

**WYBUNBURY PARISH COUNCIL
MINUTES OF MEETING
HELD 11th JANUARY 2016**

PRESENT Councillor T Lightfoot (Chairman)

Councillors S Brownell, M A Cooke, R Ellison-Jones, S Howcroft,
P Jackson, J Mahon, R Masser and M Pike

IN ATTENDANCE Councillor J Clowes
2 Local Residents

123. DECLARATIONS OF INTEREST

Members were invited to declare their interest in any item on the Agenda.
No declarations were made.

124. MINUTES OF MEETING HELD 14TH DECEMBER 2015

RESOLVED: That the Minutes of the meeting held 14th December 2015 be approved as a correct record and signed by the Chairman.

125. OPEN FORUM-QUESTIONS FROM MEMBERS OF THE PUBLIC

In accordance with the Standing Orders members of the public were invited to ask questions or address the Parish Council.

Members considered the operation of the temporary bus stop in Bridge Street which was intended to serve for both directions. It was felt that a clear indication of this and the display of timetables would be helpful.

It was reported that the Playing Fields were in a very muddy condition.

It was reported that the replacement waste bin to be generously provided by the Plymouth Brethren was on order and was expected to be delivered by the end of January.

Members considered an invitation to nominate a candidate to be considered for invitation to the Buckingham Palace Garden Party.

In answer to a question from a member of the Public the Chairman indicated that the level of precept had been held at the same level as the previous year to enable the Council to provide improved facilities in the Parish including new Notice Boards, Wi-Fi in the Village Hall and improved floral displays. Where possible sponsorship would be sought to defray the cost.

126. MATTERS ARISING

Councillor S Howcroft reported that he had established a Facebook page for the Parish which could be used to attract sponsorship and give additional publicity to the work of the Council and events in the area.

The work required to prune the Lime Trees would now proceed in accordance with the authority contained in Minute Number 111.

The provision of permanent Christmas trees would now proceed subject to the agreement of the Church as to the siting. Minute Number 113 refers.

127. SALLY CLARKES LANE-FLOODING / CHANGE OF PLAN

The Chairman reported on problems of running water on the road and the additional dangers should freezing occur.

The application for a license for gabion boxes had been submitted to the Environment Agency.

Councillor R Ellison-Jones reported on the possible disturbance of a Badger sett on the site on root barriers which had been installed. These matters would be raised with the Planning Officers.

128. VILLAGE HALL REPORT

The Chairman reported that arrangements for the provision of Wi-Fi in the Village Hall were proceeding.

129. HIGHWAYS GROUP REPORT (SID)

Councillor J Mahon reported on problems with the battery.

Councillor R Ellison-Jones was to assume responsibility for the SID with assistance from Councillors S Howcroft and R Masser.

130. POLICE MATTERS/POLICE CLUSTER MEETING

The next Cluster Meeting was to be held on 25th January 2016.

The protection of the Badger sett and anti-social behaviour would be discussed and Members were invited to submit additional items for the Agenda.

131. PROVISION OF DEFIBRILLATOR

Members considered the acquisition and siting of a defibrillator in the Village and arrangements for training volunteers in its use.

RESOLVED: That a report on the acquisition of suitable units and the provision of training in their use be submitted to the next meeting.

132. REPORT OF CHESHIRE EAST COUNCILLOR

Councillor Janet Clowes reported that a consultation event was to be held at Hough Village Hall on 14th January 2016 from 10am to 8pm to give residents the opportunity to view HS2 proposals and seek information as to how they may be affected.

Amendments to the Local Plan were scheduled to be considered by Strategic Planning Board on 18th February and Council on 25th February. A period of public consultation would be held in March/April with final hearings in September/October 2016.

133. PLANNING MATTERS

Councillor P Jackson reported on planning issues affecting the Parish.

(a) 15/5644N Land to the East of Bridge Street Wybunbury.

RESOVLED: That the following observations be made:-

“1.0 What is wrong with the existing field access, it is adequate for the occasional use that it has like any other field access.

2.0 Nothing states the reason for the access change other than visibility, is the field to be used more, than it is at present for agricultural (what evidence is proved to confirm that).

3.0 The land is water meadows and has always been so in the last 50 years and was mainly used for grassing in the summer months not in the winter months as the land could flood or be water laden.

4.0 The bus stop will be effected with the change of access.

5.0 When the documents for this application were put together no mention or inclusion is there for the land opposite shown as a garage premises which now has an access for 22 properties.

6.0 The Parish Council would question the reasons for this application at this time, when agriculture in the area is in decline”

(b) 15/4413N Land to the rear of Woodlands, 20 Bridge Street Wybunbury.

RESOVLED: That the following observations be made:-

1.0 The section of the road in front of dwellings 9 and 10 is now suitably engineered to provide a sufficiently extended turning point for refuse Lorries, emergency vehicles etc. and as such is welcomed.

However this road continues in what is an over-engineered adjacent section extending in front of dwellings 11, 12 and 13 (which is effectively a cul-de-sac).

In design terms this is out of keeping with other highway termination points on the development which have been finished as 'private drive areas' with complimentary road surfaces.

The road section in front of dwellings 11, 12 and 13 should therefore be treated as 'private drive area' reflecting the road design treatments elsewhere in the development.

2.0 The Parish Council and residents of Willow Mead (on Sally Clarke's Lane) remain deeply concerned about the proposed drainage arrangements both for the highway & the properties and their efficiency in maintaining and protecting properties and open space at the lowest, northern perimeter of the site.

Recent weather conditions have resulted in significant drainage problems being exposed in the gardens of the two houses currently being built at the foot of the site which could be exacerbated once the development is completed due to the incline on the road & the land problems in the past, including water run off when the garage was at the bottom of the site.

The garden boundaries collapsed into Sally Clarke's Lane following heavy rainfall in November and despite interim repairs, these have also been eroded each time there is heavy rainfall.
(Photographs had been forwarded to Mr Paul Reeves (CEC Flood & Drainage Officer) and he has visited the site on two occasions in December).

At the time of writing, there are no revised reports from either CEC Highways Officers or Drainage Officers on the Planning Website and until these are provided with suitable reassurances, this application should be refused.

3.0 The Parish Council is disappointed that the number of bungalows has been reduced, but are pleased that

- (i) There are six affordable properties proposed to be 'pepper-potted' throughout this development
- (ii) that two bungalows are positioned appropriately behind Willow Mead to minimise issues of overlooking created by the steep gradient of the site.

The Parish Council requests that these affordable properties are prioritised for Wybunbury families and Wybunbury residents who have expressed a wish to 'down-size'.

4.0 The type of protective fence is noted on the plan but not mentioned in the written summary on the site fencing section. Also this property marked as No 21 on the plan will suffer from noise at school play times not mitigation measures have been identified to overcome this & would request this be agreed before the application is approved,

The Parish Council has no objection to this application subject to Items 2 and 4 being resolved prior to planning approval being given.

(c) 16/0014N Rose Cottage 50 Stock Lane, Wybunbury

RESOVLED: That the following observations be made:-

Wybunbury Parish Council objects to this planning application on the following grounds.

The property is too large for the site and I dominate the surrounding properties (Bungalows).

The approval for the development of the adjoining triangle site was only approved on the condition that only Bungalows should be built behind the existing bungalows fronting Stock Lane, this application would be a deviation to that development and set a precedent.

The Parish Council understands that there could be surface water drains and culverts over this application site and is concerned that there is no mention of this on the application or any drawings for this development.

The Parish Council request that Mr Reeves and the drainage section satisfies themselves and the Parish Council that any drainage pipes are adequate for the current and future use, are in a serviceable condition and if so are encased to avoid damage during construction and in the future as required by building regulations and other relevant planning regulations.

The current plan differs from previous applications on this site in that the boundary seems to straighten out more on this application than previous applications, also there is now another building not identified for its use on this application which was not on any previous application on the western boundary.

(NOTE Councillor J Clowes was not present during the discussions regarding Planning Applications)

134. FINANCIAL MATTERS

RESOLVED That the following payments be authorised:-

D G Owen Salary December 2015	355.16
HMRC-Tax collected	250.20
R Bate Gardening Services	100.00
Orbitas -2014 Christmas Tree Lighting	198.00

135. DATE OF NEXT MEETING -8th FEBRUARY 2016

136. FORMER COUNCILLORS B COLBERT AND D DUTHIE

Members were pleased to welcome former Councillors Barbara Colbert and David Duthie.

The Chairman spoke of the long and distinguished service which both guests had made to both the Parish Council and wider community and presented them with gifts on behalf of the Parish Council.

CHAIRMAN