

**WYBUNBURY PARISH COUNCIL  
MINUTES OF MEETING  
HELD 9<sup>TH</sup> DECEMBER 2019**

**PRESENT** Councillor T Lightfoot (Chairman)

Councillors, S A Clark, R Ellison-Jones, S Howcroft,  
P Jackson, M Pike, R Masser and P A Thomas

**IN ATTENDANCE** 3 Local Residents

**96. DECLARATIONS OF INTEREST**

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

**97. MINUTES OF MEETING HELD 11<sup>TH</sup> NOVEMBER 2019**

**RESOLVED:** That the Minutes of the meeting held 11<sup>th</sup> November 2019 be approved as a correct record and signed by the Chairman.

**98. LOW WATER PRESSURE**

Members were pleased to welcome Paul Wilson and Scott Connor of United Utilities who spoke about the low water pressure in the Parish and reported on a recent leak which had caused a further drop in pressure resulting in a substantial volume of complaints from residents. Once the leak had been traced and repaired the pressure increased. The night leakage team was still working in the area to ensure that there were no other leaks.

Any leaks discovered would as far as possible be repaired on the next working day.

The pressure maintenance valve was to be adjusted to respond to demand which should also improve the service.

The Officers undertook to attend the January meeting and if possible the Investment Manager would attend to explain the financial arrangements for replacing the very old pipework which served the area.

**99. 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.

Concerns were expressed at the lack of notification to residents when the water supply was interrupted to enable work to be carried out on the system.

During the work on Main Road the temporary traffic signals had failed causing a hazard to motorists and additional inconvenience to residents.

## **100. CASUAL VACANCY**

Further to the resignation of former Councillor S Brownell the clerk reported that 10 local residents had submitted a request to the Returning Officer for a formal election to fill the vacancy.

Notice of Election inviting nominations would be published shortly and the cost of the process, estimated at between £1,000 and £2,500 would be met by the Parish Council.

## **101. MATTERS ARISING**

### **(a) New Village Signage**

The Chairman reported that despite several requests he was having difficulty in obtaining suitable photographs which could be incorporated into the new village signs.

### **(b) Commemorative bench- Valebrook Drive**

The Clerk reported that he had placed an order with a local contractor who would inspect the bench and carry out the necessary renovation work. It was anticipated that the brass plaque would be also suitable for cleaning.

### **(c) Provision of traffic signs**

A quotation for signs had been received but needed to be revised as solar panels were to be used rather than mains electricity.

A local contractor would be asked to advise on the installation of the posts. One unit would be sited at Valebrook Drive and the other at Moorlands Drive.

### **(d) Flood warning signs**

These had been ordered and would be delivered once the invoice had been paid.

## **102. COMMUNITY GOVERNANCE REVIEW**

Cheshire East Council was conducting a review of town and parish council governance arrangements across the Cheshire East Borough following the all-out elections in May 2019. Comments were invited by 31<sup>st</sup> January 2020.

**RESOLVED:** That Councillor S Clark and P Jackson prepare draft comments for approval at the January meeting.

## **103. SALLY CLARKES LANE PROJECT**

Members received a report from Mr S Woolley regarding a meeting held with Graham Bate, the development control officer for the Environment Agency. The Chairman was to call a meeting to consider the issues raised in the report and on the most effective way of proceeding with the project.

## **104. VILLAGE HALL REPORT**

Councillor M Pike reported that a new bookings officer / caretaker had been engaged on a self-employed basis.

Arrangements had been made for a Christmas social event on Saturday 21<sup>st</sup> December from 2pm to 4pm. An invitation was extended to all residents to attend.

#### **105. WYBUNBURY WARD NEIGHBOURHOOD PLAN.**

Councillor M Pike reported that minor adjustments had been made to the Plan as required by the Examiner. It was now available on the websites and the referendum would take place on 27<sup>th</sup> February 2020.

#### **106. HIGHWAYS GROUP REPORT**

Details of the most recent SID readings were to be circulated to Members.

#### **107. POLICE MATTERS**

There had not been a Cluster Meeting since the last meeting of the Parish Council.

It was reported that there had been a car on the playing fields and this had been reported to PCSO Jarvis.

#### **108. PLANNING MATTERS**

##### **19/5488N Pig Farm Wybunbury Lane.**

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

Wybunbury Parish Council has considered this renewal planning application for the Old Pig Farm off Wybunbury Lane 19/5488n & wish to make the following response to this application as shown in the supporting information with the application form.

1.0 The application shows a range of buildings of different styles heights, sizes & different finishes for varying uses within the site & connected with the applicant's business. We would request that all roof finishes are in a rural green finish, any timber finishes be in a mid-brown stain finish & the same for all timber doors or of a gloss finish to match as they will be in an open rural location & visible for quite a distance & to protect adjoining neighbours aspect of the site. Screening of the buildings should be undertaken either by trees or hedging of appropriate type for the area to also soften the view of the buildings. The land & Buildings should be solely used for Equestrian & Agricultural use as stated in the supporting document by the applicant only, any other type of use by the applicant or third parties should require planning approval prior to that use.

2.0 The ménage is shown without any lighting which will be necessary if this is to be a 24/7 site as the applicant states also the horses will need regularly exercising, which during the winter months could require the manage to be illuminated, we would request low intensity lighting with shields to ensure there is no light spill out of the immediate area of the ménage.

3.0 The applicant does not mention how waste water from the site is to be treated or disposed of from the site & how that is to be achieved, the council would ask that great care is taken over this so as not to effect the current biodiverse ecology that exists in & around the site of this application & is satisfactory with Cheshire Wild life & Natural England.

4.0 Any external lighting to buildings access roads work areas etc. should be of low energy use & the lighting controlled to stop light pollution to other areas.

5.0 Site staffing & Health & Welfare provision on the site is mentioned but with the use which the applicant mentions will there at certain times be the need for onsite 24 hour staff availability, is it the intention to use sleep in accommodation (which is not mentioned) or to use staff from Little Island nursery.

6.0 No mention is made of energy saving measures within the site (i.e. PV panels or ground source heating or a combination of both) to reduce energy use. No provision for the recharging of electric vehicles with in the site.

7.0 All waste generated on the site should be contained adequately until disposed or used on the land or removed from the site, so as to avoid any contamination of the land & the eco system of the area.

8.0 The site falls on the peripheral edges of both the Combined Wybunbury Parishes NHP & the Stapeley NHP & would ask that all recommendations in both plans are considered by the CEC officer when looking at this application.

### **109. WYBUNBURY CHURCHYARDS**

The Parish Council considered a request of St. Chad's PCC to make a grant to assist in the upkeep of the two Churchyards.

The application to close the Churchyards was still with Cheshire East Council for consideration. This is a long term process (probably over a year).

**RESOLVED:** That a grant in the sum of £300 be made.

### **110. 2020/2021 BUDGET**

**RESOLVED:**

(a) That Standing Orders, Financial Regulations, Assets List and Risk Assessments as now submitted be approved.

(b) That the draft budget for 2020/2021 as appended to these minutes be approved and adopted.

(c) That the precept for 2020/2021 be set at £23,565

(d) That the Clerk's salary be adjusted in accordance with budget provision with effect from 1<sup>st</sup> April 2020.

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

Councillor Janet reported on her discussions with the Cheshire East Enforcement Officers regarding Cockshades Farm.

### **112. MEMBERS' REPORTS**

Members were invited to report on any matters of interest to the Parish Council or to request items for inclusion on future Agenda.

Councillor S Clark reported that the gate/ latch on the bridle path adjacent to the old sandpit were in need of attention.

Members considered the provision of bus shelters and a further discussion on this matter would take place in the New Year.

The condition of the fence in Bridge Street had been reported to Cheshire East Council.

### **113. FINANCIAL MATTERS**

**RESOLVED** (a) That the following payments be authorised:-

|   |        |
|---|--------|
| D G Owen Salary November 2019                   |        |
| Purchase of stationery/postage                  | 422.42 |
| R Bate-litter pick                              | 100.00 |
| HMRC –Tax collected                             | 91.60  |
| DHF Products –Flood signs                       | 76.80  |
| Shires Pay Services                             | 34.50  |
| R Bate-Cleaning of Notice Boards                | 30.00  |
| S Shaw-Provision and erection of Christmas Tree | 500.00 |
| T Lightfoot –Purchase of Gift Voucher           | 200.00 |
| St. Chad’s PCC-Grant                            | 300.00 |

### **114. DATE OF NEXT MEETING 13<sup>th</sup> JANUARY 2020**

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**CHAIRMAN**