

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 8<sup>TH</sup> JANUARY 2018**

**PRESENT** Councillor T Lightfoot (Chairman)  
  
Councillors S Brownell, M A Cooke, R Ellison-Jones,  
S Howcroft, P Jackson, J Mahon and M Pike

**APOLOGIES** Councillor R Masser

**IN ATTENDANCE** 3 Local Residents

**110. DECLARATIONS OF INTEREST**

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

**111. MINUTES OF MEETING HELD 11<sup>TH</sup> DECEMBER 2017**

**RESOLVED:** That the Minutes of the meeting held 11th December 2017 be approved as a correct record and signed by the Chairman.

**112. 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.

The Parish Council considered a letter sent by a local resident to Natural England expressing concern at the amount of tree felling currently taking place on Wybunbury Moss and the dangers and nuisance caused by smoke resulting from the burning of timber.

This matter had been brought to the attention of Cheshire East Environmental Health Officers.

**RESOLVED:** That a letter be sent to Natural England expressing the Parish Council's support for the resident's representations.

Concern was expressed at parking problems at School Bank as a result of the removal of one of the parking bays. The Clerk was asked to bring this matter to the attention of Muir Group Housing.

It was reported that in certain circumstance grants were available to support rural Post Offices and details had been passed to the proprietor of Wybunbury Post Office.

### **113. MATTERS ARISING**

#### **(a) Low water pressure.**

Further to discussions at previous meetings a draft of a letter prepared by United Utilities to inform residents of the ongoing work to restore the water pressure was circulated for members' information.

In certain instances residents would also benefit from a credit to their accounts by way of compensation for the inconvenience incurred.

#### **(b) Fixed SID.**

A meeting would be arranged with Cheshire East highways to consider the matter and other highways issues affecting the Parish.

Members were invited to submit items for inclusion on the agenda to the Clerk.

#### **(c) S106 proposals**

A meeting was being arranged to enable further information regarding costs and detailed proposals to be obtained.

#### **(d) Grit Bins**

Further to the discussions at the previous meeting the Clerk had approached Cheshire East Council to request a supply of salt/grit to enable paths and the car park to be treated.

A bag of rock salt had been purchased and a further bag had been delivered by Cheshire East Council. Members considered the purchase of additional salt/grit bins to be placed around the area to enable footpaths to be treated where particular problems arose in icy conditions.

**RESOLVED:** That 6 additional grit bins be purchased.

### **114. VILLAGE HALL**

The next meeting of the Village Hall Committee was to be held on Monday 15<sup>th</sup> January 2018.

### **115. HIGHWAYS REPORT (SID)**

A programme for locating the SID had been drawn up and the devise would continue to be deployed in the most appropriate locations.

### **116. POLICE MATTERS**

The next Cluster Meeting was to be held in the New Year and items for discussion were invited.

It was reported that a cycle had been stolen from a garden shed and that problems were still being experienced with parking on the Playing Fields. Cheshire East Council had been approached regarding the erection of a suitable sign and this would be pursued.

### **117. WYBUNBURY WARD NEIGHBOURHOOD PLAN.**

Members reported on the progress with the Combined Parishes Neighbourhood Plan.

The Public Rights of Way report had been prepared and was ready for circulation.

## **118. PLANNING APPLICATIONS**

(a) Members considered the following applications:-

### **17/6183N - land south of Newcastle Road, Blakelow**

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

Wybunbury Parish Council wishes to support the views of Shavington Parish Council in objecting and also comments as follows:-

Distance from amenities for disabled people is too far for reasonable access.

The road is too narrow to install a pedestrian refuge.

Highway safety concerns.

Inaccurate flood risk assessment.

The application should be revised to state 'up to seven bungalows' rather than 'seven bungalows'.

Car parking provisions are inadequate in that there is no indication at this stage of how many bedrooms there are in each dwelling, and this will dictate, to an extent, the number of car parking spaces required.

The site is in 'open countryside' and therefore not in an area where development is encouraged.

The site is far too large for any proposed development to be considered 'infill'

The land across the road is part of the Green Gap, as specified on the Local Plan, so designated to prevent urban sprawl joining Crewe to Nantwich. A development on the field in question would not support the idea of maintaining the Green Gap and could lead to 'string development' along the Newcastle Road.

### **18/0015N Red Lion Hotel, 5 Main Road, Wybunbury, Cheshire, CW5 7NA**

**RESOLVED:** That the application be supported as the only alterations to are on the inside of the building and the letting bedrooms would provide more short term stay within the village which would encourage tourist trade.

(b) Development at 20/21 Tower View Wybunbury

Concerns were expressed at the development adjoining the School Playground and the possible dangers which this could present.

**RESOLVED:** That representations be made to Cheshire East Council setting out the following concerns:-

The boundary fence will adjoin the school but to date the school has not been advised what the fence will look like and whether if it will provide the type of security to the school and the noise barrier required for the residents when the children are out in the school yard.

The scaffolding is being erected at the moment to build the gable wall adjacent to the school and the Parish Council has been advised that no safety netting is being provided to the side of the scaffolding adjacent to the school playground.

As the scaffolding abuts the current school fence this could present a danger to the children and urgent action is necessary to ensure the safety of pupils and staff.

(c) 20 Bridge Street Wybunbury.

Members reported on the current advertising of this property as individual housing units (HMO). Concern was expressed at parking problems which this could present and the need for the appropriate legal requirements to be satisfied.

**RESOLVED:** That the matter be raised with Cheshire East Council.

#### **119. REPORT OF CHESHIRE EAST WARD COUNCILLOR**

Councillor J Clowes was unable to attend the meeting and had sent her apologies.

#### **120. FINANCIAL MATTERS**

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

D G Owen Salary December 2017	373.68
R Bate Gardening Services	100.00
Allied Westminster Insurance Services Village Hall Insurance.	574.01
T Lightfoot-purchase of Gift Voucher	200.00
T Lightfoot-purchase of Grit	115.19
S Shaw-Christmas Tree	450.00
R Masser-website host fee	50.26

#### **121. DATE OF NEXT MEETING 12<sup>th</sup> FEBRUARY 2018.**

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**CHAIRMAN**