

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 12<sup>th</sup> JUNE 2017**

**PRESENT** Councillor T Lightfoot (Chairman)  
  
Councillors S Brownell, M A Cooke, R Ellison-Jones,  
S Howcroft, P Jackson and R Masser.

**APOLOGIES** Councillors J Mahon and M Pike

**IN ATTENDANCE** Councillor J Clowes  
5 Local Residents

**17. DECLARATIONS OF INTEREST**

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

**18. MINUTES OF MEETING HELD 8<sup>th</sup> MAY 2017**

**RESOLVED:** That the Minutes of the meeting held 8<sup>th</sup> May 2017 be approved as a correct record and signed by the Chairman.

**19. 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.

A new brochure had been produced giving details of the Wybunbury Tower and copies were available priced at £5. The proceeds of the sales would be given to the Tower Trust.

Concerns were expressed regarding parking in the area of the School and the dangers posed to the children. Details of the proposals to improve the junction and introduce parking restrictions were given. This information would be given to parents and police assistance would be given to ensure that the new regulations were complied with.

A retrospective planning application for filling in of a pond at Baroda, Annions Lane had been granted.

Details of the materials used were submitted. There were concerns regarding the condition of the road surface.

**20. MATTERS ARISING**

**(a) Low water pressure.**

Members reiterated their concerns at the low water pressure and the adverse effect on residents. The situation continues to be the subject of representations to United Utilities.

**(b) Sally Clarkes Lane S106 Agreement.**

It was reported that a meeting was to be arranged to discuss the situation regarding the payment of the S106 monies and plans to install gabion boxes.

**21. VILLAGE HALL**

Work on the hall was progressing well and a completion date of 28<sup>th</sup> June had been given.

Additional work to the floor had been carried out and other items, not covered by the WREN grant, would be included in the account to be paid by the Parish Council. These additional costs would be funded by the Village Hall Committee. The Contractor had requested an interim payment and the balance would be due on completion of the work. At that point the Grant monies would be claimed.

**22. HIGHWAYS GROUP REPORT (SID)**

Councillor P Jackson reported on complaints of speeding in Dig Lane and on the condition of the road surface.

The SID would be relocated to Dig Lane and the road conditions brought to the attention of Cheshire East Council.

**23. POLICE MATTERS**

Councillor S Howcroft reported that there had been an increase in Police action on speeding in the area.

Weight limit signs on the approach to the Parish had been turned and were, in some cases, not readily visible to drivers. This matter would be raised with Cheshire East Council.

**24. BRIDGE STREET.**

(a) Councillors P Jackson and S Brownell reported on the condition of the footpath surface on the high level section of Bridge Street. The area was difficult to walk on and may have been affected by tree roots.

(b) The grass bank adjacent to the high level foot path needed to be treated with weed killer and cut back.

(c) Damage to fencing resulting from an accident was being dealt with by the Council's insurance company.

**25. POLICE AND CRIME COMMISSIONER'S FUND**

Councillor P Jackson reported that £1000 had been awarded from this fund to assist in the purchase of a SID. There was also budget provision in the sum of £2500.

**RESOLVED:** That Councillors R Ellison-Jones, P Jackson and R Masser consider the alternative devises available and submit a report and recommendations to the July meeting.

## **26. FLOWER BED SPONSORSHIP AND PLANTING**

The Chairman reported on the introduction of a scheme to obtain sponsorship for the flower beds.

**RESOLVED:** (a) That sponsorship be set at £100 per annum per flower bed.

(b) That the sponsor be allowed to provide and display a sign within the bed to acknowledge the sponsorship.

(c) That the Clerk ascertain the requirement for advertisement permission for signs.

## **27. HEDGE AND TREES BRIDGE STREET/BACK LANE CORNER**

Further to Minute Number 6 members expressed concern regarding the obscured sign. This matter had been brought to the attention of Cheshire East Council.

The field adjacent to the cemetery, believed to be in the ownership of the Church Commissioners could also possibly be leased by the Parish Council to provide parking for major events and for amenities within the Parish.

## **28. WYBUNBURY WARD NEIGHBOURHOOD PLAN.**

A display and information stall at the Fig Pie Wakes had been very useful in informing residents about the Plan and 50 forms had been handed in. additional copies of the form were available on the Neighbourhood Plan website and could be submitted by any residents wishing to participate in formulating the Plan.

A meet and greet event to publicise the Plan would be held at Hough Village Hall on Saturday 24<sup>th</sup> June.

## **29. PLANNING MATTERS**

The Parish Council considered the following applications:-

### **(a) 17/2288D LAND ADJACENT TO ROSE COTTAGE, 50, STOCK LANE, SHAVINGTON CW2 5ED**

Discharge of conditions 16/0014N

**RESOLVED:** That no objection be raised

### **(b) 17/2348N Rosemead, Wybunbury Lane, Wybunbury, CW5 7HD**

Proposed amendments to original approval for alterations and extensions, triple garage and reposition vehicular access.

The deadline for comments on this application had passed and the following observations had been submitted:-

No objection to the proposed amendments to the original application to the alterations to the house.

The site of the new garage is well back from the front building line of the property and will match the style of garage for the area. The closure of one of the accesses to the property and moving it to opposite the new garage location is acceptable but would recommend this is constructed prior to building work commencing on site, which will give better access for construction traffic and keep vehicles off the road.

The Parish Council also requests that landscaping be submitted for the former access and driveway area in order to preclude any future secondary access to the property which would be inappropriate on a narrow rural lane such as Wybunbury Lane.

This would also provide replacement hedgerow for that which must be removed to allow the new access - thus maintaining the rural, hedgerow characteristics of Wybunbury Lane together with its ecological integrity

**(c) 17/2476N 416, NEWCASTLE ROAD, SHAVINGTON, CHESHIRE, CW2 5JF**

**RESOLVED** That the following comments be submitted:-

The Parish Council supports the replacement of residential properties with commercial properties as it brings work to the area where people live making the development more sustainable.

It could reduce the traffic movements to work related hours only, so reducing the number of vehicle access times to the Newcastle Rd and keeps the site to commercial use only rather than mixed use.

It is requested that all surface water is removed from site and not allowed to percolate into the sub soils especially as the water could contain salts and hydrocarbons. If this is not removed from site it could contaminate the Moss or the Cheer Brook.

**(d) 17/2584N LAND TO REAR OF WOODLANDS VIEW, 20, BRIDGE STREET, WYBUNBURY, CW5 7NE**

The Parish Council objects to this application on the grounds that the conditions that were originally applied under the 106 Agreement were agreed by all parties before the development started and the developer bought the land well aware of the conditions on property types from day one.

To alter or remove any S106 agreement conditions makes a mockery of applying a S106 agreement in the first place. The need for the property types specified in the 106 Agreement still applies and should still be applied and not diluted or reduced in any way.

**(e) 17/2601N 36, MAIN ROAD, WYBUNBURY, CHESHIRE, CW5 7LY-Proposed 2 car garage with domestic storage over**

**RESOLVED:** That no objection be raised subject to the materials to be used matching the existing.

**(f) 17/2484N ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ-** New access to car park, reconfigured car park, new garage (including access) and bin store, new garden area, paths and boundary treatment.

**RESOLVED** That the following comments be submitted:-

It would open up another entrance for traffic to the Newcastle Road close to three existing road accesses and two bus stops.

In the past 25 years there have been several accidents between this proposed access and properties on Main Road.

This new access will also be on the bend in Newcastle Road prior to the junction of Newcastle Road and Main Rd.

The applicant also fails to advise people in its application that the reason for this application is to remove the Elephant PH traffic away from the new housing development traffic which will be using the current Elephant PH access.

**(g) 17/2483N ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ Affordable Housing Development Comprising 47 no. Houses & Ancillary Works**

**RESOLVED** That the following comments be submitted:-

It is requested that this application be refused on the grounds that there is an adequate supply of affordable housing within current planning approved sites in the Shavington area to accommodate the affordable needs sector of the current housing market and this development would extend outside the current village envelope into open country side.

The road that the entrance to the development is proposed is Main Rd Shavington which is very narrow and had to have the kerb line raised several years ago to show the width of the road and protect pedestrians, it was even considered that this short section should become one way only.

To then increase the traffic flow by around 80 vehicle movements a day would be horrendous to say the least as well as the extra traffic which would access Newcastle Road which is on a bend along with the new access from the Elephant PH ( application17/2484N) , which does not seem to be highlighted in this application or cross referenced.

**30. REPORT OF CHESHIRE EAST WARD COUNCILLOR**

Councillor J Clowes reported that the Enforcement officers were dealing with the complaints of hard standing at Cockshades Farm (Minute Number 6 refers).

Copies of the results of the 5 year Housing survey had been circulated.

**31. FINANCIAL MATTERS**

(a) Authorisation of Payments

To authorise the following payments:-

D G Owen Salary May 2017	270.67
R Bate Gardening Services	100.00
HMRC Tax collected	500.40

T Lightfoot Purchase of plants and compost	662.56
Thompson Planning Partnership Work on Local Plan representation (ChALC)	10.00
She's Electric- relocation of defibrillator	95.00
Eastfield – interim payment Village Hall	11,867.79

(b) Accounts 2016/2017

**RESOLVED:-**

- (i) That the accounts for 2016/2017 as now presented be approved for submission to external audit
- (ii) That the report of the Internal Auditor be received and approved
- (iii) That Mr S Clough be re-appointed to act as Internal Auditor.

**32. DATE OF NEXT MEETING 10<sup>th</sup> 2017 JULY**

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**CHAIRMAN**