

Bunbury Parish Council

MINUTES

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

Wednesday 11th June 2025 at 7.20pm

Present: Councillors: Pam Brookfield, Peter Gorman, Nick Parker, Matthew Randall, Richard Slater (Chair), Phil Spencer.

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

Jun25-1. Apologies

Cllrs Thomas and Thomson had submitted apologies.

Jun25-2. Declarations of Interest and Dispensation Considerations

There were no declarations of interest.

Jun25-3. Minutes of the Previous Meeting

The Council resolved that the minutes of the meeting held on the 21st May 2025 were a true record and that the Chair be authorised to sign them as such.

Jun25-4. Unitary Authority Councillor Report

Borough Cllr Posnett reported that:

- ♦ The A49 will be surface dressed over the summer and works will also be undertaken on the A51.
- ♦ The Government Spending Review (announced earlier in the day) had offered no news in relation to Cheshire East Council's budget deficit.
- ♦ Plans for buses were still in progress but further details were awaited and she felt fairly positive.
- ♦ Information about devolution, while moving ahead at pace, is still thin on the ground.
- ♦ Fly-tipping is on the increase, seemingly as a result of changes to the waste and recycling regime and there is discussion about cross-council cooperation for access to waste and recycling centres.

Jun25-5. Public Forum

The proprietor of The Sheds coffeeshop, on Vicarage Lane, spoke to explain that he believed that the decking in front of his premises was sited on his land and that he had spoken with the Planning Authority before installing it and had understood that no permissions were needed. He also stated that he would support the introduction of a 20mph speed limit and/ or double yellow lines within the centre of the village.

A member of the public spoke to support the planning application at Cobblestones (to be considered under item 7.a.i, below, and explained that the object of the application was to introduce a bedroom and bathroom on the first floor in order to be able to accommodate elderly parents.

Jun25-6. Members' Reports & Items for Future Agendas

- ♦ Cllr Parker reported that the water heater at the Pavilion had been mended and that the road surface at the Triangle had had some attention and that, although still a patchwork, had been made safer.
- ♦ Cllr Gorman, as Footpaths Officer, reported that the error reported by a resident at the previous meeting in relation to a planning application had been corrected and the objection of the Public Rights of Way team had been withdrawn.
- ♦ Cllr Spencer reported that the date of the next Police Cluster Liaison meeting was yet to be fixed and that he had been asked to ask Cllr Brookfield to make contact with the PCSO to assist in arranging a date.
- ♦ Cllr Randall reported that the new Op Safe Park system had limitations and that the police are

not interested in illegal parking unless it is in contravention of white road markings, rather than other parking restrictions.

Jun25-7. Planning

a. Responses to Application Consultations:

i 24/4856/HOUS - Cobblestones, College Lane, Bunbury

Rear Extension.

In discussion there was general support for the application and the Council unanimously resolved to support it.

ii 25/1565/FUL - Heath House, Whitchurch Road, Bunbury

Change of use from open countryside to designated garden land to be used in association with Heath House.

In discussion it was noted that the land in question was outside the settlement boundary and that none of the uses to which the land was currently being used were specific to it being designated as a garden. Furthermore, one of the arguments deployed in the application was a wish to add to the biodiversity of the site and this too could be undertaken without changing the designation. It was noted that the plans showed a significant number of trees in situ that have been removed recently. The Council resolved to object to the application.

iii 25/1722/HOUS - Heath House, Whitchurch Road, Bunbury

Erection of detached garage with a home office, alterations to driveway and landscaping works.

In discussion it was noted that the position of the proposed garage is not marked, meaning that the application was difficult to discuss. On this basis the Council resolved to object.

iv 25/1885/HOUS Householder - The Old Barn, Birds Lane, Bunbury

New Porch to front elevation, new veranda to side, new conservatory to rear, enlarged existing dormer window to side, replacement existing windows and doors and modifications to some openings, modifications to existing bay windows, new carport, conversion of stable building into ancillary accommodation to the house, solar panels to outbuilding roofs, new entrance gates.

In discussion the Council found it difficult to decipher the plans and resolved that, because there was unclear information no informed view could be determined.

The following three applications had arrived since the publication of the agenda and the Council resolved to deal with them by delegation to the Clerk who would circulate details and seek the views of councillors individually:

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.

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

Demolition of existing bungalow and replacement with new dwelling of similar size to planning approval 24/3560N

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

Change of use of agricultural barn to provide ancillary accommodation and garaging for a residential dwelling.

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

25/1558 West View, Bunbury Lane - has been approved.

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

The Council and individual Members had received complaints and expressions of concern about the installation of decking in front of the Old Post Office (The Sheds Coffeehouse), Bunbury Lane. In discussion it was agreed that the information provided to the owner by the planning department would be key to consideration of this matter. B Cllr Posnett had sought this information, including the heritage aspects and so it was agreed that the item would be deferred to the next meeting.

Jun25-8. Replacement Plaque for the Jubilee Tree

Following the rusting and general corrosion of the previous plaque, it was agreed to purchase a replacement plaque.

Jun25-9. Playground Safety Report

The report was received by the Council and it was noted that there were no items requiring urgent attention but there were a number of matters that were already in hand, with a budget of around £2,500 earmarked.

Jun25-10. CEC Investment in Transport Plan

The Council heard that there is a meeting on the 26th June concerning bus services, which was the main concern arising from this report. The Go To flexi bus is currently being used for SEND transport and so is unavailable for its normal use. It was generally recognised that rural areas have been cut off for those without private means of transport and B Cllr Posnett had reported that it was not uncommon for elderly residents to have to pay significant amounts for taxis simply to enable them to do their shopping.

B Cllr Posnett was hopeful that her proposals for establishing regular links from the villages to the 84 bus service at Alpraham would be implemented but this was still under consideration.

Jun25-11. Clerk's Report

The Clerk reported that the past few weeks had been particularly busy and that:

- ♦ The Cheshire East Bus enhanced Partnership Forum, referred to in the previous item would take place on 28th June at 10.30am at Sandbach Town Hall. Attendance had been encouraged.
- ♦ Aphra Brandreth MP will be holding a surgery at 10am at Wettenhall; an appointments system will be in place.
- ♦ Following the consultation about the use of remote-access technology for council meetings, the Government has reported that it supports the idea of remote attendance at Council Meetings but not fully remote meetings as it felt that physical, rather than virtual, meetings play an important part of visible democracy. There is not yet a timetable for making the legislative changes that would be necessary to allow this.
- ♦ The Football Club had agreed to meet to discuss parking issues next month, after holidays and letters had been sent to businesses on Bunbury Lane and Vicarage Lane asking them to encourage staff to park in the Huts Close car park.
- ♦ He had been approached by the agents for the Peckforton Estate to have a meeting about potential development in the village and sought a mandate for Cllrs Thomson and Slater to attend the meeting with him. The Council resolved to approve this.
- ♦ The Newsletter had been omitted from the agenda but Members had been circulated with an early draft and Cllr Gorman confirmed that feedback from on content and formatting had been reflected in the final draft.

Jun25-12. Finance & Governance

- a. **Receipts and Payments** – The Council received the schedule of receipts and payments and resolved to approve the payments.

Jun25-13. Items for the WhatsApp Bulletin

It was resolved to include an item on investigating the formal position relating to the decking at The Sheds.

The meeting closed at 9.10pm

Signed as a true record by authority of the Council

Chair:

Date: 12th July 2025