

# BROXTON & DISTRICT PARISH COUNCIL

## Minutes

Monday 25<sup>th</sup> July 2022 at 7.30pm.  
Held at Brown Knowl Methodist Church.

### PRESENT

Chairman David Williams

Derek Bell

David Houghton

Hayley Muddiman

Helen Rogers

Steve wild

CW&C Cllr Mike Jones

### PUBLIC – 3

#### 1. APOLOGIES

Ed Gretton – work commitments (made before co-option).

Simon Poole – family commitment.

Tim Vaughan – work commitment.

#### 2. DECLARATION OF INTERESTS

No interests declared.

#### 3. Vice Chairman 2022-2023

**142. Resolved** that Cllr. David Houghton be elected vice-chairman for 2022-2023.

#### 4. PUBLIC PARTICIPATION

A resident reported on her objection to planning application 21/02290/FUL, 1-3 Mount View Cottages and provided the Council with a copy.

Concerns were raised about overgrown hedges on the highways near the junction with Sandy Lane and at the junction of Old Coach Road with the A534, the Clerk will report these.

#### 5. MINUTES

**143. Resolved** that the Council approve the minutes of the Parish Council meeting held on the 30<sup>th</sup> May 2022.

#### 6. PLANNING

##### 1) Planning Register & Applications

Councillors noted the July Planning Register as circulated from page 186 of the Minutes.

**21/02290/FUL – Demolition of 3no dwellings & associated outbuildings & erection of new detached dwelling with access & ancillary works – 1-3 Mount View Cottages, Hall Lane, Broxton, CH3 9JF.**

**144. Resolved** that the Council submit the following observations:

Broxton & District Parish Council object to this application on the following grounds:

The proposed development is contrary to the Broxton and District Neighbourhood Plan (BDNP):

The proposed development fails to contribute positively to the landscape character of the area by virtue of its scale, design and materials used. It should be noted the proposed development site is in a highly visible location, as such the application is contrary to Policy RC1 of the BDNP.

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The proposed development fails to reflect the distinctive architecture of the area and in this case proposes demolition of local vernacular buildings identified in the Neighbourhood Plan as being typically of rough-cut sandstone, shallow dept/width frontage and traditional pitches roofs. The proposed dwelling which is of a modern design including timber cladding, glass and concrete is out of keeping with the area, and as such the application is contrary to Policy RC4 of the BDNP. The Parish Council agrees with the report of the Archaeology Team which highlights that these dwellings are of local historic interest and significance as examples of mid-19<sup>th</sup> century agricultural workers dwellings. As such any development of this site should seek to retain their appearance. The proposed development will result in the loss of 3 small dwellings which contributed to the much-needed provision of smaller more affordable housing in the area. The net loss of 2 dwellings and their replacement with one large executive dwelling does not contribute to the housing needs of the Parish. The Parish Council asks that CW&C refuse this application.

**145. Resolved** that the Council request CW&C Cllr Mike Jones call in this application to be considered by the Planning Committee and that Cllr David Williams speaks at the Committee meeting against the application.

## **22/02237/FUL – Erection of agricultural shed & access – Land at Withy Bank, Old Coach Road, Broxton, CH3 9JL.**

**146. Resolved** that the Council submit the following observations:

The Parish Council objects to this application on the following grounds:

No justification has been provided for the need for this building, and the Council is aware there are other agricultural buildings currently not in use in close proximity to the proposed site.

The proposed access is unsafe due to lack of the visibility and speed of vehicles on this stretch of road.

## 2) Bolesworth Estate Harthill Proposal

Councillors note the notes of the meeting held on the 12<sup>th</sup> July with representatives from Bolesworth Estate from page 188 of the Minutes. It was agreed that once an application is received an extraordinary meeting will be called to consider it.

## **7. JUBILEE WALK UPDATE**

It was reported that there is an article in the Annual Report which is due to be distributed asking for people to get involved with the project and hopefully a group of people will be identified who will help identify possibly 2 or 3 circular walks.

## **8. PITCH**

It was reported that the pitch has been topped again and that Cllr Wilde will continue to top it, noting it is improving each time it is cut. It was agreed it would be helpful if a small working group helped tidy the site.

## **12. National Trust Management of Bickerton Hill**

Councillors had received a copy of a letter sent to the National Trust from a concerned resident. The Clerk reported that she had contacted the National Trust ranger for the area who had provided the following response and also offered to meet councillors on the Hill to explain the management on the Heath:

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*Bickerton Hill is designated as a SSSI for its heathland species and as such takes priority over woodland areas due to its locally rare status. Specific areas of dense birch regrowth are being treated with roundup herbicide in the restoration zones to prevent establishment and favour the heath species which is already effectively starting to colonise the ground layer. This is required in the initial stages of restoration to supplement grazing by livestock. Due to the technique used, only the target species are controlled with minimal effect on other plant species. The surface of the treated birch is dry within minutes of application and poses no risk to wildlife, visitors, or their pets.*

*Heathlands are successional habitats that store high levels of carbon, mainly in the soil. Most types of heathlands require regular management to maintain their structure, function, and characteristic assemblage of species. Though this can appear to conflict with some climate mitigation initiatives (e.g. planting trees or allowing natural succession), active climate mitigation needs to consider the resulting changes in biodiversity, including losses of heathland specialists and other open ground species. Heathlands undergoing shrub or tree encroachment may release carbon into the atmosphere from the soil, which would not be offset by the growing shrubs or trees for decades. The restoration at Bickerton is a long-term plan (50 yrs+) aimed at maintaining the 50% split of heathland/woodland cover.*

*This will at times require further control of invasive species in the coming decades until heath is fully established within the restoration areas.*

It was agreed the Parish Council should see if the National Trust would be willing to host a Community Day on the Hill where residents would be encouraged to bring picnics and learn about how the Hill is managed and possibly get involved in volunteering activities. The event could also be used to highlight the pitch.

It was agreed Clerk should also raise with the National Trust that more signage about the management of the area and particularly the use of herbicides is required as it currently only on the car park at Duckington.

## **9. Section 215 Update**

CW&C enforcement officers reported that a planning contravention notice had been served on the property owner, the notice is a legal document which requests specific information about the site. The officer confirmed the next step will be for the CW&C to consider what action to take depending on the response provided. The officer had stressed this was a complex case with no quick solutions.

## **10. BROOMHILL WASTE TREATMENT UPDATE**

The Clerk reported that she had been in communication with Qwest services but had failed to get a response to the questions as to where the treatment plant is now functioning and where discharge from the system flows to, she will continue to pursue this matter.

## **11. Bickerton Burial Board**

The Council noted the minutes of the Burial Broad meeting on the 24<sup>th</sup> May including the fees, from page 191 of the minutes.

## **13. ACCOUNTS**

**147. Resolved** that the Council approve the accounts to date and bank reconciliation as on page 194 of the minutes and additional payments, including:

HMRC – PAYE/NI £97.20

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A. Wright – Reim Annual Report Printing £132.70  
Community Heartbeat Trust – Replacement pads £115.20  
BHIB Councils Insurance – Additional cover for Fire Engine House £15.67  
Shires Accountants – Payroll 1<sup>st</sup> Quarter £39.60  
Mid-Cheshire Footpath Society – membership £8  
A. Wright – Salary March, April, May & June £389.30

## **14. LOCAL LIST FIRE ENGINE HOUSE**

The Clerk reported she had added additional historic information on to the Local Listings Portal. The Conservation officer has agreed to review the building to see if it would merit national listing.

**148. Resolved** that the Council purchase an interpretation panel to be located at the Fire Engine House regarding its history.

## **15. CLERK'S VACANCY**

It was reported no applications had been received for the Clerk's position, the post is being advertised in the Annual Report.

Meeting closed at 20.26hrs

**The next meeting of the Parish Council is scheduled for  
Monday 26<sup>th</sup> September 2022, 7.30pm  
at  
Brown Knowl Methodist Chapel.**

Ann Wright  
26 07 22

# BROXTON & DISTRICT PARISH COUNCIL

## 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,		
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.		
22 06 22				Amendments		
03 11 21		21/04125/FUL	Bolesworth Hill Farm Bolesworth Hill Road Broxton Chester Cheshire CH3 9HN	Two storey extensions to main dwelling, Conversion of redundant barn to B8 use, Demolition of farm buildings, erection of garage and stable building, outdoor menage and associated landscaping works		
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.	
08 04 22	01 05 22	22/00967/FUL	Rock Cottage Old Coach Road Duckington SY14 8LH	Single storey rear extension with internal modifications	No Objection.	
13 04 22	07 05 22	22/00977/FUL 22/01400/LBC	Mickerdale Cottage Harthill Road Burwardsley	Reinstatement works to include internal & external refurbishment following fire damage	No Objection.	

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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			CH3 9NU			
30 04 22	19 05 22	22/01328/FUL	The Pines, Allmans Lane, Duckington, SY14 8LH	Demolition of existing garage, erection of single storey garage, single storey rear extension, alterations to windows and doors, external; cladding.	No Objection.	Approved
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	
08 06 22	29 06 22	22/02013/PDQ	Withy Bank Old Coach Road Broxtton CH3 9JL	Conversion of agricultural building into dwellinghouse with associated parking and amenity space.		CW&C confirmed planning application is required.
16 06 22	07 07 22	22/01753/FUL	White Knoll, Old Coach Road, Broxtton, CH3 9JD	Replacement garage outbuilding.	No objection subject to no impact on views from Hill Lane.	

Ann Wright  
BPC Planning Register  
18 07 2022

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S106 – Planning obligation / condition	S73 – Amendment of planning condition		

# 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.

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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.

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.



# BROXTON & DISTRICT PARISH COUNCIL

## 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

# BROXTON & DISTRICT PARISH COUNCIL

## BICKERTON JOINT BURIAL COMMITTEE

The AGM of the committee was held on Tuesday 24 May 2022 at 7.30pm in Bickerton Church having met in the Cemetery at 7pm.

PRESENT were Mr W S Davies, Mr D Lithgow-Smith, Mr P Groves, Mrs I Hastings, Mrs H Muddiman, Mr T Vaughan, and Mr S Wild

APOLOGIES Mrs C Davies, Mr C Goodwin,

MINUTES. The minutes of the meeting held on 1<sup>st</sup> September 2021 were approved and signed by the Chairman.

MATTERS ARISING. Following letters sent to the families, all unauthorised permanent plants have now been removed.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Mr W S Davies and Mr D Lithgow-Smith were re-elected as Chairman and Vice-Chairman respectively.

GARDENING SERVICES. Following the retirement of Mr John Walker, Mr Andrew Siddorn has been maintaining the cemetery grounds. It was agreed that Mr Siddorn should continue in this role permanently and will be paid £340/month for mowing and strimming services.

PRE-PURCHASE APPLICATION FORM. The committee agreed to the introduction of a Pre-purchase Application Form specific to Bickerton Cemetery, which will help keep relevant records in one place. It requires the purchaser to sign to say they agree to cemetery regulations, and also the requirement to confirm the plot is still required after 15 years if no burial has taken place.

SCATTERING OF ASHES. The committee agreed that no scattering of ashes will be allowed in the cemetery unless special permission is given.

COMMONWEALTH GRAVES COMMISSION. It was agreed that the cemetery should have a plaque to show that there are war graves present. The Clerk has been asked to contact the Commonwealth Graves Commission to arrange this.

PROPOSAL FOR FAR END OF CEMETERY. It has been proposed that a hedge screen be put in to allow an area for the gravediggers to put excess soil for removal. This was approved by the committee.

FINANCIAL APPROVALS. Annual accounts were reviewed and approved by the committee. It was proposed that some money in the bank accounts should be moved into a different savings account with better interest rates. The Clerk was asked to get advice from the Auditor.

BURIAL FEES. The committee agreed that the burial fees should be reviewed at every AGM as a standing agenda item. Following review of rates for other cemeteries in Cheshire and Wirral, it was agreed that a 10% increase to fees for residents and a 20% increase to fees for non-residents should be applied. Clerk to do the calculations and circulate the suggested costs to the committee for approval.

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ACCOUNTS. The following account payments were approved: Garden Services £340.00 cheque 546, Notice Board repairs £252.80 bank transfer, Garden Services £340.00 cheque 547, Hedge cutting £93.60, Garden Services £340.00 cheque 548, Tree cutting £70 cheque 549, Mole control £75 bank transfer. The Clerk presented a summary of receipts and expenses for the period 1 September 2021- 16 May 2022 showing a current account balance of £24,263.93, BRA/AC £3019.07.

AOB. The committee were informed that the late Beryl Moss has left a sum of money to the cemetery in her will. The clerk will update the committee when further details are received.

Following inspection of the Cemetery the following items were raised: It was agreed that the gate should be re-painted black with gold top. Clerk to get quote from the person who painted the church gate recently. The committee requested sanding and re-staining of the notice board, and renewal of some of the old notices. Some of the branches from trees in Bickerton Croft are coming over into the cemetery. The Clerk was asked to arrange for branches on the cemetery side to be cut back. It was raised that a few graves have glass vases against policy, causing problems for maintenance around the graves. The Clerk was asked to write to the families and ask them to remove the vases.

# BROXTON & DISTRICT PARISH COUNCIL

## BICKERTON JOINT BURIAL COMMITTEE BURIAL FEES

To be used from 1 July 2022

Burial plots	Residents	£300
	Non-residents	£660
Interments	Residents	£300
	Non-residents	£660
Cremated remain plot including allowance for 18"x18" memorial stone	Residents	£125
	Non-residents	£330
Cremated remains in existing grave	Residents	£125
	Non-residents	£275
Headstones	Residents	£125
	Non-residents	£275
Additional names on headstones	Residents	£40
	Non-residents	£100
Additional names on cremated remains memorial stone	Residents	£20
	Non-residents	£40
Pre-purchase of burial plots	Residents	£550
	Non-residents	£1200
Pre-purchase of cremated remains plots	Residents	£300
	Non-residents	£550

Interments are exclusive of gravedigger charge which is paid by the Funeral Director directly to the gravedigger.

Residents are from the parishes of Bickerton, Egerton, Broxton, Duckington, Larkton and Bulkeley.

Pre-purchase of a grave reserves the plot for 15 years. If no burial has taken place during this period the applicant will be contacted to enquire if the plot is still required. Purchaser must inform the Clerk of any change of address. Without written confirmation the plot will be made available for purchase again. There will be an admin fee of £50 to be paid at this time.

# BROXTON & DISTRICT PARISH COUNCIL

## Broxtown & 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
				5,921.00	0.00	0.00	201.07	£0.00	£6,122.07

### PAYMENTS

Date	CHEQ	Page	To whom paid	Particulars	Staff Costs	Admin	Training	Grants	Projects	Misc	VAT	Total
08 04 22	BACs	161	Allison'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		Community Heartbeat Trust	Replacement pads		96.00					19.20	115.20
01 06 22	BACs		BHIB Councils Insurance	Additional premium for Fire Engine House		15.67						15.67
												0.00
												0.00
					0.00	530.27	0.00	0.00	0.00	60.00	7.80	728.94

598.07

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

£ 16,108.73 Current balance

Current Account  
TOTAL  
Less unmade payments .

£16,108.73  
£16,108.73  
0.00  
£16,108.73

Year to date Balance  
Balance Brought forward  
Balance  
£5,393.13  
£10,715.60  
£16,108.73

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