

**WYBUNBURY PARISH COUNCIL
MINUTES OF ANNUAL MEETING
HELD 14th MAY 2018**

PRESENT Councillor T Lightfoot (Chairman)

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

APOLOGIES Councillor M Pike

IN ATTENDANCE Councillor J Clowes
2 Local Residents

1. DECLARATIONS OF INTEREST

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

2. ELECTION OF CHAIRMAN

RESOLVED: That Councillor T Lightfoot be elected serve as Chairman until the next Annual Meeting.

3. ELECTION OF VICE CHAIRMAN

RESOLVED: That Councillor R Ellison-Jones be elected serve as Vice Chairman until the next Annual Meeting.

4. APPOINTMENTS TO OUTSIDE BODIES

RESOLVED: That members be appointed to serve as indicated:-

Chalc Area Meeting	Councillors T Lightfoot and P Jackson
Village Hall Management Committee	Councillors T Lightfoot and R Masser
Sally Clarkes Lane Committee	Councillors T Lightfoot, R Ellison –Jones, S Brownell and R Masser
	Mr and Mrs Clarke
Tower Group	Councillor J Mahon
Wybunbury United Charities Trust	Mrs B Colbert, Mr D Duthie Councillor P Jackson (Estates representative)
Wybunbury/Shavington Triangle Development Monitoring Group	Councillors T Lightfoot and P Jackson
Wybunbury Traffic Management Group	Councillor R Masser

Combined Parishes Neighbourhood Plan Steering Group
Councillors P Jackson, M Pike, S Howcroft and T Lightfoot

5. MINUTES OF MEETING HELD 9TH APRIL 2018

RESOLVED: That the Minutes of the meeting held 9th April 2018 be approved as a correct record and signed by the Chairman.

6. 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.

Councillor R Ellison-Jones reported that the balance of funds held by the WW1 Group would be used to provide a memorial to 6 Hough residents in Hough Village Hall. This expenditure would be partly funded by the sale of books.

7. MATTERS ARISING

(a) Low water pressure.

Recent work on the system had resulted in improved pressure in certain areas but the overall pressure remained low.

Letters had been sent to residents to explain the situation and where appropriate a reduction in bills had been applied by way of compensation.

A further report from United Utilities was requested.

(b) Sally Clarkes Lane S106 Agreement.

The Vice Chairman undertook to take the lead role in the redevelopment of this area and would arrange the necessary environmental survey.

(c) HS2 Progress Report

The Chairman had attended a meeting called by the Cheshire East HS2 Officer and HS2 Ltd Officers to discuss the responses made to the Consultations in autumn 2017 that had helped inform the 'Collective' Petition, submitted in February 2018.

8. VILLAGE HALL

It was reported that the Village Hall Treasurer was investigating the possibility of the Hall

9. HIGHWAYS GROUP REPORT (SID)

A meeting had been held with Cheshire East highways officers to consider the removal of some signage to avoid clutter and alternatives to provide an additional SID and relocate the existing fixed SID. A report would be submitted by the Officers for the Parish Council's consideration.

Councillor R Masser reported on the SID readings from Valebrook Drive.

10. POLICE MATTERS

A meeting to discuss rural crime had been held on 9th May at Bridgemere School and a report on the proceedings had been circulated to members.

11. WYBUNBURY WARD NEIGHBOURHOOD PLAN.

Councillor P Jackson had circulated a report updating the progress on the Neighbourhood Plan.

12. PLANNING MATERS

18/1786N Land to the North Of, 21 BRIDGE STREET, WYBUNBURY

Construction of new residential development

NOTE Councillor J Clowes left the meeting during the consideration of this application.

RESOLVED: That the following observations be submitted:-

The Parish Council objects to this application on the following grounds:-

1. It is outside the current settlement boundaries for the Wybunbury Village settlement.
2. It is not an identified site in the CELP (Phase 1 or emerging phase 2)
3. It is a site in the Open Countryside and so not available for development UNLESS it satisfies evidenced 'Exception Criteria'.
4. The Application is for x6 two-bed homes. These are described as 'low-cost' but unless identified as 'social rented / affordable rent homes' they do not satisfy the exception criteria.
 - There is no identified alignment with a registered social housing association.
 - There is no alignment with a registered need for homes for local agricultural workers
5. This is part of a wide, open area between the Wybunbury Conservation area, Wybunbury Brook and the end of homes on Bridge Street.
 - It is not a 'small gap' in an established street scene and so does not comply with 'infill' development criteria.
 - It is for six dwellings but the maximum number identifiable as 'infill development' is for 1 or 2 dwellings within an otherwise built-up frontage
 - It is not an identified development site within the CELP

In short, this application does not comply with the following policies of the Adopted CE Local Plan:

1. Policy PG6 Open Countryside

2. Policy SC6 Rural Exception Sites

We are also concerned that the internal layout of the site does not permit satisfactory movement of vehicles within the site.

- There is no turning room for waste or emergency vehicles (which would have to park on Bridge Street).

- The allocation of parking within the site is impractical. Most spaces for the development are situated in front of the two semi-detached dwellings.

- The erection of 6 dwellings on this constrained site will have a highly visible impact on the rural landscape to the North of Bridge Street. It will be clearly visible from the Conservation Area of Wybunbury Village and the high density of this small site (in relation to the other properties on the Northern side of the road) will be out of keeping with the linear form of the Bridge Street 'street scene'. This negative impact will be exacerbated by the 90 degree rotation of two dwellings to face the entrance to the Conservation Area/Wybunbury Tower.

Finally there are issues about having the main access for a densely build development virtually opposite the entrance to the 20-dwelling development (Tower View).

You would have 4 x access points Tower View, the new development, Sally Clarke's Lane and a potential HMO all within a 20m stretch on both sides of Bridge Street.

Combined with on-street parking, the school traffic AND the 'pinch point' provided by the Bridge (that narrows to a single lane within 30m of these access points), this is worrying.

The land behind this proposed planning application is open country side & forms part of the Wybunbury vista up the valley from the village, the land has issues all over it due to geological fault line which runs parallel with the brook & floods in time of heavy rain fall.

The council also supports the comments recorded on the planning portal by residents of No's 23 & 25 & would say the photos shown as indicative of the traffic problems in the area of the entrance to this application.

The Council considers that any more affordable housing to be built in the village of Wybunbury should be built in the core of the village and dispersed with in a larger development.

18/1778N -WYBUNBURY DELVES C OF E PRIMARY SCHOOL, BRIDGE STREET, WYBUNBURY-
Replacement of existing chain link boundary fence with matching 3.6 metre high security fence.

RESOLVED: That no objection be raised

NOTE Councillor P Jackson declared an interest in this item

18/1801N THE BYRES, WYBUNBURY LANE, WYBUNBURY

Reserved matters application for details of appearance, landscaping, layout and scale on application 17/1160N - New dwelling

RESOLVED: That no objection be raised subject to:-

- 1.0 The Appeal Inspector adjudicated application 17/1160N for a single dwelling was proposed on a much smaller footprint than the reserved matters application since been submitted in 18/1801N.
- 2.0 There is concern that the enlarged proposal constitutes an inappropriate 'over-massing' development at one end of the site which is contrary to the Design Statements of the CELP (2017), the original layout was of a kinked L this is of a kinked leg T shape, With the bulk of the property facing the Road, where The Byres is gable end onto the Road.
- 3.0 There are concerns regarding the high elevations of this design (including a high roof elevation) that are overbearing in the context of the next door single-story property "the Byres", despite technical adherence to separation distances.
- 4.0 The inclusion in the new design of a large integral garage, requires a very acute angle of entry through what is already a restricted access onto the site. The engineering of accessing and egressing from the access and garage needs to be fully assessed.
- 5.0 The Application does not say in detail how any run off water from surface or treated foul water is disposed of in a way which will not affect the local environment in water table increase or flooding in very wet seasons bearing in mind that the water table is high in this area & prone to flooding, so adequate permeability tests should be carried out to satisfy this condition or a suitable water course should be found to dispose of the water.
- 6.0 Whatever design of property is eventually delivered on this site, the Parish Council ask that all the recommendations regarding Great Crested Newts, inclusion/replacement of mixed deciduous hedging and breeding birds should be conditioned as part of the application & all landscaping should be completed within 12 months of work commencing on site.
- 7.0 The parish council would request that if the application is approved the following is considered.
 - 7.1 The permitted development rights are removed from this site.
 - 7.2 That the materials match in colour design & finish adjacent properties so it blends in much quicker with its surroundings.

18/1932D Land South Of, NEWCASTLE ROAD, SHAVINGTON

Discharge of condition 5 and 23 on application 12/3114N

RESOLVED: That the following comments be submitted:-

The Council is still of the mind that measures could be taken or implemented to resolve the problem that requires both the houses & access road to be increased by the height stated in this application. If not these properties will dominate the sky line of the estate & be totally

at odds to the original planning approval not just conditions 5 & 23, therefore this matter needs to be looked at with its effect on Phase I & phase II.

The pond/SUDS area which is also mentioned in this application needs to be implemented ASAP as the effects of the run off & surface water is already effecting properties in Dig lane as well as the hole of the site.

The parish council request that this application needs more work doing on it, than what has been supplied, as what is proposed is a simple get me out of here opposition not one that has been well thought out & done to cover up mistakes made by the contractor & lack of monitoring by the CEC officers. These problems will not go away with this simple answer it will just compound them.

The parish Council & Residents have been raising the matter of this section of the site since last year with the ward councillor who in turn raised it with CEC planning, it was only recently when the ward member ask that an enforcement/stop order be applied on these works that the planning dept. to any action.

Wybunbury PC therefore ask that the contractor needs to relook at his options as requested by Wybunbury PC & no further work on this section be allowed until the planning dept. are satisfied that the correct solution is to be applied.

18/2153N Doddington Estate Bridgemere Nantwich

RESOLVED: That the Chairman in consultation with Councillor P Jackson and the Clerk be authorised to formulate and submit observations on this application.

13. GRASS CUTTING OLD CHURCH YARD

An estimate in the sum of £170 had been received for the necessary grass cutting which was required prior to Fig Pie Wakes.

RESOLVED That an order be placed for the work to be carried out.

14. SIGNAGE INTO VILLAGE

RESOLVED: That the Chairman, in consultation with the Clerk, be authorised to arrange for 2 new signs to be erected.

15. SUMMER BEDDING-PURCHASE OF PLANTS

RESOLVED: That the Chairman, in consultation with the Clerk be authorised to purchase plants and associated items as necessary.

16. REPORT OF CHESHIRE EAST COUNCILLOR

Councillor Janet Clowes reported on progress with the Neighbourhood Plan. Draft policies were being prepared on strategic green gap and Mr A Thomson would be reporting to the next meeting of the Steering Committee.

Information on the Plan would be available at the Fig Pie Wakes.

An invoice was to be sent to the participating Councils requesting funds allocated to Neighbourhood Plan be paid.

Signs, funded by Locality, were to be erected in the Neighbourhood Plan area.

17. FINANCIAL MATTERS

(a) Authorisation of Payments

RESOLVED: That the following payments be authorised:-

D G Owen Salary April 2018	373.68
R Bate Gardening Services	100.00
Came & Co. –Parish Council insurance	479.16
Shires Pay Services	25.50

(b) Members' Expenses

RESOLVED: That a payment of £30 be made to Members to cover their expenses in carrying out their duties on behalf of the Parish Council.

(c) Accounts 2017/2018

The Clerk reported on the satisfactory internal audit of the 2017/2018 accounts. The Auditor had recommended that the existing 2 bank accounts be merged and had expressed concern regarding un-presented cheques.

RESOLVED:-

(a) That the 2017/2018 accounts as now presented be approved and submitted for external audit.

(b) That Mr S Clough be appointed internal auditor for 2018/2019.

(c) That the existing 2 bank accounts be merged.

18. DATE OF NEXT MEETING 11th JUNE 2018

CHAIRMAN