

# BROXTON & DISTRICT PARISH COUNCIL

## Notes of informal meeting with Bolesworth Estate – Harthill Development Tuesday 12<sup>th</sup> July 2022 via Zoom.

### **Present:**

Bolesworth Estate – Nina Barber, Steve Goodwin (Planning Consultant), Gareth Hayhoe (Day Architectural), Richard Thomas.

Broxton & District Parish Council – Derek Bell, Hayley Muddiman, Ed Gretton, Simon Poole, David Williams, Ann Wright (Acting Clerk).  
(Apologies Tim Vaughan)

### **Purpose of Meeting: To discuss proposed development at Harthill.**

#### Introduction

It was noted that the Bolesworth Estate has several aspects to it including residential, commercial and events and is positioned on the Sandstone Ridge which it is hoped will be designated an Area of Outstanding Natural Beauty (AONB).

The Estate is seeking to open up the use of the Estate to a wider audience, the first step towards this was the Christmas Lights in 2021 with more family friendly events coming forward in this and future years.

It was noted over the years there have been several enterprises developed in Harthill.

It is proposed to develop a hub for the Sandstone Trail which will be sympathetic to the surroundings and local residents making use of the 'beautiful' school building, making the most of the views and providing accessible trails and linking up with the Sandstone Trail.

#### The Vision

A scheme has been developed for the old school based on the CW&C 2015 Harthill Hub scheme, to provide access to the outdoors and encourage healthy active lifestyles. The following principles were identified:

- Intergenerational and inclusive attraction.
- Accessible to all.
- Contribute to the AONB.
- Promote sustainable transport measures inc. cycling.
- Contribute to well-being and physical activity.
- Restore the landscape.

The intention is not to create a destination which attracts huge numbers of visitors but to sensitively increase footfall and create a stopping point in a wider destination of the Sandstone Ridge and other assets in the area.

The development will bring with it ecological and sustainable benefits and several ecological surveys have been undertaken already. It is intended to open up views which have been lost by overgrown trees.

The scheme will include interpretation and will be aimed at early years education, encouraging children to learn about and love their environment.

There will be a sensitively built car park to compliment the landscape and reduce fly parking, it will include electric charging points.

It is proposed to widen the access to improve visibility and introduce traffic calming to Harthill.

The 60's ugly extension to rear of the school will be replaced by a sympathetic lower glazed extension which will be contemporary and minimalist.

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Specialist heritage advice has been taken on the school highlighting features which need to be retained and those which should be removed.

The proposal retains the currently derelict barn structure on the site this may be used for creating a covered picnic area, bike hire facility or dog wash.

The proposal seeks to soften intrusions into the landscape, creating a softer trail landscape, keeping any hard surfacing like tarmac nearer to buildings and creating screening.

It is proposed to use copper finishes to link to the history of the area and blend with the red sandstone. It was confirmed alternative uses for the site have been considered but these are not viable hence the proposal of a leisure-based attraction with a food and beverage offer.

## **Questions & Discussion Points**

### **Resident Parking**

It was noted that residents already have issues with parking at Harthill and what will be done to protect this.

It was confirmed the scheme aims to protect and enhance residents parking, possibly by restricting parking by the Church to residents only with some parking for those visiting the graveyard.

It was reported that charging for parking is being considered and levying a small charge may help control footfall.

The venue will provide food and beverage with pop up units to cater for those customers who do not wish to sit inside.

### **Traffic Calming**

It was stated the Parish Council has struggled for 5 or 6 years to address traffic speeds as such the introduction of traffic calming would be welcomed.

### **Noise & Disturbance**

It was reported that acoustic engineers have been employed to look at how to minimise noise generation from the site. The building will allow for 100 covers and is not intended to be a late-night venue.

It was expected that noise would be something CW&C would impose conditions on as such controls will need to be in place.

It was noted that it will be a change for neighbouring residents as Harthill has been a very quiet place and the development will bring with it new footfall.

### **Church**

It was confirmed future development of the Church is a separate project but there is a desire to create this into a 'boutique' venue possibly for weddings etc which will complement the proposed school development.

### **Telephone Box**

It was raised it would be good to see the phone box restored and made more attractive.

### **Sculpture**

It was noted there is an ambition to place a sculpture on the site on the trails to create a landmark.

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## Car Park

It was asked if splitting the car park into 2 or 3 smaller lots had been considered to have less impact on the landscape.

It was noted the car park is proposed to be screened and divided by planting and hedgerows to create different sections which can be gated off.

## Council Jubilee footpaths Project

It was reported the Parish Council has agreed a project to develop some walking routes within the Council area, the project is just starting, and it would be helpful to have discussions with the Estate about the project.

It was confirmed the Estate would welcome these discussion.

It was reported the accessible trail would include a loop of 1500m around the sculpture in the first instance.

## Opening Hours/Licensing

It was asked what the intended opening hours would be for the venue. It was confirmed it is not intended to be a late-night venue, and opening hours may be those of a tradition pub.

## Timescales

It was believed the planning application would be submitted in the next month with development starting as soon as permission is granted with a completion date of Christmas 2023/Easter 2024.

## Wider Development of the Area

It was confirmed that the Estate has several strategic sites it is looking to develop in the future including the former candle factory, the intention is to create a connected offer which in the future could include small scale accommodation, possibly holiday lets or a small lodges site.

## Residents

It was noted that 3 properties would be directly impacted by the proposed development at Harthill and that the Estate was very conscious of this and how sensitive the matter was for residents, it was confirmed discussions are taking place with these residents to find the best possible outcome for all.

The Chairman, Cllr Williams, thanked all for attending the meeting.

It was confirmed the Clerk would make notes of the meeting and the proposal was likely to be discussed at the Council meeting on the 25<sup>th</sup> July.

Ann Wright  
13/07/2022