

# Wybunbury Parish Council

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1<sup>st</sup> September 2025

## To the Members of Wybunbury Parish Council

Dear Councillor

You are hereby summoned to attend the **ORDINARY MEETING** of the **Wybunbury Parish Council** to be held on **Monday, 8<sup>th</sup> September 2025 at 7.30pm at Wybunbury Village Hall**, when the undermentioned business is to be transacted.

Yours faithfully

*M Clough*

Mrs M Clough  
Parish Clerk and Responsible Financial Officer

## AGENDA

### 1. APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members of the Parish Council

### 2. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 11<sup>th</sup> August 2025 to be approved as a correct record and signed by the Chair of the Parish Council (or other person presiding). (Minutes circulated)

### 3. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members of the Parish Council.

Members are reminded of their individual responsibilities in declaring interests. If an interest is declared, then to reduce the possibility of uncertainty, the Chair will ask the Member to not take part in any discussions or voting relating to that particular item. If an interest (either directly or indirectly) is not declared, Members are reminded of the details contained within the Councillor Code of conduct.

### 4. PUBLIC FORUM

To enable Members of the Public the opportunity to raise any matters of interest with the Parish Council. Members of the Parish Council can raise questions on behalf of Members of the Public but must supply contact details of the person they are representing, so that the Parish Council can reply direct to the resident.

### 5. BOROUGH COUNCILLOR'S REPORT

To receive the monthly update report from Councillor Clowes on matters relating to the Parish.

### 6. SALLY CLARKES LANE PROJECT

- (i) To receive the Minutes of the Sally Clarkes Lane Working Group held on 27<sup>th</sup> August 2025 (Minutes attached)
- (ii) To consider and approve a Notice of Motion by Councillors Denby and Howcroft (Notice of Motion attached)
- (iii) Councillor Denby to seek approval of the following quote from RAB for the **Detailed Design and Bespoke Flood Risk Activity Permit, Application Assistance** (quote and additional details, including additional costs attached):-  
We [RAB] propose to undertake **Stage 1** work for a fixed fee of **£3,462 +VAT** and **Stage 2** for a fixed fee of **£2,790 +VAT**, plus the commissioning of a **Preliminary Ecological Appraisal** for a fee of **£900+VAT** totalling a fixed fee of **£6,850+VAT**

## **7. WYBUNBURY BRIDGE ACCESS**

Further to Minute 8 of the last meeting, a response has not yet been received from Emerald Power, therefore in accordance with the decision made, the Parish Council is asked to consider and agree the next steps.

## **8. PLANNING MATTERS**

Councillors Clark and Clowes to report on the following:-

- **Planning Applications Considered under the Standing Orders (details circulated):-**
  - (i) **Application Number: 25/2656/HOUS**  
**Location:** 37 Dig Lane, Wybunbury, Nantwich, Cheshire East, CW5 7EZ  
**Proposal:** Demolition of existing garage and erection of a single-storey side extension with No.2 roof lights.
  - (ii) **Application Number: 25/3138/CLPUD**  
**Location:** The Old Vicarage Wrinehill Road, Wybunbury, Nantwich, Cheshire East, CW5 7NU  
**Proposal:** Certificate of lawful development for proposed erection of two detached car ports.
  - (iii) **Application Number: 25/2756/HOUS**  
**Location:** 128 Stock Lane, Wybunbury, Nantwich, Cheshire East, CW5 7HE  
**Proposal:** Erection of side and rear extensions, erection of front porch, installation of dormer windows, alterations to landscaping, and erection of new roof structure with installation of first floor living space.
- **New Planning Application**
  - (iv) **Application Number: 25/3148/HOUS**  
**Location:** Chestnut Lodge, 48a Main Road, Wybunbury, Nantwich, Cheshire East, CW5 7LY  
**Proposal:** Increase in roof pitch height, formation of first floor extension to form additional living space, erection of two storey front extensions, erection of front porch, installation of rear dormer window, installation of three Juliet balconies, and alterations to external finishes and associated alterations to landscaping.

## **9. FINANCE AND BUDGET 2025-2026**

To consider a report of the Parish Clerk and Responsible Financial Officer. (Report circulated).

## **10. ASSET REGISTER**

To agree a Lead Councillor, or the Clerk, to complete the 2025-2026 inspection of the Asset Register.

## **11. HIGHWAYS MATTERS**

Councillor Masser to produce an update of statistics for Member consideration.

## **12. PROPOSED BUS SHELTER**

Councillor Clark to request consideration of the attached quote.

## **13. CHESHIRE POLICE REPORT**

Councillor Howcroft to report on updates from Cheshire Police relating to Parish incidents.

## **14. PARISH COUNCILLOR REPORTS**

- (i) **Storage of Gas Bottle** – Councillor Buckingham to seek approval for the purchase of a lockable metal box for the recently purchased gas bottle, or alternatively, approval is given for its storage in the container in the car park.

**15. DATE OF NEXT MEETINGS**

- (i) To note that the next meeting of the Internal Controls Committee will be held on Monday, 13th October 2025 at 6.45 pm at Wybunbury Village Hall.
- (ii) To note that the next meeting of the Parish Council will be held on Monday, 13th October 2025 at 7.30 pm at Wybunbury Village Hall.

**16. URGENT ITEMS**

To consider any other items which the Chair of Council Business (or other person presiding) is of the opinion shall be considered as a matter of urgency.