

**Minutes of Broxton & District
Parish Council Meeting
Monday 31st July 2023 at 7.30pm.
Held at Brown Knowl Methodist Church.**

PRESENT

Chairman David Williams

Derek Bell

Kathryn Borman

David Houghton

Mark Henshall

Simon Poole

Helen Rogers

Tim Vaughan

Steve Wild

CW&C Cllr Mike Jones

Public - 20

1. APOLOGIES

Cllr Carol Shadbolt – family commitment.

2. DECLARATION OF INTERESTS

i) Dispensation Request

23/022 Resolved that the Council agreed the dispensation for Cllr Borman to remain in the meeting, speak and vote on matters relating to the A534 for the lifetime of the Council.

ii) Declarations of Interest

Planning Application 23/01923/FUL - Cllr Derek Bell confirmed for he is a Trustee of the Sandstone Ridge Trust which is leading on the project to have the Sandstone Ridge designated as an Area of Outstanding Natural Beauty, which includes the proposed development site.

3. VICE-CHAIRMAN 2023-2024

23/023 Resolved - that the Council agreed Cllr David Houghton to be Vice-Chairman for 2023-2024, Cllr Houghton signed the acceptance of office.

4. PUBLIC PARTICIPATION

Planning Application 23/01923/FUL – Harthill

The following comments were made in relation to the Harthill Application:

The Chairman of the Tattenhall Labour Party reported that he was speaking on behalf of tenants of the Bolesworth Estate who felt unable to speak. He listed a number of policies from the Broxton and District Neighbourhood Plan which the proposed development contravenes including RC1 Landscape, RC2 Views and RC5 Nature. He also highlighted policies in the National Planning Policy Framework which the application was contrary to. He stated that noise disturbance and light pollution were major concerns for residents.

The applicant highlighted that recent comments posted on social media regarding the application had been in some cases offensive. It was stated that the application had been put together over the last 12 months following a public meeting and a meeting with Broxton & District Parish Council, there had also been consultation with the Sandstone Ridge Trust, Natural England and CW&C. It was hoped the application would create a beautiful building which would enhance the views. The development is intended to create a rural country pub/restaurant with a quality children's play area, and a safe accessible trail which will link up to the Sandstone Ridge, and will open up an area which is not currently open to the public.

A resident stated that Harthill was a quiet sleepy place, and it should be kept that way and that there was enough going on at Bolesworth Castle already. He stated the school building should be used as an outdoor activity centre the same as other former schools in the area.

The Chairman of the Bolesworth Estate stressed the main focus of the Barbour family is to preserve, enhance and promote life on the Estate. He stated that if anyone felt unable to approach the Estate, they should approach him directly and that he would handle their concerns properly.

CW&C Cllr Jones confirmed for the last 30 years many tenants of the Estate have raised matters with him that have been addressed by the Estate and that this continues to be the case.

It was noted that many other commercial properties owned by Bolesworth were struggling or closed and maybe this could be looked into at the same time as the redevelopment of Harthill. A resident of Burwardsley highlighted that Estate owned land in Burwardsley which had been approved for development now lay vacant and was described as an eyesore.

5. PLANNING

i) Planning Application 23/01923/FUL

The Council noted comments made during public participation and reviewed the application in relation the Neighbourhood Plan Policies. It was agreed the Clerk should approach the Bolesworth Estate to seek to develop dialogue between residents and the Estate.

23/01923/FUL & 23/01900/LBC - Change of use and internal alterations of former school and schoolmaster's house to food and drink premises (Class E) and staff apartment - Harthill Cookery School, Harthill Cookery School Harthill Lane Harthill CH3 9LQ.

23/024 Resolved - that the Council submit the following:

At a meeting on Monday 31st July 2023 Broxton and District Parish Council resolved to object to this planning application unless the following matters can be adequately addressed through planning conditions and legal agreements:

Traffic & Highways

The Parish Council asks:

- That traffic calming is put in place on the approaches to the proposed development site including on the A534 noting a large percentage of vehicles travelling to and from the venue will do so via the A534.
- That improvements are made to the junction of Smithy Lane /Harthill Lane and the A534 which has limited visibility making it highly dangerous given the speed of traffic along the A534 and the vehicles overtaking along this section of road. It should be noted that the number of vehicles turning into and out of this junction will significantly increase as a result of the development.
- The access and egress of the proposed development is improved to provide increased visibility.
- That safe passing points are created on Harthill Road to allow increased traffic to safely travel along this road noting the high number of bicycles and horses using this stretch on road.
- That a full traffic assessment is undertaken of the development which will attract more vehicles than the previous uses of the site.

Lighting

The Parish Council asks:

- That strict conditions are put in place requiring the lighting scheme for the development to be submitted and approved which prevents excessive illumination and sky glow and retains the dark skies which are currently a feature of the Harthill.
- That a condition be imposed preventing external lighting being on when the premises are closed.

Noise

The Parish Council asks:

- That strict conditions are imposed which prevents noise disturbance.
- That conditions are imposed which prevents the tipping of bottles and other noisy materials at unsociable hours.

Environment & Landscape

The Parish Council asks:

- That a full environmental impact assessment is undertaken noting the biodiversity of the proposed development site.
- That a Landscape Visual Impact Assessment is undertaken noting the historic (listed) buildings adjacent to the development site and the natural landscape which is currently being considered for designation as an Area of Outstanding Natural Beauty.

Other Matters

The Parish Council asks:

- That all permitted development rights are removed from the site.
- That the extant planning permission for a grass boarding centre is revoked.
- That a liaison group is established including Parish Council representatives and the applicant and other stakeholders to be agreed.

ii) Planning Register

Councillors noted the Planning Register as circulated from page 20 of the Minutes.

23/02019/FUL - External alterations to replace existing rear window and patio doors with bifold doors, change side door with a window and replace rear patio with new raised patio area - 1 Broxton Hall Mews Whitchurch Road Broxton CH3 9JS

23/025 Resolved - that the Council submit no objection.

6. TRAFFIC CALMING A534

The Council noted as a result of the letter to the Police and Crime Commissioner (PCC) he had agreed to attend a site meeting with Councillors however this had been postponed until August.

7. MINUTES

23/026 Resolved that the Council approve the minutes of the Parish Council meeting held on the 22nd May 2023.

8. FIRE ENGINE HOUSE

Councillors noted the reported prepared by the Clerk regarding possible sale of the Fire Engine House. It was agreed the Clerk should investigate the possibility of a long-term self-repair lease being established for the property, further discussions were deferred to a future meeting.

9. ACCOUNTS

23/027 Resolved - that the Council approve the accounts and payments to date as on page 22 of the minutes including the below payment:

BHIB Councils Insurance – Insurance 2023-2024 - £534.68

23/028 Resolved - that the Council approve the following payments:

CW&C Highways – A534 Broxton, Harthill & Old Coach Road Speed Limits - £4907.64 +vat

Ann Wright – Salary May to July 40.5 hrs - £453.60

HMRC – PAYE - £113.40

Ann Wright – Office Expenses & Reimbursement - £143.60

Old Chads Orchard – Website updates & Annual Report Delivery - £120.00

10. GRANTS

It was noted no grant applications had been received.

11. EMAIL ADDRESSES

23/029 Resolved - that the Council establish councillor emails through the website e.g., davidwilliams@broxtonparishcouncil.co.uk.

12. NEIGHBOURHOOD PLAN REVIEW

The Clerk reported she had not proceeded with this project as the funding had not been available from the Department of Levelling Up, Housing & Communities via Locality¹ until last week. Now the funding is available the Clerk will proceed to obtain prices from consultants and advertise for volunteers to take part.

13. PLANTING & BROWN KNOWL HEDGE UPDATE

It was noted details of the planting scheme for the Brown Knowl Verge have been submitted to Highways for approval.

23/030 Resolved - that the Council agree a budget of up to £100 for wildflower seeds for various verges in the village.

14. BONFIRE

It was suggested the Parish Council organise a community bonfire which would include face painting, stalls, BBQ, marshmallow toasting etc and run from 2 until 7pm at The Sandstone Inn

It was agreed Cllrs Borman, Poole & Williams would form a working group to organise the event with the Clerk to organise the event.

CW&C Cllr Jones confirmed he would provide grant of £1000 towards the event.

23/031 Resolved - that the Council agree a budget of up to £2000 to fund the event.

15. NATIONAL TRUST EVENT

The Clerk reported she was still working on obtaining date for an information event which would focus on the National Trust's management of the Hill and could be part of the Parish Meeting.

16. COUNCIL DOCUMENTS & GOVERNANCE

23/032 Resolved – That the Council agreed the council documents as listed:

Community Engagement Policy

Complaints Procedure

Disciplinary & Grievance Procedure

Equality & Diversity Policy

Financial Regulations

Information Data Protection Policy - GDPR

Grants & Donations Policy

Health & Safety Policy

Parish Council Standing Orders

Planning Standing Orders & Protocol

Training Policy

¹ <https://neighbourhoodplanning.org/>

17. FINGERPOSTS

It was reported that CW&C will provide the necessary paint for painting of the traditional black and white finger posts, however if the works can only be done from the highway contractors with the necessary accreditation would need to undertake the works. Cllr Poole agreed he would undertake the works. It was agreed the Clerk would apply for the paint of CW&C.

23/033 Resolved - that the Council would cover the cost of sundries including paint brushes.

19. D-DAY 80TH COMMEMORATIONS

It was noted it will be the 80th Anniversary of D-Day on the 6th June 2024, it was agreed to contact Bickerton Parish Council about the lighting of a beacon to make the occasion.

Meeting closed at 21.19hrs

**The next meeting of the Parish Council is scheduled for
Monday 25th September 2023, 7.30pm
at
Brown Knowl Methodist Chapel.**

Ann Wright
01/08/2023

Broxton & District Parish Council Planning Register 2023-2024

Date Received	Comments Deadline	Application Reference	Description	Location	Comments Submitted	Status
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.	
16 05 23	06 05 23			Amendments	See page 2 of Minutes.	
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.	
20 01 23	08 02 23	22/04671/FUL	Broxton Old Hall, Old Coach Road, Broxton, CH3 9HS.	Retention of existing treehouse and outbuilding.	No objection.	
14 02 23	07 03 23	23/00295/FUL	Withy Bank, Old Coach Road, Broxton, CH3 9JL.	Conversion of steel portal framed barn into 3-bedroom residential dwelling with associated curtilage.	No objection.	
10 05 23	01 06 23	23/01010/FUL	Fields Farm, Whitchurch Road, Broxton, CH3 9JR.	Improvements to an existing access point at Fields Farm.	See comments below:	
<p>The Parish Council has concerns regarding the nature of the A41 in the location of the proposed access improvements. Visibility for drivers is greatly reduced due to deep dips in the road as such they may not be aware of stationary traffic waiting to turn. In addition, the traffic in both directions travels at high speed.</p> <p>As such the Parish Council requests that appropriate warning signs are installed highlighting turning vehicles and that the speed limit is reduced to allow vehicles accessing and exiting the proposed and existing accesses/turnings to manoeuvre more safely.</p>						

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		

11 07 23	27 07 23	23/01923/FUL 23/01900/LBC	Harthill Cookery School Harthill Lane Harthill CH3 9LQ	Change of use and internal alterations of former school and schoolmaster's house to food and drink premises (Class E) and staff apartment. Demolition of rear 1960s extension and conservatory, and erection of single storey rear extension with patio areas, replacement of existing rear flat roof and rear lean-to with sedum flat roof with fan/heat pump screened area. Replacement windows and doors and rainwater goods. Demolition of an existing barn and erection of storage building for plant and cycle storage, erection of cold room store and bin store area, creation of accessible trails and associated landscaping, play area and alterations to existing access, 59 car park spaces with 4 EV charging points		
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Appeals

Ann Wright
BPC Planning Register
24 07 2023

