

**WYBUNBURY PARISH COUNCIL
MINUTES OF MEETING
HELD 14TH JANUARY 2019**

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

113. DECLARATIONS OF INTEREST

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

114. WYBUNBURY WARD NEIGHBOURHOOD PLAN.

The draft plan was nearing Regulation 14 and had been circulated to Members for consideration.

It was expected that the 6 week consultation period would take place from the end of January and a Newsletter was to be issued to inform residents of the progress made.

Councillor J Clowes and members of the Steering Committee explained the various elements of the Plan and answered questions.

RESOLVED: That the draft Neighbourhood Plan as now submitted be approved and endorsed.

115. MINUTES OF MEETING HELD 10TH DECEMBER 2018

RESOLVED: That the Minutes of the meeting held 10th December 2018 be approved as a correct record and signed by the Chairman.

116. OPEN FORUM-QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no members of the public present.

117. COMMONWEALTH WAR GRAVES COMMISSION-SIGNS PROJECT

The Commonwealth War Graves Commission was currently arranging to erect signs to indicate those burial grounds where War Graves were located.

RESOLVED: That an approach be made to alert the Commission to the presence of War Graves in both of the Wybunbury burial grounds.

118. MATTERS ARISING

(a) Provision of SID

An approach had again been made to Cheshire East Officers requesting a site meeting to discuss the siting of the two devices which the Parish Council was to purchase. No response had been received and a further approach would be made.

(b) Damaged Gates-Playing Fields

An assurance had been received that the necessary repair work was about to be carried out but action had been taken. The matter would again be raised with the Officers.

119. VILLAGE HALL

Councillor M Pike expressed the appreciation of the Village Hall Management Committee for the Parish Council's support in replacing the Hall boiler and submitted a revised schedule of improvement works.

The Hall insurance was due and the Clerk had held discussions with the Insurance Company regarding the most appropriate and cost effective policy which would ensure that all necessary cover would be in place. There were currently 2 policies and these could be consolidated and a long term agreement entered into.

RESOLVED: That a new combined policy be taken out and a 5 year agreement e entered into.

120. SALLY CLARKES LANE PROJECT

No report on the progress of this project was available.

121. HIGHWAYS MATTERS/POLICE MATTERS

The SID report had been circulated to Members.

There had been complaints of heavily laden tractors passing through the Village on a regular basis. This matter had been reported to the Police and would be raised at the Cluster Meeting.

122. PLANNING MATTERS

18/6222N 228, NEWCASTLE ROAD, BLAKELOW, CHESHIRE, CW5 7ET

RESOLVED: That the following comments be submitted:-

- 1.0 That the proposed development be restricted to use by & in conjunction with the main dwelling & not used as a separate dwelling not connected to the owners of the main dwelling.
- 2.0 That the house be to current Eco standards for insulation & heating as well as energy recovery. That an electric charging point for a car be provided.
- 3.0 That permitted development rights are removed from the application site as a whole as the site is getting close to over development.
- 4.0 If the above conditions are applied the parish council has no objection.

18/6133N Land between Barnsfield and 262, NEWCASTLE ROAD, BLAKELOW, CW5 7ET

RESOLVED: That the following comments be submitted:-

- 1.0 Wybunbury Parish Council offers no objection to this application as the reduced numbers from 4 to 2 make it in fill so complying with PG6, NE2 & RES5 of the C&N local plan.
- 2.0 It is now only a single access point from the proposed development making the number of access points less compared to previous applications for this site.
- 3.0 When it comes to a full planning application the new dwellings should be in keeping with the existing built landscape in design & finish.
- 4.0 All boundary hedges should be planted or reinforced with existing & natural species to match those in the area.
- 5.0 At the time of the full planning application the treatment or removal of surface water should be explained in full with written evidence to prove that what is stated can be achieved if soak-aways are to be considered, unless the surface water is to be removed from site to a surface water drain or local water course.

18/5798N 414 Newcastle Rd Shavington.

RESOLVED: That the following comments be submitted:-

- 1.0 Are there adequate turning points within the site for refuse vehicles, Fire Engines & large delivery vehicle to manoeuvre & turn with in the current Estate Road Design?
- 2.0 The dead end sections to the service Roads don't have hedges to match the rest of the rear boundary treatment of local hedging species.
- 3.0 There does not seem to be electric vehicle charging points to the houses, is this eco-friendly design going to incorporate PV panels to reduce the charging cost & the residents energy bill.
- 4.0 All the surface water from residential properties and highway drains to be removed from site as recommended in the paragraph "Soakaway Drainage page 5 of the Phase I & II GEO-Environmental Assessment 2017 that soakaway drainage is unsuitable for this site.
- 5.0 That all permitted development rights be removed from this development.
- 6.0 Throughout the site at every junction there should be the provision made for a disabled kerb access point.
- 7.0 That a maintenance agreement should be entered into for all common areas unless the HA is going to undertake them.
- 8.0 That all hedges throughout the entire site be of the same species as the local hedging type & to match through the site & to be used where ever existing hedging is to be reinforced.
- 9.0 That no accesses to be allowed from the properties facing the boundary at the front to the Newcastle Road or at the rear to the fields without planning permission.
- 10.0 That there be a contribution to the K39 bus service Crewe to Nantwich.

11.0 That a central reservation and suitable pedestrian crossing be provide adjacent to the site entrance to allow residents to access the Village of Shavington & children safe passage to school, to be linked to this a bus stop on either side of the Newcastle Rd with a raised bus accesses kerbs for disabled accesses to the bus This would give the same provision to Diamond way opposite.

18/6384N 38, STOCK LANE, SHAVINGTON, CREWE

RESOLVED: That the following comments be submitted:-

Wybunbury Parish Council requests that this application for refusal on the following grounds:-

1.0 Off road parking does not comply with planning regulations, especially on a 40 mph road which does not have a footway on the either side of the road and on the inside of a bend, this will exacerbate the already reduced forward visibility of traffic traveling in the Shavington direction .

2.0 The extra development leaves the site cramped & over developed & converts a detached to a semi-detached property, on a site only suitable for one detached property. The site has previously been broken up to allow a bungalow to be built on the existing garden.

123. REPORT OF CHESHIRE EAST COUNCILLOR

Councillor J Clowes reported that she had received messages from residents concerning the speed of vehicles on Stock Lane and asking about proposals for the Sally Clarkes Lane site. Both messages had been forwarded to the Parish Council.

124. FINANCIAL MATTERS - Authorisation of Payments

RESOLVED: That the following payments be authorised:-

D G Owen Salary December 2018	
Purchase of stationery/postage	384.64
R Bate-litter pick	100.00
HMRC- Tax collected	250.20
Hough and Chorlton Parish Council Contribution to Neighbourhood Plan	1330.00

Allied Westminster (Insurance Services) Ltd. Village Hall Insurance	615.09
T Lightfoot- purchase of projector bag	31.48
T Lightfoot-purchase of projector and cable	744.23

125. DATE OF NEXT MEETING 11th FEBRUARY 2019

CHAIRMAN