uk/services/5995>

CE is lifting the time restrictions on concessionary bus passes and will be allowing travel before 9.30am.

A reminder that the Census will take place on 21 March.

CE has published a HS2 consultation response which covers technical issues e.g. arrangements for rolling stock etc. details on CE website.

Cheshire Association of Local Councils and Chester West and Chester are participating in sessions where the public can log into and put questions to officers from such services as the Highways team re flooding etc and CE will be doing this in the future.

On 17 Feb there is a Full Council meeting. Cllr Pochin spoke at Cabinet about flooding and will try to raise this again at Council as some residents have had raw sewage up to their door.

Cllr Pochin invited Members to ask questions.

Cllr Griffith asking about the temporary traffic lights on A49 due to flood. Is anything being done? Cllr Pochin will enquire. There is a problem of drainage further down the hill.

#### 10.02.05 PARISH COUNCILLORS' REPORTS

The Chairman invited Members to give a brief report on any matters they were aware of, not covered by the agenda.

Cllr Brookfield reported that representing the PC on Footpaths has been handed over to Cllr Warburton with contact information and the stock of footpath maps. The footpath booklets can't be sold at the moment. The potholes down Bunbury Common have been reported with photos to CE and copied to Cllr.Pochin. The work has since been completed Cllr Thomas thought.

Cllr Brookfield reported re policing including the Traffic point police project. She had asked Sharon if the £1000 could be used for that and has spoken to a company that quoted £2000 SID Sharon told not for that but seen Kingsley not successful including a battery, mounting unit and spare battery.

Cllr Thomas mentioned that dog mess is still a problem.

Cllr Parker reported that the two Euro bins in the car park have now been cleared after a delay He is trying to resolve getting these locked. Perhaps the PC should that these are only for the lengthsman to use. He has also made contact with the landowner of the flooded field mentioned at the January meeting. The farmer made arrangements to have this pumped but it is now flooding again so he will get back to him. Potholes on the triangle have been filled in.

#### 10.02.06 PLANNING MATTERS

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

##### **20/5852N Whitehouse Bungalow, School Lane, Bunbury, CW6 9NR**

Demolition of existing dwelling and erection of replacement dwelling

The comments from the public had been noted.

**RESOLVED:** Bunbury Parish Council agrees with the comments on the website made by the neighbours who have objected. The Parish Council also objects, for reasons relating to location, height, and style. The application does not meet the requirements of Bunbury Design Statement and the Neighbourhood Plan. The location on the plot has been moved 9 metres closer to the front of the site with side windows that will overlook neighbour's windows. In size and scale this is overdevelopment on the site. Nearby properties are smaller and have less sloped roofs. Building materials should match the Cheshire brick of the area. The design is out of keeping with typical houses in the area that have decorative or plain painted bargeboards. The small sandstone wall and hedge should be kept.

Cllr Pochin will look at the application and take on board the comments of residents and the Parish Council. She will comment to the planning officer and reserve the right to call it in if need be.

Cllrs Griffith and gave his apologies and left the meeting.

##### **21/0099N Inyanga, WYCHE LANE, BUNBURY, CW6 9PS**

Proposed Detached single Garage with room above.

After the January agenda was published the above application was received with comments' deadlines before the next meeting. The Clerk had requested an extension of the deadline from planning. The PC resolved not to object at that time. An extension for comments has now been granted to the PC so this can be reviewed if required.

Since then, a neighbour has objected and the PC took their comments into consideration.

**RESOLVED:** Bunbury Parish Council objects to the application due to the size in particular the height which goes against the Neighbourhood Plan. This is disproportionate to the adjacent house and the Parish Council would support the objections made by the neighbour regarding the adverse impact on their property.

##### **21/0567N Rose Cottage, Whitchurch Road, Bunbury, CW6 9SX**

Proposed Side Extension, Detached Garage and Sunroom

**RESOLVED:** no objection

**10.02.06.2 Decisions made by Cheshire East Council – For information only.**

Decision : positive certificate Decision Date : 18/01/2021

**20/5001N Hope Cottage, School Lane, Bunbury, CW6 9NR** Lawful Development Certificate for a proposed single storey extension to existing annex

Decision : approved with conditions Decision Date : 25/01/21

**20/5396N 11, Wakes Meadow, Bunbury, CW6 9SH** Proposal Single storey extension and alterations to front elevation

Decision : approved with conditions Decision Date : 02/02/2021

**20/5410N : Edinbane, Wyche Lane, Bunbury, CW6 9PS**

Proposal Demolition of existing detached garage. Attached new build oak car port and single storey garden room extension

**10.02.06.3 New Housing Development- Update**

Cllr Ireland-Jones had nothing new to report.

**10.02.07. PLAYING FIELDS****10.02.07.01 General update from Cllr Parker**

Cllr Parkert reported the hedge between the bowling green and car park has been cut. The Pavilion continues to have no users.

**10.02.07.02 Any other matters –** Cllr Ireland-Jones had none to report.

**10.02.08. Consultations Cheshire East -To consider responding to any consultations on the CE website.**

Nothing to consider.

**10.02.09. Local Policing Issues – To receive an update from local police if available.**

None were present. Gas canisters found on Birds Lane have been reported to police.

**10.02.10. Village Maintenance team – update**

Cllr Ireland -Jones had nothing to report.

**10.02.11. Seasonal Events – to receive information on events.**

Village Day is being proposed as a virtual event at their meeting last week, similar to VE day and may have crowning of Rose Queen and a solo parade around the village.

**10.02.12. Correspondence – To respond to correspondence received.**

The Clerk confirmed that all items had been covered, apart from an email received about the level of traffic in Bunbury village centre. A resident had stated that “Recently there have been several near misses with vehicles due to the increase in numbers of visitors to the local shops. The parking and driving around the centre of the village has always been an issue, with poor parking, bad driving and congestion causing problems for pedestrians but it has been much worse during the pandemic with more people shopping locally. It is only a matter of time before an injury occurs. Can the council please address this by putting double yellow lines down one side of the road opposite the shops so that people do not park on the only small path in front of Burrows butchers, introducing a one way system around the centre of the village roundabout adjacent to the shops and directing traffic by signage to the car park at the empty church as Tilly’s coffee shop have done. This would prevent a future accident, make life much easier for both locals and pedestrians and also organise the out of town parkers better to prevent an accident and is not a overly costly solution which would improve the centre no end and make it safe for locals.

The Clerk to reply thanking the resident. The PC are well aware of these problems which have been raised many times and have been considered in detail. However, it is not within the remit of the PC to change or introduce traffic and parking regulations but can discuss the issues raised with Cheshire East Highways and have done this recently, The PC could look at signing the car park better. Cllr Pochin is willing to help get an engineer out to assess the situation

again and ask for advice again. Cllr Brookfield has not received any reports from the police that could identify any accidents. Usually these are near misses or “knock for knock “ and have not been any injuries so are not recorded. The PC needs to consider what all Village residents would like. Councillors have seen near misses outside the co-op due to problem of speeding traffic going past but pointed out that unless speed and parking restrictions are policed, they have no effect. Regarding traffic calming around an island, there are issues that would make this impractical. The issue is bad driving Officers had pointed out the lanes are so narrow and there is a limit to what can be added. The PC previously looked at “Gates” in entrance to village”

**RESOLVED** There is a need to review the Highways issues as the last review was in 2019 but it may not be possible in Lockdown so the PC will log this and ask for it after lockdown when in a situation where can the PC ask a Highways officer to meet with the PC to look at what can be done.

**10.02.13 Parish Council Mission Statement and Aims – to consider adopting the draft documents**

The documents had been circulated. Members thanked Cllr Brookfield for drafting these.

**RESOLVED** to adopt the documents. They will be posted on the website.

**10.02.14 The Future of the Pavilion Project – to receive an update**

There is nothing to report until feedback is received from the article in The Paper.

**10.02.15. Casual vacancy – To confirm the arrangement for recruiting to a vacancy.**

A notice will be prepared and posted on the website. Subject to the notice period having completed without a call for an election, applications from candidates seeking co-option will be considered.

**10.02.16. Finance Matters:**

**10.02.16.1 Approval of payments: -**

**10.02.16.1.1 To approve payment of invoices received.**

No invoices received.

£77.68 Reimburse N Parker for Refreshments for Christmas tree volunteers by BACS.

The Clerk needs to arrange an update of the bank mandate to include Cllr Brookfield as the Vice Chair.

**10.02.16.2 Request to contribute to maintenance of Church Clock**

The Parish Council will be asked to consider the proposal that the PC budget £100 per year as a donation to supporting the Church fabric.

It was explained that the three year contract for maintenance was £500.

**RESOLVED** to approve £100 a year annually from Feb 2021 for the Clock maintenance.

Cllr Ireland-Jones needs to get a wheelbarrow for the playground maintenance which will cost around £50. This was agreed.

**10.02.16.3 Review of Maintenance Contract. - to agree the specification**

Deferred to March meeting. Cllr Ireland-Jones has received 3 quotations and will circulate the details.

..... Chairman