

BROXTON & DISTRICT PARISH COUNCIL

Minutes

Monday 30th January 2023 at 7.30pm.
Held at Brown Knowl Methodist Church.

PRESENT

Chairman David Williams

Mark Booth

David Houghton

Simon Poole

Helen Rogers

Tim Vaughan

Steve Wild

Public - 2

1. APOLOGIES

Derek Bell – family commitment

CW&C Cllr Mike Jones – CW&C meeting

2. DECLARATION OF INTERESTS

No interests declared.

3. PUBLIC PARTICIPATION

CW&C Cllr Mike Jones Report

Cllr Jones had confirmed that CW&C have now cleared the footway along the A41 allowing residents of the Mews at Broxton Old Hall to walk on the pavement to the pub.

Fire Engine House

The father and partner of the owner of the land adjacent to the fire engine house were present to discuss the works that had recently been completed.

They were angry that no permission had been requested to access their land for the works and that there had been damage to their fence.

They are worried regarding the works required to bring the building up to an acceptable standards as they can see the building from their property. The removal of overgrowth has made this worse and they also worry for the safety of the children playing near the property.

They were informed that contractor requested to carry out the work had not been instructed to enter their property. Steve Wild advised that this was his mistake as when passing he spoke to the contractor and instructed them to access the land to remove some of the overgrowth that was causing an issue.

They also advised that they spoke to the tenant on a separate occasion who told them that has was also present to carry out works on the property. They were informed that the council had not instructed him to carry out any works.

They were upset that there was no communication regarding the property's upkeep. They stated that they would be happy if we could liaise with them and communicate more effectively in the future regarding the fire engine house. They also stated that they also want to see it maintained in good order as it is so close to their property.

They voiced an interest in purchasing the property and to maintain it to a good level.

The council informed them that we will communicate on all matters regarding works on the fire engine house but we cannot discuss its sale as it is not on the agenda and this would be best discussed when the new council forms in May.

Agreed that the Clerk would write a letter in response to their concerns.

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4. MINUTES

157. Resolved that the Council approve the minutes of the Parish Council meeting held on the 28th November 2022 which will signed at the next meeting.

5. PLANNING

1) Planning Register & Applications

Councillors noted the Planning Register as circulated from page 215 of the Minutes, noting that a comment of 'No objection' had been submitted for application 22/04671/FUL, tree house and outbuilding at Broxton Old Hall since the publication of the agenda.

No further applications had been received.

6. JUBILEE WALK UPDATE

A survey had been compiled which will be circulated.

Works are required to bring the route up to a good standard. There was a discussion on the ownership of land and that some signs are misleading and may need repositioning or replacing.

It was identified that in certain areas; the ground was not suitable for all to access.

Simon Poole is to contact the footpaths officer regarding upkeep of the footpaths, stiles, and new signage.

7. DUCKINGTON LANE LITTER

The Clerk confirmed she had still received no response from CW&C regarding possible signage warning against dropping litter or fly tipping and would continue to chase the matter.

8. WEBSITE

The Clerk reported that she was steadily working through the website to update the pages.

The council requested further information with regards to what exactly has to be present on the website and also how much traffic is currently attracts, if this is available.

9. BUS SHELTER STORAGE

158. Resolved that Cllr Tim Vaughan is to provide timber for shelving to house the books and that Cllr Simon Poole agreed to complete the works.

10. DEFIBRILLATOR

It was noted that no further information had been received regarding the installation of a defibrillator at Duckington, and that the Parish Council would be potentially happy to contribute towards it upkeep in the future.

11. BULB PLANTING

Cllr Simon Poole will circulate information to councillors regarding the costs of bulb planting in the parish. He proposed bedded areas as well as bulbs planted in grass verges around the area. Potentially herbs as well so residents can pick them for use at home. He is happy to arrange the works and to maintain the beds. He agreed to identify areas for planting and to produce a detailed plan for the next meeting which also includes costings.

12. ACCOUNTS

159. Resolved that the Council approve the accounts to date and bank reconciliation as on page 217 of the minutes and additional payments, including:

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A. Wright – Office & Admin Expenses - £36.00

A. Wright – Salary November to January - £154.10

HMRC – NI/PAYE - £38.40

13. PRECEPT & EARMARKING

1) Earmarking 2023-2024

160. Resolved that the Council agreed the following earmarking for 2023-2024.

PAYMENTS		
Clerk Salary	3.5hrs per week x 52 @ £14 hour plus 36 additional hours	£3052.00
Office Allowance	52 weeks x £4	£208.00
Administration	inc Postage, Audit fee, printing, advertising	£1100.00
Room Hire	Brown Knowl Methodist Chapel	£165
Website costs	Domain renewal & hosting	£100
Microsoft Office costs	365 annual package	£50
Clerk Mobile costs	Monthly package £5 x 12 (+ possible extra charges £40)	£100
Insurance		£660.00
Training		£200.00
S137 – Poppy Wreath		£100.00
Elections	(Price for contested election from CW&C)	£548.00
A534 Interactive Signs		£3000.00
Running Cost/Contingency	Maintenance of phone box, defib. etc	£1000.00
Fire Engine House		1000.00
Grants		500.00
Projects		1000.00
Total		12,608.00

2) Precept

161. Resolved that the Council agreed a Precept of £6318.00 to allow additional local projects including bulb planting.

14. Community Grants

It was agreed to advertise the availability of grants via Facebook and on our website to be considered at the May meeting.

15. LOCAL LIST FIRE ENGINE HOUSE

1) Update on Listing

The Clerk reported she was waiting for the CW&C conservation officer to provide an update on whether the build is suitable for a national listing.

2) Building Maintenance

A report had been received from the owner of the property neighbouring the Fire Engine House that their property had been accessed without permission for recent vegetation clearance, the Clerk confirmed she had not requested access as it was understood that the works would be carried out from the roadside. It was agreed the Clerk would write to the resident and apologise for not notifying him in advance of the works

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The adjacent property owner had confirmed to the person renting the building that he will not allow access for repairs to be undertaken. He had also emphasized that he would still like to buy the property.

16. ELECTIONS

162. Resolved that the Council distribute the proposed flyer with amendments to all properties in the Council area.

17. Meeting Dates

The Clerk requested that the March meeting date was brought forward so that the Council will not meet during Purdah it was agreed to meet on 13 March 2023.

It was noted that the Council meeting date in May also needs to be brought forward due to the need to meet within two weeks of the election, as such it was agreed the Council will meet on Monday 22nd May.

Meeting closed at 20.48hrs

**The next meeting of the Parish Council is scheduled for
Monday 13th March 2023, 7.30pm
at
Brown Knowl Methodist Chapel.**

Ann Wright
31/01/23

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Broxton & District Parish Council Planning Register 2022-2023

Date Received	Comments Deadline	Application Reference	Description	Location	Comments Submitted	Status
14 12 20		20/04677/FUL	Ivy Cottage Hill Lane Broxton Chester Cheshire CH3 9HT	Demolition of rear single storey lean-to, roof light to front, part single and two storey side and rear extensions, alterations to windows/doors,		Withdrawn
09 07 21		21/02290/FUL	1-3 Mount View Cottages Hall Lane Broxton Chester Cheshire CH3 9JF	Demolition of 3no dwellings and associated outbuildings and erection of new detached dwelling with access and ancillary works. Amendments	Objection page 182 of Minutes.	Approved
22 06 22						
16 03 22	04 04 22	22/00183/FUL	Cobweb Cottage, Nantwich Road, Broxton, CH3 9JH	2 storey side & single storey rear extension & division of existing house into 2 dwellings, erection of detached garages & conversion of existing Smithy with replacement lean-to.	The Council supports the conversion of the dwelling into two dwellings and asks that strict conditions are put in place to retain the unique appearance and character of the Smithy. The Council asks that careful consideration is given to the site access due to the speed and nature of the road in that location.	
04 05 22	25 05 22	22/01165/FUL	Ivy Cottage, Hill Lane, Brown Knowl, CH3 9HT.	Demolition of rear single storey lean-to with proposed new one and two-storey linked rear and side extension and change of use of adjoining land to formalise as residential	Objection – page 161 of Minutes	Refused
20 07 22	10 08 22	22/02237/FUL	Land at Withy Bank, Old Coach Road, Broxton, CH3 9JL	Erection of agricultural shed & access	Objection: No justification of need, other agricultural buildings currently not in use in close proximity. Unsafe access, visibility and speed.	

AGR – Agricultural application	CAT – Conservation area tree	FUL – Full application	COU – Change of use
LBC – Listed building consent	LDC – Lawful development certificate	OHL – Overhead lines	OUT – Outline
S106 – Planning obligation / condition	S73 – Amendment of planning condition		

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14 09 22	06 10 22	22/02846/FUL	The Pines Allmans Lane Duckington Malpas Cheshire SY14 8LH	External alterations of dwelling including replacement cladding and windows and doors. Replacement cladding to garage including new roof and rear store extension - Part retrospective	No objection.	Approved
06 10 22	27 10 22	22/03369/FUL	Woodlands, Salters Lane, Broxton, CH3 9JH.	Erection of new side porch and single storey rear extension –	No objection.	
20 01 23	08 02 23	22/04671/FUL	Broxton Old Hall, Old Coach Road, Broxton, CH3 9HS.	Retention of existing treehouse and outbuilding.		

Appeals

08 06 22	29 06 22	22/02013/PDQ	Withy Bank Old Coach Road Broxton CH3 9JL	Conversion of agricultural building into dwellinghouse with associated parking and amenity space.	CW&C confirmed planning application is required.	Appeal Allowed & Approval Granted
21 11 22	26 12 22	21/04631/S73 22/00128/REF	Green Bank Farm, Withy Lane, Broxton, CH3 9JP	Agricultural worker's dwelling (Amendment to permission 11/00363/OUT) - Removal of Condition 10 of 12/00117/OUT	No further comments.	

Ann Wright
BPC Planning Register
23 01 2023

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Broxton & District Parish Council Receipts & Payments

STATEMENT OF ACCOUNTS 2022 - 2023

RECEIPTS

Date		From whom	Particulars	Precept	Grants	Interest	VAT	Misc	Total
08 04 22		CW&C	Precept	5921.00					5921.00
01 06 22		HMRC	Vat Refund 2021-2022				201.07		201.07
23 12 22		JDM Construction Ltd	2022 Fire Engine House Rental					240.00	240.00
				5,921.00	0.00	0.00	201.07	£0.00	£6,362.07

PAYMENTS

Date	CHEQ	Page	To whom paid	Particulars	Staff Costs	Admin	Training	Grants	Projects	Misc	VAT	Total
08 04 22	BACs	161	Alison's Country Kitchen	Meeting Refreshments						60.00		60.00
18 05 22	BACs	161	Shires Accountants (PQR)	Payroll Services 4th Quarter		39.00					7.80	46.80
01 06 22	BACs	161	BHIB Councils Insurance	Insurance 2022-2023		491.27						491.27
01 06 22	BACs	185	Community Heartbeat Trust	Replacement pads		96.00					19.20	115.20
01 06 22	BACs	185	BHIB Councils Insurance	Additional premium for Fire Engine House		15.67						15.67
20 07 22	BACs	184	HMRC	PAYE/NI	97.20							97.20
21 07 22	BACs	185	A. Wright	REIM: Annual Report Printing		132.70						132.70
25 07 22	DD	197	ICO	Data registration		35.00						35.00
26 07 22	BACs	185	A. Wright	Salary	389.30							389.30
26 07 22	BACs	185	Mid-Cheshire Foopath Society	Membership		8.00						8.00
26 07 22	BACs	185	Shires Accountants (PQR)	Payroll Services 1st Quarter		33.00					6.60	39.60
04 08 22	BACs	197	A. Wright	Admin & Office Expenses		69.05						69.05
07 09 22	BACs	197	Cloud Next	Webhosting 1 year		49.99					9.99	59.98
27 09 22	BACs	197	HMRC	PAYE/NI	56.80							56.80
27 09 22	BACs	197	A. Wright	Admin & Office Expenses		64.41						64.41
27 09 22	BACs	197	A. Wright	Salary	226.70							226.70
27 09 22	BACs	197	G. Nicol	Reim.. Microsoft Subscription		49.99					10.00	59.99
28 10 22	BACs	203	Community Heartbeat Trust	Emergency Phone Line		60.00					12.00	72.00
28 10 22	BACs	203	Shires Accountants (PQR)	Payroll Services 2nd Quarter		33.00					6.60	39.60
29 11 22	BACs	203	A. Wright	Admin & Office Expenses		102.35					20.47	122.82
29 11 22	BACs	203	A. Wright	Admin & Office Expenses		56.47						56.47
29 11 22	BACs	203	A. Wright	Salary	162.40							162.40
29 11 22	BACs	203	HMRC	PAYE/NI	40.60							40.60
29 11 22	BACs	203	Royal British Legion	Poppy Wreath		100.00						100.00
09 12 22	BACs	203	Bickerton Village Hall	Warm Spaces Donation				100.00				100.00
16 12 22	BACs	204	Rebecca Dakin Ltd	Clearing Fire Engine House Vegetation						90.00		90.00
30 12 22	BACs	203	Shires Accountants (PQR)	Payroll Services 3rd & 4th Quarter		91.00					18.20	109.20
												0.00
												0.00
					973.00	1,526.90	0.00	0.00	0.00	60.00	110.86	2,860.76

TREASURERS ACCOUNT 30-91-92 00674201
BROXTON & DISTRICT PARISH COUNCIL

£ 14,216.91 Current balance

Current Account
TOTAL
Less unpaid payments .

£14,216.91
£14,216.91
0.00
£14,216.91

Year to date Balance
Balance Brought forward
Balance

£3,501.31
£10,715.60
£14,216.91

2,670.76

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