

**WYBUNBURY PARISH COUNCIL
MINUTES OF MEETING
HELD 9TH JULY 2018**

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

31. DECLARATIONS OF INTEREST

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

32. MINUTES OF MEETING HELD 11th JUNE 2018

RESOLVED: That the Minutes of the meeting held be approved 11th JUNE 2018 as a correct record and signed by the Chairman.

33. 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.

Members referred to recent activity on social media and pointed out that this site was organised and managed independently of the Parish Council.

Concerns were expressed regarding blocked and over-grown drains. These matters had been reported to Cheshire East Council which had a programme for clearing gullies.

An area of land which was undergoing development without planning permission had been reported to the Enforcement staff of Cheshire East Council. This was of particular concern as the owner had carried out work prior to consent being granted in the past.

Concerns were expressed regarding a development in Shavington Parish Council's area. A proposed one-way traffic system to facilitate the development was considered unsatisfactory and local residents had also expressed concern. Councillors J Clowes and S Edgar were dealing with the issues and liaising with Cheshire East officers.

34. MATTERS ARISING

(a) Low water pressure.

Proposed work on the system to remove obsolete equipment which it was believed may be reducing the water pressure was to be carried out on 11th July 2018.

(b) Sally Clarkes Lane S106 Agreement.

The Vice Chairman was to meet Elaine Webster on 18th July 2018.

(c) Grass Cutting

Grass cutting was to be carried out on 10th July and quotations for the approved scheme of regular cutting had been invited.

35. VILLAGE HALL

Councillor M Pike reported on a proposed schedule of work to be carried out on the hall which would be subject to grant application.

Councillor J Clowes reported that it may be possible to obtain funding from the New Homes Bonus fund which could also assist in funding the work at Sally Clarkes Lane.

36. HIGHWAYS MATTERS

It was reported that the SID would shortly be relocated in Stock Lane following complaints of excessive speed.

37. POLICE MATTERS

It was reported that the next Cluster Meeting would be held on 30th July and items were invited.

38. WYBUNBURY WARD NEIGHBOURHOOD PLAN.

Councillor M Pike reported the progress on the Neighbourhood Plan.

Concerns had been expressed at the possible impact of the HS2 work on the Village in general and the Tower and other historic buildings in particular.

There had been a request for a survey and report on this matter and an invitation had been extended for HS2 engineers to visit the area.

39. PLANNING MATERS

18/2902N 20, BRIDGE STREET, WYBUNBURY, CW5 7NE

Proposed conversion of integral garage to living room and erection of single garage to rear

RESOLVED: That the following comments be submitted:-

The rear garden is going to be cramped with a garage and conservatory in the present rear garden, it does not make clear how vehicle access to the garage is to be achieved which then raises the question when is garage not a garage but an extension to the house as a storage facility.

The conversion of the integral garage to residential accommodation is this retrospective?

The above questions need to be verified by the planning officer makes any decision on this application

18/2492N Shavington/Wybunbury Triangle site Phase II.

RESOLVED: That the following comments be submitted:-

Wybunbury parish council asks the planning committee to consider the following comments & requests before making their decision on Planning Application Shavington/Wybunbury Triangle site Phase II.

1.0 Despite assurances in Phase 1 that a robust SUDS system would be in place, the current phase II site has been waterlogged for much of the past 2-year construction phase. We ask that the SUDS water retention area should be constructed with most urgency BEFORE any development of Phase II is undertaken.

2.0 The SUDS system must meet with CEC Flood & Drainage officer & EA approval when completed.

3.0 The SUDS system should also be approved by Natural England in terms of its environmental impact on wildlife, its proximity to Wybunbury Moss as well as safeguarding existing wild life on the site.

4.0 Inadequate surface water drainage from phase 1 of the site has created on-going issues throughout construction and created lying water on the phase II fields.

This has created water-logging and surface water issues for the residents of Dig Lane which will be exacerbated if the SUDS systems are not adequately addressed.

United Utilities have already investigated these issues at 43A Dig Lane (03.04.2018 CAS18-0018-3543). Manholes and drains were working satisfactorily as was the near-by pumping station. The engineer identified the pooling of water at the bottom of the garden was surface water or ground water and that excavation works on the adjacent phase I site was likely to have disturbed the water table.

5.0 The Parish Council notes that the proposed wild life corridor behind the Dig lane properties (as recommended in condition 50 of application 12/3114N) has been omitted from the phase II plan.

We are aware that application 14/1160N sought to have conditions removed but the Strategic Planning Board advised that in relation to the inclusion of a wildlife corridor behind Dig Lane, single storey dwellings behind the bungalow on Stock Lane and the removal of 3-storey dwellings from the design,

“We ask that the Board will scrutinise any reserved matters application very carefully to ensure that an adequate standard of amenity is maintained for existing residents.”

NO mitigation measures have been proposed to defray the loss of this ecology site that adequately compensate the local flora and fauna, Dig Lane residents and the wider area, for the loss of the wildlife corridor.

6.0 The large 2 storey house to be built at the rear of No's 91-97 Dig lane will over power & dominate the 4 No bungalows, will cause them to lose the pricey & benefits off their rear gardens they have at present & enjoyed over the last 50 years.

7.0 There is no statement or reference from the developer regarding the foul common sewer at the rear of all the properties in Dig lane or the properties in Stock lane No's 96-120.

This sewer will lie under the rear gardens, houses or roads for Phase II of this development. United Utilities have already stated the detailed conditions for building around and access to the public sewer. The developer must provide appropriate assurances regarding how these will be met BEFORE development commences.

As this is a reserved matters application, this issue needs to be resolved before planning approval is given.

This is essential in order to avoid a repetition of retrospective permissions encountered in phase 1 (18/1932D) where failure to adequately design around the public sewer has resulted in raised land levels (and subsequent raising of the property heights within the development).

8.0 The residents of No's 13-17 Dig lane are concerned that the site drawing showing ownership of the land at the rear of their properties is not accurate & ask that this be verified before any decision on this application is made.

9.0 The properties to the rear of No's 72/70 & 78 Stock Lane are built up to the rear garden fence of these properties which was not originally agreed in the outline planning application approval & should be bungalows, these properties of whatever type will dominate the rear aspect of these properties & taking away their privacy & benefit of their rear gardens.

10.0 S106 Agreement: The latest S106 agreement for phase 1 of this development was signed 15.02.2016 and section 5.15 (page 21) is clear "...not to allow the occupation of more than 90% of dwellings comprised in the development until the Open Space has been provided on the site in accordance with the schedule".

The development referred to here is Phase 1 (12/3114N) and means that all Open Space requirements must be met before the 180th house (of the 200 proposed) is occupied.

In the interest of resident amenity on phase I and in relation to the future residents of phase II, this application (18/2492N) must be conditioned NOT TO COMMENCE until the Open Space commitment has been met and all conditions related to it discharged by CEC. (This will include the MUGA, 12-piece play area, 16 piece outdoor gym, allotments and open space areas).

11.0 The interconnecting water retention pipes and ditches between ponds in Phase II should be put in place at the same time as the site roads for Phase II and the SUDS.

This will prevent the problem of standing water and water-logging experienced during construction thus far, due to historic field drainages system being damaged by careless construction excavations and so interfering with the usual drainage mechanisms into the ponds or water courses on the site.

12.0 That these areas also have the stipulated tree planting carried out this Autumn to replace the original green environment that has been removed to allow the house building on the site. To date there does not seem to be any hedge planting designated this also could be incorporated into the green corridors across the site.

13.0 We would request that the developer enter into an agreement with the CEC PROW officer to extend the hard-surface to the PROW from phase II to Stock lane along with the appropriate litter bins on the foot paths & green walk corridors. This will improve resident amenity, maintain a semi-rural aspect to the development in keeping with the CELP Design statement.

18/3014D 18/06/2018 - ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ Proposal Discharge of conditions 4, 5, 8, 11, 12, 16, 17, 19, 20, 22, 23, 25, 26, 30 & 31 on application 17/2483N - Affordable housing development comprising 45 no. dwellings & ancillary works

RESOLVED: That the following comments be submitted:-

The only comment is regarding the access to the houses and the pub.

This being in regards to the proposal to leave the last one tenth of Main Rd West as two way, this is confusing in the least but is dangerous in the extreme, as it will have vehicles leaving the Newcastle Rd to head in the Shavington direction, suddenly confronted by vehicles leaving the pub or the estate crossing their path. This is due to both roads running parallel with each other for the final section, with the view of each other obscured. Will long vehicles manage to carry out the manoeuvre from the Newcastle Rd as the radius on the entrance is tight to say the least?

There was to be a proper & open consultation on the access with all the effected residents but these proposals are hidden away in the reserved matters which house holders effected could easily miss.

We would request that the reserved matters approval be suspended until the access is sorted out & no development in any form is undertaken till then.

Wybunbury supports the residents of Main Rd west on this matter, as it could set a precedent for future developments in Cheshire East.

**18/3241N -The Cottage, Wybunbury Lane, Wybunbury, CW5 7HD
Two storey and single storey extension(s) to rear of dwelling**

RESOLVED: That the following comments be submitted:-

The Parish Council offers no objection to this application but requests that the balcony is only a Juliet and not as a means of access to the flat roof.

If the flat roof is to be used at a later date planning permission should be sort,

That all materials to be used for the new extension should match the existing in colour finish and texture.

40. VILLAGE ENTRANCE SIGNAGE

Councillor Janet Clowes reported on proposals for the positioning of signs to advertise the Neighbourhood Plan. The Parish Council would shortly be ordering the 2 new Village name signs in the Newark style and these would be 1200mm wide plus post of 100mm each side. These would be able to accommodate the signs for the Neighbourhood Plan.

41. REPORT OF CHESHIRE EAST COUNCILLOR

Councillor J Clowes reported that the developer had responded to comments in the consultation regarding the proposals for the Doddington Estate (18/2153N) and these had been circulated.

42. FINANCIAL MATTERS - Authorisation of Payments

RESOLVED: That the following payments be authorised:-

D G Owen Salary June 2018	
Purchase of stationery/postage	387.60
R Bate-litter pick	100.00
HMRC-Tax Collected	250.20

43. DATE OF NEXT MEETING 13th AUGUST 2018

CHAIRMAN