

**WYBUNBURY PARISH COUNCIL**

**MINUTES OF A MEETING HELD ON 17 APRIL 2012  
AT THE VILLAGE HALL, WYBUNBURY**

- PRESENT:** Councillor P Jackson                      Chairman  
                  Councillor N Arnott                      Vice-Chairman
- Councillors S Brownell, B Colbert, S Howcroft, T Lightfoot and J Mahon
- APOLOGIES:**        Councillors D Duthie and R Ellison-Jones

Note: In the absence of the Clerk, Marilyn Houston, Carol Jones (Clerk to a neighbouring parish council) was in attendance for the purpose of advising Members and minuting the meeting.

**1        DECLARATION OF INTERESTS**

Members were invited to declare any personal or prejudicial interest which they had in any item of business on the agenda, the nature of that interest, and, if necessary, to leave the meeting prior to the discussion of that item.

No declarations were made at this point in the proceedings.

**2        PUBLIC QUESTION TIME**

In accordance with the Parish Council's Standing Orders, members of the public were able to ask questions or address the Parish Council. No questions had been received.

**3        MINUTES OF THE MEETING HELD ON 12 MARCH 2012**

**RESOLVED:** That the Minutes of the meeting held on 12 March 2012 be approved as a correct record and signed by the Chairman.

**4        MATTERS ARISING**

**4.1      Little Island Nurseries – Manege Floodlights**

[Prior to discussion of this item, Councillor T Lightfoot withdrew his previously declared interest (personal) in this matter. He had declared on the basis that he lived near to the site of the application; on reflection, he was of the view that the location of the site was not in close proximity to his home and he did not, therefore, consider that he had any greater interest than many other residents.]

This matter was raised again as the Parish Council was concerned about the lack of restriction on the hours of operation of the external lighting at this site. An extract from the Planning Inspector's Appeal Decision (App/R0660/A11/2148531) was tabled for consideration, together with a copy e-mail from a Planning Officer at Cheshire East Council.

Attention was drawn to paragraph 16 of the Appeal Decision under "Other Matters" (page 4) in which the Inspector stated that "*Another concern is that of the impact of external lighting on this tract of countryside. Many rural businesses require external lighting for security reasons and also to enable activities to take place at times when the lack of daylight may hinder operations, such as in the winter months. The control of external lighting is a matter for condition.....*".

Members were of the view that the possibility of a condition to restrict the hours of operation of the lighting had not been presented to the Inspector and that this amounted to a significant omission on the part of Cheshire East Council. If this had been presented to the Inspector, it might not, necessarily, have changed the outcome, but could have resulted in a condition on the hours of lighting being placed on the application.

**RESOLVED:** That a letter be sent to Mr S Irvine, Planning and Development Manager (Cheshire East Council) seeking his comments on the concerns raised by Members.

#### 4.2 Grant from Cheshire East Council (Double-Taxation Grant)

It was reported that Cheshire East Council would be making a grant to each town and parish council in Cheshire East to offset the cost of double-taxation. The grant in respect of Wybunbury would be £1,135 payable during April 2012.

### 5 VILLAGE MAINTENANCE

#### 5.1 Highways Maintenance

There were no matters to report.

#### 5.2 Street Lighting

There were no matters to report.

#### 5.3 Planters – Summer Bedding

In accordance with the Parish Council's annual programme, during the Spring/Summer there should be a clearing of any old plants, weeds etc. from the planters, preparation of soil with fertiliser and plant out with a collection of Summer bedding plants of various colours and heights to give a good variety of colour throughout the summer season.

A quotation for this work had been received from Mr D Green, the Lengthsman, as follows:

• Remove and dispose of planter from new bungalows	£10.00
• Remove and re-site planter from new bungalows to village "Welcome" sign	£30.00
• Build two off-railway sleeper beds to replace planters	£50.00
• Purchase and plant four ornamental trees	£80.00
• Re-align planters at Gorsey Bank	£30.00
• Re-plant all planters with summer bedding	£140.00
• Purchase of plants and associated equipment	
Bedding plants	£80.00
Compost	£20.00
Trees	£200.00
Railway sleepers	£80.00

**TOTAL** **£720.00**

**RESOLVED:** That the quotation of £720.00 from Mr D Green, as detailed, be accepted; and

(b) That Mr Green be asked to undertake the work described as soon as practicable.

### 6 CHESHIRE EAST BOROUGH COUNCILLOR'S REPORT

Councillor J Clowes had notified the Chairman that she was unlikely to be in attendance on this occasion owing to a prior commitment. In the event of her arriving during the course of the evening, this item would be scheduled for later in the meeting.

### 7 PARISH PLAN UPDATE

Councillor Howcroft reported that the Social Committee had been considering ways in which to mark the Diamond Jubilee in June 2012. Although details had yet to be discussed and agreed, it was likely that the local Scout Group would be arranging an event.

The churchyard would be tidied-up through the Community Payback scheme.

## 8 SALLY CLARKES LANE

Councillor Brownell reported on her recent meeting with Geoff Stubbs and James Thompson of Greenspaces to discuss a landscaping project on the land at Sally Clarkes Lane, recently acquired by the Parish Council.

Proposals for enhancement of the site included the following, but full details would be included in a costed proposal to be prepared by Greenspaces for submission to a future Parish Council meeting:

- Mow grass and mend fencing
- Creation of landing stage down to the brook
- Banking up of damaged land
- Provide a hedge which students from Reaseheath would plant as part of their course.
- Hedge-laying
- Wildflower strip which would only require maintenance once a year
- Retain old logs on the site as this would attract wildlife
- Willow feature

Councillor Brownell reported that she would be completing a grant application form for funding under the Village SOS Scheme. There was also a possibility of securing funding from the Cheshire East Council Public Rights of Way Unit.

## 9 TRAFFIC-CALMING – VEHICLE SPEED INDICATOR

Councillor J Mahon, who had been researching companies which provided vehicle-speed indicator devices, tabled a quotation from OST Technology Ltd.

The Parish Council agreed that such equipment would be an important aspect of its road safety strategy, but considered that the Police should support the Parish Council through enforcement and other appropriate action.

**RESOLVED:** (a) That an order be placed with OST Technology Ltd for the provision of a Viasis Mini vehicle-speed display unit with a fold-away screen, at a cost of £2,495 plus VAT, comprising the following:

- Triple-digit high performance LED display with automatic adaptation of brightness (LED digit height 290 mm, visibility approx. 200m)
- Timer as well as automatic daylight saving time
- Data storage for approx 500,000 measured speed values, inclusive of data and time information
- New communication and analysis software viagraph
- Data interface for a swift data transfer
- Adjustable parameters for minimal and maximal displayed speed and blinking display when the speed limit is exceeded
- Battery level indicator

(b) That the importance of Police involvement to support the Parish Council in its road safety strategy be raised at the next Police Cluster meeting.

## 10 PLANNING MATTERS

The Parish Council was invited to comment on the following planning applications:

- **12/0620N – 78 Main Road, Wybunbury – replacement garage**

**RESOLVED:** That no objections be made on this application, but a comment be made that materials and colour should be to match existing.

- **12/0852N – Highlands, Wrinehill Road, Hough**

It was noted that no objections had been made on this application, but the following comments had already been submitted to the Planning Authority by the due date –

- The possibility of screening be considered
- Adequate turning area within the site required to avoid vehicles backing onto the road.

## 11 WAR MEMORIAL

Members discussed progress in respect of the project to repair the War Memorial.

It was reported that Rodney Walker, Chairman of the Action Committee, would be leaving the area in the near future and a new Chairman would be elected in due course.

Mr John Steadman (a member of the Wybunbury War Memorial Action Committee) would be making contact with the War Memorial Trust to establish if the proposals for the refurbishment of the war memorial would be acceptable, in terms of both cost and materials to be used. The Parochial Church Council favoured the use of sandstone to match the memorial.

A meeting of the Action Committee was to be held in May/June and the Chairman undertook to report back to the Parish Council at that time.

## 12 QUEEN'S DIAMOND JUBILEE – JUNE 2012

It was noted that several parcels of land in the parish were to be submitted for consideration under the Queen Elizabeth II Fields Challenge which aimed to protect outdoor recreational spaces across the country as permanent living legacies of this historic occasion. The grant of this special status was expected to permit the re-naming of each parcel of land to the "Queen Elizabeth II [name of land]".

## 13 FINANCIAL MATTERS

### 13.1 Receipts and Payment for the period to 31 March 2012

A copy of the Receipts and Payments for the period to 31 March 2012 was submitted.

The bank reconciliation was noted as follows:

	£
Total receipts	29,509.58
<b>LESS</b> payments	(10,818.53)
	<b>18,691.05</b>
High Interest Account	18,208.17
Current Account	632.88
	<b>18,841.05</b>
<b>LESS</b> unpresented cheques	(150.00)
	<b>18,691.05</b>

**RESOLVED:** That the accounts for the year 2011-2012 be approved.

### 13.2 Authorisation of Payments

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

£181.44	Ms M Houston (Clerk) – salary
£46.08	HM Revenue & Customs – tax on Clerk's salary

£10.00	Cheshire Association of Local Councils (ChALC) audit training session for Clerk
£361.20	ChALC – Affiliation fee
£100.00	Mr D Green – Lengthsman duties
£20.00	Mr P Sinclair – website design

## 15 CORRESPONDENCE

The following items of correspondence had been received since the last meeting.

- Cheshire Association of Local Councils Newsletter (accessible from the ChALC website)
- Cheshire East Council was seeking articles for its Partnership Newsletter (PACE)
- List of minor highways approved schemes from the Crewe LAP Manager – it was noted that none of the schemes were in Wybunbury parish.
- CEC – Notification of the SHLAA 2012.

It was noted that Cheshire East Council was now starting to prepare the Strategic Housing Land Availability Assessment (SHLAA) update for 2012. There was an opportunity at this early stage of the process for stakeholders and the wider community to identify sites which might make a contribution to the future supply of housing. The Council was therefore calling upon local residents, Parish and Town Councils, developers and landowners to identify any land and buildings that they considered had potential for residential development which were not already contained within the previous versions of the SHLAA.

For such sites a form should be completed and sent with location plan to the Spatial Planning Team based at Westfields, Sandbach.

Once a list of additional sites had been gathered, from the results of this 'Call for Sites' the Council would undertake an assessment of each site and would identify whether the sites were suitable for housing.

The SHLAA was a key component of the evidence-base to support the delivery of sufficient land for housing; to meet the community's need for more homes; and to inform housing policy within the Cheshire East Local Plan. This assessment was required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).

The primary role of the Strategic Housing Land Availability Assessment was to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they were likely to be developed

It was noted that the SHLAA was a study of housing potential and did not itself allocate sites for development but would inform future planning policy development. The identification of housing potential from sites and buildings in the assessments did not imply that the Council would necessarily grant planning permission for their residential development. Similarly, it did not preclude the possibility of residential development being granted on sites which had not been included. Any planning applications would continue to be treated on their own merits based upon planning policy and other material considerations.

## 16 SHARED ITEMS

Parish Councillors were invited to share information or request items for inclusion on the agenda for the next meeting.

- Councillor Colbert had been notified of the availability of allotments at a site opposite The White Hart, Hough. The cost was £50 pa. Councillor Colbert undertook to prepare an appropriate poster for display on the Parish Council's notice-boards and the village hall. A similar notice would be prepared for uploading onto the website.

**17 DATE OF NEXT MEETING**

**14 May 2012**

.....Chairman

.....Date

The meeting commenced at 7.30 pm and concluded at 8.45 pm