

WYBUNBURY PARISH COUNCIL

MINUTES OF A MEETING HELD ON 13 May 2013
AT THE VILLAGE HALL, WYBUNBURY

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

IN ATTENDANCE: The Clerk, Marilyn Houston, 3 Members of the Public and CEC Cllr. J Clowes

1 APOLOGIES:

There were none

2 DECLARATION OF INTERESTS

Members were invited to declare at that time, or as agenda items came up, 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.

There were none

3 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.

Mr and Mrs Clarke commented on the proposed development off Bridge St, item 9.1. on the agenda planning application **13/1421N**. They detailed their grave concerns regarding:-

- Access
- Increase in traffic
- Levels on the site giving rise to problem of overlooking existing properties
- Drainage and sewer system
- Setting a precedent for further development
- Unsuitability of site for the elderly
- Increased noise and disturbance
- Change of character from rural
- Planning application process
- Position of bus stop

The Chairman thanked them for their comprehensive explanation of their concerns.

4 MINUTES OF THE MEETING HELD ON 13 MAY 2013

RESOLVED: That the Minutes of the meeting held on 13 May 2013 be approved as a correct record and signed by the Chairman subject to the following amendments:-

- that Cllr. Howcroft be recorded as present.

RESOLVED: To change the order of the Agenda to discuss the item raised in public question time.

9 PLANNING MATTERS

9.1 Applications received since the last meeting

13/1421N - Outline application for residential development at 30 dwellings per hectare net with Primary access off Sally Clarke's Lane and other matters reserved LAND TO THE REAR OF BRIDGE STREET, (ACCESS FROM SALLY CLARKES LANE)

Cllr. Ellison-Jones declared an interest.

The background to the application and the perceived problems were discussed at length.

RESOLVED: To object to the application on the following grounds:-

The Parish Council have plans to enhance the area of Sally Clarkes Lane by making a feature of the adjoining land which leads down to Wybunbury brook. Residents have been consulted and they have been asked for their views; a park area with seating etc was favourite, this

would be a much welcomed amenity for residents and the many groups of walkers who use Sally Clarkes Lane. The proposed development would impact on these plans in a detrimental way, reducing parking and presenting access which would not be of use to anyone who is infirm. There is no requirement for Sally Clarkes Lane to be changed in any way other than for the sole benefit of the applicant; the residents who live on Sally Clarkes Lane do not wish the lane to be altered in any way.

1. **Access** - The difference in levels and the bend in the proposed new access road, where the new lane would meet the old, would cause difficulties for the heavy vehicles that would need to use it e.g. refuse lorries, farm vehicles and the cattle wagon business which is run from Brookhouse Farm.

2. **The Design and Access Statement** for the development states - (4. Access and Parking) "The proposals provide access to further land site ref. 3783 under the Church Commissioners Ownership. The Site will therefore provide for the short term as well as the medium to long term for potential development subject to planning applications". This is totally unacceptable, as this site is also Green Belt land and the proposed access (being so close to the Bridge) will not cope with increased traffic.

3. **Traffic** - The proposed development is too close to Wybunbury brook bridge and would lead to increased level of traffic. The traffic is already high as evidenced by the following information collected by the Speed indication Device - **the figures for Bridge Street traffic are 3780 vehicles a day (380 per hour peak times)**

4. **Drainage** is proposed via soak away. This is unlikely to be able to cope, water coming down from the steep inclines and would lie on the old Sally Clarkes Lane and cause problems for road users and pedestrians (public Footpath) alike, especially during Winter months as gritters cannot access the old part of the lane due to it being single track. There is a flood risk on the lane.

5. **Previous surveys** indicate the main sewer would have to be replaced.

6. **The local housing needs survey** does not support a need for this number of houses. The need will be met by the recently approved Wybunbury/Shavington Triangle which will already increase Wybunbury housing stock by 70%.

7. As the need for affordable housing has already been met (Wybunbury and Shavington Triangle) further development cannot be permitted on a green field site on such grounds.

8. The land has recently been used as agricultural and is not disturbed land.

9. The proposed access to Parish land on Sally Clarkes Lane would be via a very steep slope and cannot be acceptable access, especially to the disabled. It would also be needed by the owner of the adjoining field (Brook Meadow), to facilitate maintenance by farm vehicles.

10. The proposed site includes a terrace of 8 single storey bungalows for the use of older people, the site is hilly and totally unsuitable for this purpose. The site is also at the opposite end of the village with regard to local amenities such as Post office, Village Hall etc.

5 MATTERS ARISING

5.1. Churchyard maintenance

Carried over to next meeting.

5.2. War Memorial

The work specified in the quote from Bankcliffe has been approved by the War Memorial Trust and the War Memorial Group.

RESOLVED: To stand down Standing Orders to award the contract to Bankcliffe.

Cllr. Ellis- Jones reported that the Football match is on hold whilst a date is being decided.

5.3. Traffic Issues

The information from the SID had been circulated and was discussed. The traffic management group will look at recommendations for future developments. Cllr. Howcroft reported on suggestions made at the cluster meeting to solve parking problems around the Red Lion. Referred to traffic management group.

5.4 Tower Lights

The lights have been fixed. Awaiting quote for safety cage.

5.5 Green Belt Proposal

The leaflets have gone out and the petition is on the website.

5.6 Other items relating to previous minutes

Cllr. Ellison – Jones proposed revisiting the discussion of the precept. This was not seconded.

The superfast broadband campaign needs to be supported.

6 VILLAGE MAINTENANCE

6.1 Highways Maintenance

Nothing to report.

6.2 Street Lighting

Two out near the bridge have been reported.

6.3 General

6.3.1 Leaves – Gorse Bank

These have been cleared.

6.3.2 Grass growing over footpaths

RESOLVED: that the Lengthsman be asked to provide a quote to carry out this work.

6.4 Village Planters

The Lengthsman has provided a quote of £475. The Clerk will issue the works order.

6.5 Other Maintenance

The safety gate that leads from Bridge St to the footpath is awaiting repair.

7 CHESHIRE EAST BOROUGH COUNCILLOR'S REPORT

Councillor J Clowes reported on the following:-

- The A51 40 mph limit should be going ahead in June having been delayed by safety protocols. Details of other safety measures in the area have been circulated via email
- Nantwich LAP has scheduled a Highways meeting. The Chair will attend.

8 Footpath No15 Modification Order 2013

Cllrs Lightfoot and Colbert declared an interest and took no part in the voting.

RESOLVED: That no objections be made to this,

9 PLANNING MATTERS

9.1 Applications received since last meeting (continued)

13/1369N – Floodlights Wybunbury Delves School

Cllrs Arnott and Jackson declared an interest

RESOLVED: That no objections be made to this application, but to suggest that a condition be set that the lights go off at a set time preferably 10pm.

9.2 Decisions since last meeting

Can be viewed on the Parish Council website.

10 FINANCIAL MATTERS**10.1 Parish Council insurance renewal 2013/14**

RESOLVED: to renew with Came and Company in line with the schedule and invoice that had been circulated.

10.2 Internal Auditors Report and Annual Return for external audit

The Auditor presented the Report.

RESOLVED that the report be accepted subject to an amendment; that the figures for work undertaken by the Lengthsman are broken down further to show usual duties; additional labour and materials.

RESOLVED that the Annual Return be approved for signature by the Chair.

10.4 Authorisation of Payments

RESOLVED: That the following payments be authorised:

£188.52	Ms M Houston (Clerk) – salary for May
£100.00	Mr D Green – Lengthsman duties April
£80.00	Mr D Green –additional work
£460.90	Broker Network – insurance
£85.00	Busy Print – Leaflets
£74.00	She's Electric – Lights repair

11 CORRESPONDENCE

The Clerk indicated that items had been circulated previously.

12 ANY OTHER BUSINESS

Fig Pie Wakes – to be an item on the July agenda if a loss is made.

DATE OF NEXT MEETING 10 June 2013 to be held at Wybunbury Village Hall at 7.30pm

.....Chairman.....Date