

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

<b>PRESENT</b>	Councillor T Lightfoot (Chairman)  Councillors S Brownell, M A Cooke, P Jackson, J Mahon and M Pike.
<b>APOLOGIES</b>	Councillor R Ellison-Jones, S Howcroft and R Masser
<b>IN ATTENDANCE</b>	Councillor J Clowes 1 Local Resident

**71. DECLARATIONS OF INTEREST**

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

**72. MINUTES OF MEETING HELD 10TH SEPTEMBER 2018**

**RESOLVED:** That the Minutes of the meeting held 10<sup>th</sup> September 2018 be approved as a correct record and signed by the Chairman.

**73. 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 posters advertising local bonfire events had been posted around the Parish. These would be removed and stored for collection by the advertisers.

Arrangements would be made to display posters advertising an event at the Swan to be displayed in Notice Boards.

There was a report of a blocked drain /silt trap on the footpath outside 20 Stock Lane. The blocked gully was causing an accumulation of silt in an inspection chamber on the resident's drive. This would be reported to Cheshire East Council.

**74. MATTERS ARISING**

There were further reports of vehicles passing through the village at high speed in the early hours and the details would be forwarded to the Police for attention.

The blocked drain opposite Valebrook Drive had not been attended to but had been reported to Cheshire East Council.

The winter bedding plants would be purchased by the Chairman ready for planting.

Councillor J Mahon reported that it had not been possible to purchase a beacon to be sited on the Tower but that the Church bells would be rung to mark the 100<sup>th</sup> anniversary of the end of World War 1.

#### **75. PURCHASE OF PROJECTOR**

Members considered the need to purchase a suitable projector to be fitted to the ceiling of the Village Hall to enable plans and similar documents to be displayed at meetings.

**RESOLVED:** That the Chairman, in consultation with Councillor R Masser and the Clerk be authorised to purchase suitable equipment and arrange for its fitting.

#### **76. CHRISTMAS TREE.**

**RESOLVED:** That the Chairman, in consultation with the Clerk be authorised to arrange the supply, erection and decoration of a suitable tree as in previous years.

#### **77. GRIT BINS**

**RESOLVED:** That the Chairman, in consultation with the Clerk be authorised to arrange the purchase and siting of a further 5 grit bins

#### **78. VILLAGE HALL**

Councillor M Pike reported on the satisfactory operation of the Hall. Two additional refrigerators had been donated for use in the Hall.

An afternoon tea was to be held on 30<sup>th</sup> November at a cost of £200 funded from the Fig Pie Wakes.

Quotations for the refurbishment works were being obtained and application for WREN funding would be made.

Parts of the car park surface were breaking up and a bitumen seal would need to be applied.

#### **79. SALLY CLARKES LANE PROJECT**

The Chairman reported on works carried out on the site by Balfour Beatty Ltd.

A letter of thanks would be sent to the Company.

Further to Minute Number 61 representations had been made to Cheshire East Council regarding the procedure for the administration of S106 funds. No reply had been received and Councillor J Clowes reported that there was to be a meeting to consider this.

#### **80. HIGHWAYS MATTERS**

There had been no further advice from Cheshire East Officers regarding either the proposed new SID or other matters relating to signage.

Some patching work had been carried out in Dig Lane and the work was to be completed in the following week.

## **81. POLICE MATTERS**

Concerns were expressed regarding the high speed of vehicles travelling through the Village. This had been reported to the Police.

There had been incidents of sheep worrying on Wybunbury Lane.

The agenda for the next Cluster meeting had been circulated.

## **82. WYBUNBURY WARD NEIGHBOURHOOD PLAN.**

Councillor M Pike reported the progress on the Neighbourhood Plan.

The website had been updated and a further meeting was to be held on 22<sup>nd</sup> October.

There would be on-going updates to reflect changing circumstances.

A report of a meeting of the Tower Trust with HS2 officers had been circulated along with the details of forthcoming consultation events.

## **83. PLANNING MATTERS**

### **18/4596N-4, TOWER VIEW CLOSE, WYBUNBURY, CW5 7SS**

#### **Rear single storey extension**

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

This current application is better than the previous application in that it has a pitched roof not a flat roof & no parapet around it. With the pitched roof being orientated at 90 degrees to the main roof it will be more in keeping with the main roof & reduced any light restriction on the adjoining property. CEC planning need to check the 45degree light intrusion rule on the adjoining property as this cannot be checked from the drawings along with the total take up of the rear garden is not to great. That the materials used on the extension match the existing in material, colour & design. The certificate of ownership is still not filled in & no clarification of ownership of the property from the last application when the council asked the question of was this owned by a social landlord, as there is no social landlord mentioned in the consultees.

### **18/4608N 130, MAIN ROAD, WYBUNBURY, CW5 7LR**

#### **Proposed extension**

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

No objection to this application other than to request that materials match the existing in texture, colour and finish.

All contractors vehicle to be parked within the property boundary and not parked in adjoining streets or on the road.

### **18/4625N 38, HOWBECK CRESCENT, WYBUNBURY, CW5 7NX**

#### **Two storey extension to side and rear and elevational changes to front, side and rear.**

**RESOLVED:** that no objection be raised to this application other than to request that materials match the existing in texture, colour and finish.

**18/4691T - T1, T2 Lawson's Cypress: Fell- Poor specimens. G1: Holly hedge: Fell, to allow for redevelopment of the garden. T3, T4: Holly group: To reduce by 8-10', in order to allow more light to the neighbouring property.**

**RESOLVED:** that no objection be raised to this application other than to request that they be replaced with similar or other species as approved by CEC, if they cannot be sited within the property then a location within the conservation area or a tree given to Natural England for planting around the green area of the moss near the property.

#### **84. SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT**

The Local Plan Strategy was the first part of the new local plan to be adopted in July 2017. It contains strategic planning policies and site allocations, which are now used by the Cheshire East Council to determine planning applications.

The 'Site Allocations and Development Policies Document' (SADPD) will be the second part of the new local plan and it will contain more detailed planning policies and further site allocations. It will replace the detailed policies from the local plans from the former district councils and once adopted, the SADPD policies will be used alongside the Local Plan Strategy policies to determine planning applications.

Members expressed their concerns that the amendment of settlement boundaries would take the Wybunbury / Shavington Triangle area, south of the Newcastle Road into the wider Shavington settlement.

This proposal would impact on how these communities interrelate with (i) their Parish Councils, (ii) Cheshire East Wards and (iii) the Neighbourhood Plan designated areas of both the Shavington Neighbourhood Plan and the Wybunbury Combined Parishes Neighbourhood Plan.

This proposal ignores the historic and cultural affiliations of Dig Lane and Stock Lane to Wybunbury Village and the Wybunbury Moss, established over centuries and evidenced in historic tithe maps and publications.

Councillor J Clowes said that she would be distributing leaflets to alert residents who would be affected to the proposals.

**RESOLVED:** That representations be submitted setting out the Parish Council's strong objections to the proposal to amend the settlement boundary.

#### **85. REPORT OF CHESHIRE EAST COUNCILLOR**

Councillor J Clowes reported on a meeting regarding the New Homes Bonus Scheme when priorities had been discussed. Details were to be circulated to Parish Councils.

#### **FINANCIAL MATTERS**

##### **(a) Authorisation of Payments**

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

D G Owen Salary September 2018	
Purchase of stationery/postage	387.14
R Bate-litter pick	100.00

P K F Littlejohn LLP Audit Fee	360.00
HMRC –Tax Collected	250.20

**(b) Income**

The Clerk reported that a cheque in the sum of 131.84 had been received from Cllr and Mrs Pike for the renewal of the access licence for 2018.

**(c) 2017/2018 Accounts**

The Clerk reported on the satisfactory external audit report.  
The accounts are available for public inspection – details on the website.

**86. DATE OF NEXT MEETING 12<sup>th</sup> NOVEMBER 2018**

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**CHAIRMAN**