

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 14<sup>TH</sup> NOVEMBER 2016**

**PRESENT** Councillor T Lightfoot (Chairman)  
  
Councillors S Brownell, M A Cooke S Howcroft  
J Mahon , R Masser and M Pike

**APOLOGIES** Councillors, R Ellison-Jones and P Jackson

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

**86. DECLARATIONS OF INTEREST**

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

**87. MINUTES OF MEETING HELD 10<sup>th</sup> OCTOBER 2016**

**RESOLVED:** That the Minutes of the meeting held 10<sup>th</sup> October 2016 be approved as a correct record and signed by the Chairman.

**88. 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.

It was reported that the Parish had been placed joint second in the 2016 Community Pride competition (1001-2000 population category) and appreciation of the efforts of all those involved was expressed.

The footpath at the rear of the Swan Public House was greatly improved and most of the potholes in the area had been attended to.

The proposed resurfacing of Stock Lane would need to be included in the 2017/2018 budget and this would be finalised in January 2017.

6 new litter bins were in place and the cost of this would be apportioned equally between the Parish Council and Cheshire East Council.

**89. MATTERS ARISING**

(a) Provision of defibrillator.

The Clerk reported that the defibrillator and cabinet had been delivered and the cabinet was in place outside the Village Hall.

Training sessions would be arranged with the British Red Cross as soon as possible and advertised on the Notice Boards and website.

Councillor M Pike undertook to carry out the required weekly inspection of the equipment.

(b) Low water pressure.

The Clerk reported on further discussions with United Utilities and on the works which would restore full pressure to the area. It was anticipated that the work would be completed by the end of November.

(c) Community Pride Competition

The Chairman reported on the success in the 2016 competition and thanked all those who had assisted. Members considered possible sponsorship for future years and felt that this would be welcomed if sponsors could be found.

(d) Sally Clarkes Lane

It was reported that the Developer was away at present but would be making the S106 payments on his return. (Minute Number 83 refers).

Further consideration was given to the provision of gabions and Councillor M Pike reported on discussions he had held with a local architect who could draw up the necessary plans At a cost of approximately £1000.

It was suggested that Cheshire East Officers may be able to produce the necessary plans and a site meeting would be arranged to consider this.

## **90. VILLAGE HALL REPORT**

Councillor R Masser reported that the Halloween Evening had been a success. The Annual General Meeting had taken place with no public attendance. There were potential problems with membership of the Management Committee due to several members leaving and positions needing to be filled.

## **91 HIGHWAYS GROUP REPORT (SID)**

Further to the request of a local resident the SID had been sited in Wrinehill Road and a top speed of 72mph had been recorded.

Hough and Chorlton Parish Council had expressed concern at the speed of vehicles using Cobbs Lane, Hough.

It was felt that the deployment of the Safety Camera Vehicle in the Parish would be useful and a request for this would be submitted.

Some hedge cutting had been carried out at Back Lane but further work was necessary.

Councillor J Clowes reported on proposals to improve safety at the junction of Bridge Street, Bridge Lane and Back Lane.

## **92. HIGHWAYS MEETING**

The Chairman reported on the recent highways meeting and schemes in the Parish.

### **93. POLICE MATTERS/POLICE CLUSTER MEETING**

Details of the recent Cluster Meeting had been circulated and proposals for combatting rural crime were considered.

### **94. HS2 PROGRESS REPORT**

The Parish Council's response to the recent consultations had now been submitted.

### **95. PLANNING MATTERS**

The Parish Council considered the following applications:-

#### **(a) 16/5336D Land South Of, NEWCASTLE ROAD, SHAVINGTON**

Discharge of condition 47 of planning approval 12/3114N - Outline Application for Residential Development of up to 360 Dwellings, Local Centre of up to 700 sqm (with 400 sqm being a single convenience store), Open Space, Access Roads, Cycle ways and Footpaths

**RESOLVED:** That no objection be raised.

#### **(b) 16/5015N Baroda, ANNIONS LANE, WYBUNBURY, CW5 7LP**

Retrospective application for an importation of soil, filling of pond and levelling of land.

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

1) Inadequate detail of drainage and flood mitigation. The planning statement refers to manhole covers, land drains and a proposed SUDs system but there are NO details of any of these in the planning documents. It is suggested that this is an area of historic hard-standing for a previous coal yard. In fact this area has always been a green field / garden area with the historic coal yard and other brown field uses situated to the rear of the property behind the in-filled site.

(2) Confusion regarding location - The Planning Statement refers to road names that don't exist in Wybunbury (See 2.3 which refers to an access off 'Kidderminster Road'. The only access in and out of this site is off Annions Lane.

(3) Further detail is required regarding landscaping of the in-fill site and ecological mitigation. The loss of a significantly sized pond will always involve a loss in terms of ecological value and impact. The retrospective nature of this application requires that a suitable and reasonable degree of mitigation is included in the landscaping and other conditions to be imposed on this site.

(4) Hydrology concerns regarding impact on other properties and ponds on property adjacent to this site.

(5) Clarification required regarding the significant damage to the highway (Annions Lane) that was caused by HGVs accessing and exiting the Baroda site during the in-fill process. (See highways reports).

(6) Clarification that the infill materials are suitable, inert materials that will not cause future subsidence, contamination or other local negative impacts.

**(c) 16/5257N Wybunbury House, Wybunbury Lane, Wybunbury**

Single storey Orangery to rear elevation

**RESOLVED:** That no objection be raised.

**(d) 16/5258N Wybunbury House, Wybunbury Lane, Wybunbury**

Listed building consent for Single storey Orangery to rear elevation

**RESOLVED:** That no objection be raised.

**(e) 16/5304T 19 Main Road Wybunbury**

Leylandii (T1) Fell because of excessive height and close proximity to neighbouring house.

**RESOLVED:** That no objection be raised.

**(f) 16/1987N Basford Old Creamery**

**RESOLVED:** That the comments of Weston and Basford Parish Council be supported.

**96. REPORT OF CHESHIRE EAST COUNCILLOR**

Councillor Janet Clowes reported a request from Mr R Lee of Hough Mill Quarry to meet with Parish Councils. Members felt that a joint meeting with representatives of each of the Wybunbury Borough Ward Parish Councils would be appropriate and Councillor Clowes undertook to arrange this.

Councillor Clowes had attended the Remembrance Service at the School and complimented the staff and pupils on the event.

Budget consultations were being held until the beginning of December and these would cover the period from 2017 to 2020.

**97. FINANCIAL MATTERS**

**(a) Payments**

**RESOLVED:** That the following payments be authorised:-

D G Owen Salary October 2016	272.98
R Bate Gardening Services	100.00
She's Electric-connection of defibrillator	110.00
T Lightfoot-purchase of bedding plants, sleepers and compost	384.72
HMRC-Tax collected	500.40
Poppy Appeal	25.00

**98. DATE OF NEXT MEETING –12<sup>th</sup> DECEMBER 2016**

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**CHAIRMAN**