

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 10<sup>th</sup> AUGUST 2015**

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

**IN ATTENDANCE** Councillor J Clowes and PC N Jarvis  
2 Local Residents

**44. DECLARATIONS OF INTEREST**

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

**45. MINUTES OF MEETING HELD 13<sup>TH</sup> JULY 2015**

**RESOLVED:** That the Minutes of the meeting held 13<sup>th</sup> July 2015 be approved as a correct record and signed by the Chairman.

**46. POLICE MATTERS**

PC N Jarvis reported on the Rural Watch initiative and the reorganisation of policing in the area which was continuing.

The Clerk read a letter from the Department of Environment, Food and Rural Affairs which had been received by a resident in response to representations regarding dogs and livestock.

Legislation was in place to empower Cheshire East Council to introduce a Public Place Protection Order restricting the number of dogs which could be walked by one person and requiring all dogs to be on a lead in certain areas. Members felt that such an Order may be necessary in the area of Wybunbury Moss. Councillor J Clowes undertook to make enquiries regarding the possibility of an Order being made.

Concern was again expressed regarding the area by the stream being used for under-age drinking. The Police had visited the area and the situation was being kept under review.

**47. 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

Further to Minute Number 16, the road surface in Stock Lane remained in poor condition and in need of resurfacing. This had been raised again with Cheshire East Council and the Clerk reported that an early inspection and immediate work to remedy the worst areas would take place. There was no budget provision for resurfacing in the current year but, if necessary, this could be considered for inclusion in the future.

#### **48. MATTERS ARISING**

##### **(a) Sally Clarke's Lane**

It was reported that planning permission would be needed for the gabions and an application would be submitted.

##### **(b) Village Hall-Grant Claim WREN**

It was reported that £12600 had now been received from WREN.

##### **(c) Wybunbury/Hough Footpath**

It had been ascertained that this was Hough Footpath 18 and the condition of the footpath had been brought to the attention of the appropriate Cheshire East Officer.

Members felt that the most satisfactory course of action would be the provision of a Kissing Gate.

##### **(d) Notice Boards**

The Clerk reported on an estimate received to up-grade the Notice Boards which would enable them to be locked, ensuring that the notices remain in good condition and that unauthorised notices cannot be displayed.

**RESOLVED** That the Chairman, in consultation with the Clerk, be authorised to arrange for the supply and fitting of new Notice Boards at Valebrook Road and the Red Lion.

#### **49. VILLAGE HALL**

Councillor M Pike reported on the meeting of the Village Hall Committee held on 22<sup>nd</sup> July 2015.

Due to heavy financial commitments the Village Hall Committee would have difficulty in funding the necessary work to the coping stones. The Committee was asked to seek 3 quotations for the work and submit these to the Parish Council for consideration.

Councillor J Clowes undertook to seek information about possible funding from the Community grants Scheme to enable internet access to be provided in the Hall.

#### **50. TOWER TRUST REPORT**

Councillor J Mahon reported on a recent visit of French and German visitors to the Tower.

#### **51. HIGHWAYS MATTERS**

It was reported that the new SID was in place and Members considered whether the current siting was the most effective.

It was suggested that a schedule of location for the portable SID be drawn up to ensure maximum benefit.

## **52. PLANNING MATTERS**

(a) S106 agreement finance from Triangle application

Members considered options for the use of S06 Agreement receipts.  
Councillor Clowes undertook to discuss the matter with the appropriate Officer

(b) Planning Applications

(i) 15/3336N ROSE COTTAGE 50 STOCK LANE WYBUNBURY

Removal of condition 10 (Dwelling Type) on approval 15/0482N - Outline application for 3-4 bedroom detached dwelling with access from existing private driveway.

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

The Parish Council objects to this request and reiterates its original request that the height of this dwelling should be no higher than the ridge height of the bungalows facing Stock lane in order not to infringe on the bungalows to the side and front of this proposed property.

(ii) 15/3386N LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON, CREWE.

Removal of condition 30 (Number of dwellings) on previous permission 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, Footpaths, Structural Landscaping, and Associated Engineering Works

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

The Parish Council objects on the following grounds.

The approved surface water drainage scheme was based on 360 properties not 450

To accommodate the extra 90 properties the proposed density (approved plan 360) of 16 properties per hectare it would have to rise to 25 properties per hectare in the area left around the Persimmon core area, with one large area still being undeveloped and not in the ownership of the applicant.

To achieve this increase in density it looks most likely that the property types will have to be houses, flats or 3 storey dwellings which could be overpowering for the bungalows in Stock Lane & Dig Lane.

It is not apparent what would happen to the proposed access road on Newcastle Road, to the amenity areas and also the access to Stock Lane and whether they would become estate access roads as the Persimmon access road is only designed for 360 properties.

A common sewer connections runs across the land behind the Stock Lane/Dig lane properties. There is no indication as to the proposals for this when these proposed properties are built

The extra surface water load on the holding area would have to be reconsidered as this has only been calculated for 360 houses.

If more development on the Newcastle Road west of Stock Lane is added this brook may have insufficient capacity as the surface water holding area.

There is no indication of the future of the shop, allotments and play area

(iii) 15/ 3567N Erection of 2 story extension to the side of the property Erection of single story extension to the rear of the property Change of use of land at the side of the property Alteration of vehicular access- SUNNYBANK, STOCK LANE, WYBUNBURY, CW5 7HF

**RESOLVED** That the Parish Council objects to this application on the grounds of size, access, new entrance, removal of existing hedge rows and the use of Agricultural land without planning permission.

### **53. WYBUNBURY/SHAVINGTON TRIANGLE DEVELOPMENT MONITORING GROUP**

The Parish Council considered proposed term of reference for this group and in particular the possible involvement of the Clerk.

**RESOLVED** That consideration be deferred to the next meeting and that the September meeting commence at 7.00pm to enable this item to be dealt with prior to the normal agenda items.

### **54. WEB SITE**

Members considered the inclusion of contact details and Members' photographs on the website.

**RESOLVED** That e-mail addresses and photographs of all Members be included on the website.

### **55. NEIGHBOURHOOD PLAN**

Councillor M Pike reported on the Wybunbury Ward Councils' meeting to discuss the possible preparation of a joint Neighbourhood Plan. It was felt that a series of public information sessions would be useful to inform and engage residents in the process.

Consideration was also given to the Grant funding application/administration of the proposed plan.

### **56. BOROUGH COUNCILLOR'S REPORT.**

Councillor J Clowes reported that Cheshire East Council would cut the verge at Bridge Street and weed-kill to clear the pavement.

There was to be a pre-application meeting regarding Lea Forge and a further report would be made at the appropriate time.

Proposals regarding Hough Mill Quarry had been under discussion and were on-going.

The Stock Lane/Wybunbury Lane speed limit had been referred to the Highways staff and a response was awaited.

**57. FINANCIAL MATTERS**

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

D G Owen Salary July 2015	343.68
R. Bates Gardening Services	100.00

**58. DATE OF NEXT MEETING 14<sup>th</sup> SEPTEMBER 2015 AT 7.00pm**

**59. CLOSURE OF MEETING**

**RESOLVED** That the remaining items of business be deferred to the next meeting.

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**CHAIRMAN**