

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 12<sup>TH</sup> MARCH 2018**

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

**APOLOGIES** Councillor S Howcroft

**IN ATTENDANCE** Councillor J Clowes  
1 Local Resident

**134. DECLARATIONS OF INTEREST**

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

**135. MINUTES OF MEETING HELD 12<sup>TH</sup> FEBRUARY 2018**

**RESOLVED:** That the Minutes of the meeting held 12<sup>th</sup> February 2018 be approved as a correct record and signed by the Chairman.

**136. 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 issue of planning enforcement raised at the previous meeting had been dealt with.

The SID was being moved to various locations on Main Road and would be sited in Stock Lane as soon as possible. The Police were monitoring both speeding and breaches of the weight restriction Order in the Parish.

Notices alerting owners to the Dog Control Order were available and would be sited on the Playing Fields, in the vicinity of the Tower and the School and along the Public Right of Way at Dig Lane /Stock Lane.

The Village Hall Committee had agreed to the Police use of the Hall and a sign would be erected to indicate when Officers would be in attendance.

**137. MATTERS ARISING**

**(a) Low water pressure.**

The Clerk had circulated a letter from United Utilities setting out the action taken and proposed in respect of the on-going problem of low water pressure. A similar letter would be sent to residents. Further details of the low pressure being experienced were reported and these would be passed to United Utilities.

**(b) Fixed SID.**

This had been discussed at the meeting with Cheshire East Highways along with other highways issues affecting the Parish. No formal response had been received and a site meeting was to be arranged to discuss the proposal.

**(c) S106 proposals**

A meeting had been held to enable further information regarding costs and detailed proposals to be obtained. A Vole survey would be required and there would also be additional costs for detailed plans.

The proposed perimeter fence around the area would be 86m and an estimate of the cost had been requested.

**RESOLVED:** That the Chairman, in consultation with the Clerk be authorised to proceed with the work.

**(d) School Bank-parking**

A meeting had been held with Muir Group Housing and the Police regarding this issue and a further meeting was to be arranged.

**138. VILLAGE HALL**

The Management Committee had identified a suitable room for use by the Police. Some damage had occurred to the toilet due to the tank filling slowly as a result of the low water pressure. This would be reported to United Utilities.

**139. HIGHWAYS REPORT (SID)**

The latest data had been circulated and it was noted that one vehicle was recorded travelling at 55mph at 5am. Members felt that it would be helpful to have the Police speed enforcement vehicle in the Village.

**140. WYBUNBURY WARD NEIGHBOURHOOD PLAN.**

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

Comments had been submitted in response to the consultation on the Crewe Hub.

**141. PLANNING APPLICATIONS**

The Parish Council considered the following Planning applications:-

18/0309C St Chads Church Tower, MAIN ROAD, WYBUNBURY

18/1051N 4, FIELDS VIEW CLOSE, WYBUNBURY

18/0762T 57, Main Road, WYBUNBURY, WYBUNBURY\*

**RESOLVED:** That no objection be raised.

NOTE \* Councillor R Ellison-Jones declared an interest in the application and took no part in the discussion nor voted thereon.

18/1063N 20 Bridge Street, Wybunbury –two storey side extension

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

- 1.0 The Applicant, Agent or owner state that the current use of this property is as an HMO nor that this extension is possible to extend the HMO.
- 2.0 The house was converted to a HMO without the relevant planning notification until the Council advised the planning dept. who sent its Planning Enforcement Officer to inspect the property.
- 3.0 The new drawing shows a garage fronting onto Bridge Street, but does not state that this is to replace the original garage which on his existing floor plan is a garage, but in reality it is living accommodation, as the attached photo shows.
- 4.0 The extension to the property would be built on land shown as highway visibility land to Tower View. This land being at a lower level and would make it tower over that visibility splay, but it would impact on the view as you approach or leave Tower View.
- 5.0 The Parish Council believes that the land in question may contain the water supply to Willow Mead off Sally Clark's Lane.
- 6.0 If the property is to be an HMO there is no mention of off street parking for the residents off this property or is it their intention to use the land at the side of No 20 (even further obscuring the traffic view) or to use the land he says he owns at the rear of Nos 22 and 24 Bridge St.
- 7.0 The owner was well aware of the restriction on the land to the side of No 20 Bridge Street being a visibility splay and providing green open space to the Tower View estate as he submitted the initial planning applications for the estate at the rear of No 20 Bridge Street
- 8.0 Therefore Wybunbury Parish Council objects to this planning application on the grounds of incorrect and misleading application without the full details being shown.

18/1155N LILAC COTTAGE, WYBUNBURY ROAD, WALGHERTON, CW5 7NG

**RESOLVED:** That no objection be raised but requests that that the owner sets back the hedge line by 2meters along the frontage to the Road to allow for a future footway and to improve the entrance visibility especially during construction as the road is very narrow at this point

18/0683N 42, DIG LANE, WYBUNBURY Loft conversion, rear extension and alteration to bay window

**RESOLVED:** That no objection be raised subject to:-

The materials in colour, finish and type to be used for the alterations to the bungalow matching the existing

That the outdoor living space being located at the rear of the property so as not to interfere with the neighbour's privacy.

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

Councillor J Clowes reported on the progress with the Neighbourhood Plan.

The Crewe HS2 Masterplan Vision, which Cheshire East Council had consulted on had demonstrates the transformative benefits to Crewe that could be delivered on the back of a hub station in the town.

The petition which Councillor Clowes had submitted to HS2 had been circulated and there would be a consultation meeting to which all of the Wybunbury Parish Councils would be invited. This meeting replaces the proposed meetings with individual Councils.

Concerns regarding the land levels on the triangle site were to have been discussed at a meeting with the developers but this had been cancelled by the developers and Enforcement action was being taken.

The Environmental Wardens would be dealing with complaints of dog fouling on the triangle site.

## **143. FINANCIAL MATTERS**

### **(a) Requests for financial assistance**

Members considered requests for financial assistance in respect of:-

(i) Fig Pie Wakes

**RESOLVED:** That a contribution of £250 be made.

(ii) Tower Beacon

**RESOLVED:** That the Chairman in consultation with Councillor J Mahon and the Clerk be authorised to make the necessary arrangements and report to the next meeting.

### **(b) Authorisation of Payments**

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

D G Owen Salary February 2018	373.68
R Bate Gardening Services	100.00
HMRC-Tax Collected	250.20
St Chads PCC-Room Hire	15.00
J Mahon –Domain renewal	35.96
S Howcroft-Chalk Spray	12.00

**144. DATE OF NEXT MEETING 9th APRIL 2018.**

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**CHAIRMAN**