

**WYBUNBURY PARISH COUNCIL
MINUTES OF MEETING
HELD 13TH MARCH 2017**

PRESENT	Councillor T Lightfoot (Chairman) Councillors S Brownell, R Ellison-Jones, P Jackson, J Mahon, R Masser and M Pike
APOLOGIES	Councillor M A Cooke and S Howcroft
IN ATTENDANCE	Councillor J Clowes 3 Local Residents

137. DECLARATIONS OF INTEREST

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

138. MINUTES OF MEETING HELD 13TH FEBRUARY 2017

RESOLVED: That the Minutes of the meeting held 13th February 2017 be approved as a correct record and signed by the Chairman.

139. 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.

Concerns were expressed that development was taking place without planning permission having been obtained, that development was not in accordance with consents granted and that restrictions on hours of work were being ignored. The Enforcement Officer had visited the development but residents were not satisfied that appropriate action was being taken.

RESOLVED: That a formal complaint regarding these issues be made to Cheshire East Council.

Vehicles using Wrinehill Road were driving onto private property at speed due to the narrowness of the carriageway. The Clerk was asked to raise this matter with Cheshire East Council with a view to suitable markings being placed on the edge of the road to discourage excessive speed and trespass onto property.

Haymoor Green Road was flooding due and gullies were required to alleviate the problem.it was suggested that a crushed culvert on Church Commission property may be responsible for the water not draining away.

A further training session in the use of the defibrillator had been held and thanks were expressed.

The proposed resurfacing of Stock Lane was to be considered for inclusion in the 2017/2018 budget.

It was requested that a suitable item be displayed on Notice boards and the website to explain the increase in the 2017/2018 precept.

140. WYBUNBURY WARD NEIGHBOURHOOD PLAN.

Councillor P Jackson reported on a meeting held 22nd February 2017 and the Chairman reported on a meeting held 26th February 2017.

Details of the Neighbourhood Plan were currently being delivered together with a 5 year Housing Survey.

A request for a contribution of £1,100.53 towards the cost of the Plan had been received

Members expressed concern at the lack of a constitution and Bank Account for the Steering Group and felt that an invitation should be extended to local residents who may wish to become involved.

These matters would be raised by the Parish Council's representatives at the next meeting of the Steering Group.

RESOLVED: That this matter be deferred to the April 2017 meeting.

141. MATTERS ARISING

(a) Low water pressure.

Concern was again expressed at the low water pressure in the Parish. United Utilities were continuing their investigations and were in regular contact both with the Clerk and residents.

RESOLVED: (a) That in view of the length of time that resident had been inconvenienced by the low water pressure the matter be raised with OFWAT.

(b) That the Clerk be the sole point of contact with United Utilities on this matter.

(b) Bus stop Bridge street- paving.

The Lengthsman now tidied the area around the bus stop to ensure that there was a suitable surface for passengers to stand. The Clerk was asked to arrange for the same work to be carried out at the other bus stop in Bridge Street.

142. VILLAGE HALL

Application was to be made to WREN to assist with the toilet renovation and improvement works. A cheque in the sum of £3000 had been received as the Village Hall Management Committee's contribution to the work. A deposit of £2400 would be required by the Contractor and this would be paid by the Parish Council once the grant is approved.

It was reported that the Wi-Fi facility in the Hall was being well used.

143. HIGHWAYS GROUP REPORT (SID)

Councillor R Masser reported on police activity in the area. A motorcycle had been caught allegedly exceeding the speed limit and court proceedings were expected.

144. PLAYING FIELDS GATE/BARRIER

Members considered the arrangements for the securing of the Playing Fields. Those residents who needed access had keys and it was felt that problems could be avoided by keeping the gate locked.

145. PLANNING MATTERS

The Parish Council considered the following applications:-

(a) 17/0752N 19, MAIN ROAD, WYBUNBURY, CHESHIRE, CW5 7NA

Demolition of existing conservatory and erection of single storey extension to rear.

RESOLVED: That no objection be raised subject to materials matching the existing property in type, texture and finish.

(b) 17/0670T 59, MAIN ROAD, WYBUNBURY, CW5 7LY

T1 - Oak - Fell due to lifting of adjacent driveway and wall

RESOLVED: That no objection be raised subject to a replacement tree being planted to replace the existing tree within the boundary of the property or on land owned by Natural England at the Moss.

(c) 17/1015N The Shielings, Back Lane, Walgherton, CW5 7NQ

Two storey front extension

RESOLVED: That no objection be raised

(d) 17/1098N 137, STOCK LANE, WYBUNBURY, CW5 7HE

Demolition of existing extension and erection of new ground and first floor extensions to provide garage kitchen en-suite and entrance area and minor internal alterations.

RESOLVED: That no objection be raised subject to materials matching the existing property in type, texture and finish.

(e) 17/1160N THE BYRES, WYBUNBURY LANE, WYBUNBURY, CW5 7HD*

New dwelling on land adjacent

RESOLVED: That on objection be raised on the grounds that this application is not infill. If granted this would increase or give the effect of ribbon development along Wybunbury Lane which is a rural lane in its type and nature.

The present buildings were part of a redundant farm and used to be a cow shed and food store. When permission has been given for this type of development no extra properties other than those converted have been allowed to be built.

An application at Nut Tree in Wybunbury Lane was refused on appeal as infill in open countryside.

***NOTE** Councillor J Clowes left the room during consideration of this item.

146. REPORT OF CHESHIRE EAST WARD COUNCILLOR

Councillor J Clowes reported on consultations on Phase 2 of the Local Plan.

Cheshire Community Action would be carrying out an analysis of the results of the 5 year Housing Survey currently being distributed.

Councillor Clowes explained the difference between Parish Plans and Neighbourhood Plans- the latter having legal status.

The 'One You' health promotion initiative was currently being advertised to encourage greater awareness of healthy lifestyles.

147. FINANCIAL MATTERS

RESOLVED: That the following payments be authorised:-

D G Owen Salary February 2017	
Postage	278.48
R Bate Gardening Services	100.00
Additional work	40.00
ChALC-training courses	300.00

148. DATE OF NEXT MEETING –10TH APRIL 2017

CHAIRMAN