

Bunbury Parish Council

MINUTES

of the meeting held at The Jubilee Pavilion, Bunbury, on
Wednesday 9th September 2026 at 7.20pm

Present: Councillors: Tracy Cosgrave, Peter Gorman, Nick Parker and Richard Slater (Chair).

In attendance: The Clerk and two members of the public.

Sept26-1. Apologies

Cllrs Fowler, Randall, Thomas and Thomson had submitted apologies and the reasons were approved.

Sept26-2. Declarations of Interest and Dispensation Considerations

There were no declarations of interest or dispensation considerations.

Sept26-3. Minutes of the Previous Meeting

It was resolved that the minutes of the meeting held on the 15th July 2026 were a true record and that the Chair be authorised to sign them as such.

Sept26-4. Unitary Authority Councillor Report

Borough Cllr Posnett reported that:

- ♦ The new roundabout on the A51 at Reasheath had been opened; she had received some correspondence about it but all was well.
- ♦ Planning had been very busy.
- ♦ Bentley is planning a solar farm towards Bradfield, with the aim of their factory becoming carbon neutral.
- ♦ The 'tilted balance' rule for planning applications has been removed by the Government and replaced with a presumption in favour of sustainable development other than in exceptional cases. In addition, Local Plans will now be given very limited weight unless they have been examined and adopted in the light of the revised 2026 NPPF.

Sept26-5. Public Forum

A resident referred to the planning application to be discussed under item 7.a.ii, below, expressing a desire for the Council to object to it as she felt that there were still significant considerations that weighed against the proposal.

Sept26-6. Members' Reports & Items for Future Agendas

- ♦ Cllr Parker thanked Members for their kind words in relation to his recent illness and went on to report that the Bunbury Lane sign in the centre of the village had become obscured by the hedges of a neighbouring property.
- ♦ Cllr Gorman: reported that the 30mph sign on the west side of Bunbury Lane at the entrance to the village seemed to have gone missing and the one on the east had been turned 90°, making it invisible.
- ♦ Cllr Cosgrave reported that a resident had passed on a concern about bonfires being lit, especially in the context of the very dry state of the countryside due to the extremely hot weather. It was noted that bonfires are not permitted.
- ♦ The following items were requested to be placed on a future agenda:
 - 20mph Zone
 - Acquisition of Speed Indicator Device (SID)
 - Use of a projector and screen to display key papers, plans, etc at meetings.

Sept26-7. Planning

a. Responses to Application Consultations

- i. **26/3035/HOUS: 2 Willow Drive, Bunbury**
Proposed Extensions and Alterations
After discussion it was resolved to offer no objection.
- ii. **25/4407/FUL/Full Planning - Land West of Bunbury Lane, Bunbury (Parkside)**
Demolition of existing 1 no. residential dwelling and all other buildings, site clearance works, and erection of 18 no. dwellings and all associated infrastructure works.
In discussion it was noted that this proposal was a revision of several earlier proposals and that the number of proposed houses had reduced to 18. It was agreed that most of the previous objections to it remained, in particular the fact that the site is in open countryside. It was resolved to refresh the Council's objection to the application for all the reasons that had been identified previously, subject to adjustment in the light of the slightly reduced number of houses.
- iii. **Infrastructure Consultation (for comment only): Junction of School Lane & A49, Bunbury**
Proposed upgrade to existing Base Station Installation: Replacement and relocation of existing 15m 'street works' pole supporting 3no. antennas with 20m 'street works' pole supporting 6no. antennas, 1no. 0.3 dish, replacement and relocation of 2no. equipment cabinets with 3no. equipment cabinets, 1no. meter cabinet and associated ancillary development.
This proposal was for comment only because it falls under national infrastructure exemptions from the normal planning regime. It was noted that the position of the equipment had been improved from the previous plan and it was resolved to offer no comment.

b. Planning Updates

- i. There were no new decisions to report about outstanding applications other than that consideration of the Parkside application remained outstanding.
- ii. The Clerk had circulated his response to the Local Plan Scoping consultation (which had closed at the end of August) and Councillors thanked him for having put this together.
- iii. Details of changes to the National Planning Policy Framework had been circulated by Cllr Thomson (and a further update provided under item 4, above, by B Cllr Posnett)

Sept26-8. Bus Service Petition

- a. The Council had previously decided to discuss the possibility of starting an online petition on the Cheshire East Council website protesting at the lack of rural bus services in the Bunbury Ward and beyond. In the meantime, however, a resident had initiated a petition with a narrower but overlapping objective.
- b. The Council resolved to support the petition and to publicise it and offered its congratulations to the young resident for their initiative.

Sept26-9. Water Butt Project by United Utilities

Councillors had been circulated details of the scheme (to use rainwater attenuating flower butts attached to household down pipes to slow down the rate of accumulation into the main drains) and many residents had already signed up to the scheme.

Sept26-10. Play Area

- a. The Council received a report from the Clerk about the public meeting that had been held and at which over 60 residents, including 21 young people had been present. It was noted that there was widespread support for regenerating the play area.
- b. The Council resolved to support the establishment of a fundraising group to be led by Mrs Beth Hayward which will work with the Council.
- c. The Council resolved to investigate play area costs and to investigate pump tracks with a view to making decisions at a future meeting of the Council. It was also suggested that once all the information was available it could be helpful to form a working group to consider the detail and make proposals to the Council. It was noted that the Council will hold ultimate responsibility for determining which equipment is repaired and or replaced and a regular dialogue with the fundraising group will be maintained.

Sept26-11. Newsletter

A draft of the newsletter had been circulated informally and Cllr Gorman reported that it had been printed, albeit with a slight fault on some of the photographs. The general content was approved by the Council.

Sept26-12. Community Questionnaire

This item was deferred and it was suggested that it be raised again at the beginning of the 2027/28 session as part of a wider strategy planning discussion.

Sept26-13. Clerk's Report

The Clerk reported that:

- ♦ Correspondence from a non-resident about the play area, expressing the desire to renew the zip wire.
- ♦ Bunbury Charities had written to inform the Council that they are inviting applications from residents and organisations in the parish.
- ♦ A resident had reported the installation of some 3 metres high Amazon lockers in the grounds of the Nag's Head pub and this had been referred to the planning enforcement team because planning consent is necessary for such high installations near a boundary.

Sept26-14. Finance & Governance

- a. **Annual Insurance** - The Council approved the premium of £4,386.34 under the current three year agreement with Hiscox Insurance Co Ltd.
- b. **Receipts and Payments** - Members received the schedule of receipts and payments and it was resolved to approve the payments.

Sept26-15. Items for the WhatsApp Bulletin

It was resolved that, as well as the Tree of the Month, posts would be made about the water butt project and the public meeting about the play area.

The meeting closed at 8.47pm

Signed as a true record, by authority of the Council

Chair:

Date: 14th October 2026