

# Bunbury Parish Council

## MINUTES

of the meeting held at The Jubilee Pavilion, Bunbury, on

**Wednesday 9<sup>th</sup> July 2025 at 7.20pm**

**Present:** Councillors: Pam Brookfield, Peter Gorman, Nick Parker, Matthew Randall, Phil Spencer, Mike Thomas and Andrew Thomson (Chair).

**In attendance:** Maximilian Clay - Clerk to the Council and 3 members of the public.

### **Jul25-1. Apologies**

Cllr Slater had submitted apologies.

### **Jul25-2. Declarations of Interest and Dispensation Considerations**

There were no declarations of interest.

### **Jul25-3. Minutes of the Previous Meeting**

The Council resolved that the minutes of the meeting held on the 11<sup>th</sup> June 2025 were a true record and that the Chair be authorised to sign them as such.

### **Jul25-4. Unitary Authority Councillor Report**

Borough Cllr Posnett reported that:

- ♦ Re-surfacing works at the Triangle had at last been carried out.
- ♦ She had had no response from the planning/conservation team about the development at The Sheds.
- ♦ The forthcoming meeting of Cheshire East Council (CEC) will discuss devolution and finances - the dedicated school grant deficit agreement of £116m had been extended to 2028 which would enable CEC to avoid going into special measures. A plan for them to spend £3m on a transformation plan has been called in.
- ♦ The deputy chief executive of CEC had left after 3 months; CEC has become a difficult-to-recruit-to council.

The Chair thanked Borough Cllr Posnett for her work on behalf of the village.

### **Jul25-5. Public Forum**

A member of the public had noted discussion, at a previous meeting, about the possibility of installing a QR code for fundraising at the play area. He wanted to alert the Council to the fact that these codes were being hijacked by fraudsters who, by changing the code, direct funds to their own accounts. QR codes for fundraising or payment purposes should therefore be installed only in supervised areas. He went on to report that the village sign appears to be in need of maintenance.

Another member of the public spoke to ask about buses as he had noted that the absence of a bus service within the village had been part of CEC's reasons for rejecting the proposed 20mph speed limit (see item 9 below) but he thought that it should be noted that school buses serve the village twice everyday and felt that CEC should have taken this into account.

### **Jul25-6. Members' Reports & Items for Future Agendas**

- ♦ Cllr Gorman noted that he was pleased to see that the Council's planning responses were now appearing on the CEC planning portal. He also reported that:
  - The Link had asked for permission to include the Tree of the Month item;
  - Village Day had gone very well;
  - the bark on trees on the small green area at Wakes Meadow had been damaged when CEC had cut the grass (the Clerk will ask for greater care to be taken).
  - the article in the Newsletter about overgrown hedges encroaching on to pavements and roads seemed to have had an effect as several hedges, including those featured, had been cutback, albeit that there are still some hedges that need cutting back.

- ♦ Cllr Brookfield reported that:
  - as the 11th of July would be National Speed Awareness Day the village's Speed Awareness volunteers would be out on that day with the speed gun and it was also planned to operate the gun during the school holidays;
  - a For Sale sign had been erected on Church Green and that this was inappropriate (B Cllr Posnett offered to make contact to ask for this to be removed).
- ♦ Cllr Randall reported that a 10m long skid mark had appeared on School Lane, indicating the dangers of excessive speed.
- ♦ Cllr Thomas reported that the Saddlers Wells Woods group had recently had a working party to carry out maintenance; he also questioned whether consideration should be given to acquiring a portable speed indicator sign.

## **Jul25-7. Planning**

### **a. Responses to Application Consultations:**

#### **i 25/2164/HOUS - Firbank House, Whitchurch Road, Bunbury**

*Rear Extension - After discussion it was resolved to offer no objection.*

#### **ii 25/2334/FUL - Heath House, Whitchurch Road, Bunbury**

*Proposed removal of a later post-war lean-to extension and replacement with reconfigured single-storey rear extension - After discussion it was resolved to offer no objection.*

The following applications had arrived since the publication of the agenda and the Council resolved to deal with them by delegation to the Clerk, following consultation with individual members:

#### **25/2287/ HOUS - Fairlie, Wyche Lane, Bunbury**

*Single storey rear extension and replacement garage.*

#### **25/2372/VOC Barn at Heath Farm , Whitchurch Road, Bunbury**

*Variation of Condition 2 on 21/0997N: Amendments to the previously approved elevations and floorplans to Barn B, at Applicant's request. Addition of glazed roof lights. Change to the location of the window and door apertures at the front and rear elevations, and gable ends. Re-configuration of internal floorspace, including the creation of first floor floorspace extending to 78 square metres.*

### **b. Updates on Application Consultations considered previously or other planning matters.**

The Clerk reported that he had responded to consultations as follows, after consultation with members.

#### **25/1144/HOUS - Swan House, Bunbury Lane, Bunbury**

*Installation of front door in its original location, replacement windows and door to dwelling, Installation of boundary wall extension to front of property, installation of French drain to property, erection of front porch, erection of replacement gates to driveway and associated landscaping - **No Objection***

#### **25/1405/FUL - Brynbank, Vicarage Lane, Bunbury**

*Demolition of existing bungalow and replacement with new dwelling of similar size to planning approval 24/3560N - **No Objection***

#### **25/1793/FUL - Norbury Cottage, Bunbury Lane, Bunbury**

*Change of use of agricultural barn to provide ancillary accommodation and garaging for a residential dwelling - **No Objection.***

### **c. Complaints Concerning Development in front of the Old Post Office**

Following discussion at the previous meeting, the subsequent provision of further information from the owner of The Sheds, and the Council's own research, the Council resumed the discussion that had begun at the previous meeting.

It was noted that although it is perfectly possible that a claim to ownership of the area in front of the premises would be successful, the Land Register shows that this area is currently outside the curtilage.

The email correspondence provided by the owner of The Sheds (for which the Council expressed gratitude) revealed that the full context of the development had not been

considered in advice given by the Planning Authority and neither had the impact of the premises being situated in a Conservation Area. Furthermore, rights of Permitted Development, which appeared to have been relied upon, do not apply as any extension that goes beyond an existing frontage is expressly excluded from the relevant legislation, as is the specific type of extension under consideration.

Taking all this into consideration, alongside the discontent expressed by residents and road safety concerns, the Council resolved to write to the Planning Authority asking them to consider the matter as an issue for planning enforcement on those grounds.

#### **Jul25-8. Footpaths Officer**

The Council appointed Cllr Randall as its Footpaths Officer.

#### **Jul25-9. Traffic Management Working Group Report**

- a. **20mph Zone** - Cllr Gorman reported that CEC had rejected the Council's request for a 20mph speed limit for the core of the village on the grounds that our application had been designated as being low priority following assessment. This conclusion has been reached despite the fact that CEC has a resolution in place to introduce 20mph limits wherever possible and the fact that the promised traffic speed survey by CEC, as part of the process, had not been carried out. Other reasoning had been provided including the assertion that 20mph zones require extensive engineering works, whereas the Council's application had specifically argued that a low level of works would be required.

The Council resolved to respond to CEC seeking a re-think and providing justifications for their doing so. Cllr Gorman had drafted a response and this will be passed to the Clerk as a basis for the Council's response.

- b. **Leaflets** - Cllr Gorman also sought approval for the text of leaflets that would be placed on poorly parked vehicles or cars parked on pavements in ways that cause an obstruction and make pavements impassable for pedestrians. The intention was that the public would also be given access to downloads of the leaflets, together with guidance on how and when to use them.

Following discussion some minor amendments were made to the texts and the Council resolved that designs for the leaflets should be worked up and costs then sought for printing. The Clerk agreed to undertake this and the matter will be discussed again at the September meeting. It was also resolved that once the leaflets were ready for use the Police would be informed (permission would not be sought as the Working Group had already established that using the leaflets was lawful).

#### **Jul25-10. Funding the Longer-Term Maintenance/Replacement of Play Area Equipment**

In discussion it was noted that a key factor was awareness of the cost of maintenance and new equipment. It was also noted that 2026 would be the ten year anniversary of the installation of the current equipment. Following lengthy discussion it was resolved to contact the project group which did the original fundraising to find out who contributed to the original equipment; to use the newsletter to inform Bunbury residents of the costs and to consider an information board in proximity to the play area to inform others who use the play area about the costs of maintaining the area in its current attractive and well-functioning state.

#### **Jul25-11. Clerk's Report**

The Clerk reported that:

- ♦ CEC had issued a flooding survey, which he had completed, asking about PC investment in flood defences.
- ♦ The Circuit had contacted him to inform the Council that defibrillators need to be checked at least every two months and their current functioning status then reported to the Circuit (online) in order for them to be fully accessible in the event of an emergency. If defibrillators are not reported as functioning in this way, they do not appear as being available to the emergency services. He will liaise with Cllr Slater in due course.
- ♦ He had received several responses from residents with photographs of inappropriate parking, in particular in front of the driveway, adjacent to Tilly's.
- ♦ The resident who attended the last meeting in relation to the planning application for Cobblestones had written to thank the Council for hearing her and for its support of her

planning application. This application had subsequently been refused and she would be appealing the decision as well making a parallel application for a new build, three bedroomed dwelling in the back garden of Cobblestones itself as she has an urgent need to make suitable accommodation for her elderly parents.

- ♦ Following the discussion about the possibility of planters being placed in front of the village hall to eliminate parking there, a response had been received saying that this would cause difficulties for users who park there for offloading equipment, catering etc. There had also been an email from a neighbouring resident who felt that implementation would add to the frequent problem of parking in front of their drive.
- ♦ There is a CEC consultation on Active Travel. This is directed at the public meaning that Councillors can each respond in a personal capacity - this had been encouraged by our Ward Councillor as she feels that policy in this area largely ignores the needs of rural areas and fails to take account of the differences between them and urban areas.
- ♦ He had been unable to find a ready-made replacement sign for the Jubilee Tree. (It was suggested that the WI may have a contact as they had had a sign made and the Clerk will contact them.)

#### **Jul25-12. Planning Application Consultations Protocol**

The Council had been circulated a draft protocol for dealing with planning consultations that arrive outside the cycle of council meetings. It was resolved to adopt the protocol (attached to these minutes).

#### **Jul25-13. Finance & Governance**

**Receipts and Payments** – The Council received the schedule of receipts and payments and resolved to approve the payments, with the addition of £33 reimbursement of expenses to Cllr Gorman.

#### **Jul25-14. Items for the WhatsApp Bulletin**

It was resolved to include items on parking and play area funding.

**The meeting closed at 8.47pm**

*Signed as a true record by authority of the Council*

*Chair:*

**Date: 17<sup>th</sup> September 2025**