

BROXTON & DISTRICT PARISH COUNCIL

Minutes

Monday 28th November 2022 at 7.30pm.

Held at Brown Knowl Methodist Church.

PRESENT

Chairman David Houghton

Derek Bell

Simon Poole

Helen Rogers

Tim Vaughan

Steve Wild

CW&C Cllr Mike Jones

PUBLIC – 3

1. APOLOGIES

Ed Gretton – work commitment

David Williams – work commitment

2. DECLARATION OF INTERESTS

No interests declared.

3. PUBLIC PARTICIPATION

1-3 Mount View Cottages Planning Application

The applicants for the above application raised concerns regarding the Parish Council's object to their application which agreed by the Council at the July meeting, particularly given that the application considered in July was an amendment to the application considered in July 2021 when the council agreed no observation.

The applicants circulated CGI images of the proposed property which they highlighted would blend into the landscape.

They requested the council reconsider their observations and withdraw the objection submitted to CW&C.

The applicants made the following comments regarding the application:

The size of the proposed property had been reduced.

A report had been submitted as part of the application regarding the landscaping and visual impact of the proposed dwelling and it was suggested the design and landscaping of the proposal would have a positive impact on the landscape.

It was noted the proposed property was consistent with the local modern vehicular which includes a number of timber clad and metal roofed properties.

It was stated that it is proposed to reuse as much of the sandstone from the buildings as possible for walling and landscaping.

It was reported the CW&C conservation and design team had stated the high quality of the design and materials to be used outweighed any harm to the landscape.

It was reported that Historic England had stated the properties to be demolished were an unremarkable example of agricultural workers dwellings and the value of them had been diminished by extensions.

It was stated that area was not sustainable enough for low cost or affordable properties due to the lack of infrastructure including school transport and the existence of narrow country lanes. It was also argued that it was not economically viable to develop the properties as low-cost housing, and that the development of 3 properties on the site would have a far greater visual impact.

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Footpath Project

A resident voiced her support for the footpath project and the opening up of footpaths making them more useable.

Bus Shelter Shelves

It was suggested that shelves should be installed in the bus shelter for the books, it was agreed to consider this at the January meeting.

Brown Knowl Methodist Church Grave Year Grant

The Clerk reported she had received an email regarding the graveyard grant from CW&C, she confirmed she would contact the sender regarding the application process.

Duckington Defibrillator

It was reported that a defibrillator was due to be installed at Duckington, and it was asked if the Council could contribute to the cost.

4. MINUTES

153. Resolved that the Council approve the minutes of the Parish Council meeting held on the 26th September 2022.

5. PLANNING

1) Planning Register & Applications

Councillors noted the November Planning Register as circulated from page 205 of the Minutes, noting no further applications had been received.

It was reported that notice of a planning appeal had been received for application 21/04631/S73 - Agricultural worker's dwelling (Amendment to permission 11/00363/OUT) - Removal of Condition 10 of 12/00117/OUT - Green Bank Farm, Withy Lane, Broxton, CH3 9JP, the council had submitted a comment of no observation for the application. It was agreed to submit no further comments to the planning inspector.

21/02290/FUL – 1-3 Mount View Cottages Application

Councillors reviewed the comments submitted following the July 2022 meeting noting that 3 of the 6 Councillors who had considered the application in 2021 were now no longer on the Parish Council. The meeting discussed the application and comments submitted noting the availability of additional documentation when submitting comments in 2022.

154. Resolved that the Council make no changes to comments submitted in July 2022.

CW&C Cllr Jones confirmed he would be attending the planning committee meeting in December when the application is considered and will present observations for and against the application allowing the Planning Committee to make its decision.

6. JUBILEE WALK UPDATE

The Council reviewed the briefing circulated, from page 207 of the minutes. It was agreed to develop shorter routes which could be linked as this would provide walkers with more options. It was agreed to improve paths 1 and 2 marked on the map in the first instance, and that a report of what was required for each route would be considered by the Council at the January meeting.

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7. DUCKINGTON LANE LITTER

The Clerk confirmed she had submitted a request to CW&C for signage warning against fly tipping and littering and was waiting for response from CW&C.

8. WARM SPACES INITIATIVE

It was reported that Cllr Vaughan had attended a meeting on this initiative at Bickerton Village Hall. Bickerton Village Hall committee plan to launch its Warm Hub on Thursday 8th December from 10-2pm. The Hall will be open to all who wish to come, get warm and have cups of tea biscuits etc. The Council was asked to encourage people to attend and enjoy the warmth and friendship on offer. The Clerk reported she had forwarded the hall information about available grants.

155. Resolved that the Council make a donation of £100 towards the Warm Hub.

It was confirmed there were no plans to open the Chapel as a warm space initiative noting it is difficult to heat the Grade II listed building and that work is ongoing to bring the building up to 2022 standards.

9. PITCH

It was reported no further progress had been made regarding the Pitch and that any further maintenance is unlikely to take place until in the Spring.

10. NATIONAL TRUST EVENT

It was agreed to hold the event with the National Trust in during 2023 to allow more time for it to be promoted to residents, it was hoped a date could be agreed by email early in the new year.

11. CHRISTMAS

It was reported that the Bolesworth Estate will be supplying two trees one at Harthill, which it was hoped they would erect and once for Duckington, the Clerk had obtained battery Christmas lights as agreed at the last meeting. Once it was known when the trees would be available the Clerk will contact Councillors to organise decorating the trees.

12. WEBSITE & EMAIL

The Clerk reported that following problems transferring the domain from Squarespace a new domain has been established, broxtonparishcouncil.org.uk along with a new email address for the Clerk, clerk@broxtonparishcouncil.org.uk. The Clerk is now working through the website to update the pages and has currently updated the agendas and meetings and councillor information pages.

13. ACCOUNTS

155. Resolved that the Council approve the accounts to date and bank reconciliation as on page 209 of the minutes and additional payments, including:

Community Heartbeat Trust – Emergency Phone Line - £72.00

Shires Accountants – Payroll 2nd Quarter - £39.50

Shires Accountants – Payroll 3rd and 4th Quarters - £109.20

HMRC – PAYE/NI – 40.60

A. Wright – Office & Admin Expenses - £179.29

A. Wright – Salary September to November - £162.40

Royal British Legion – Poppy Wreath - £100.00

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14. LOCAL LIST FIRE ENGINE HOUSE

1) Update

The Clerk reported the CW&C Conservation officer had confirmed the local Listing of the Fire Engine House but had not yet had time to consider it for national/heritage listing but would do so when possible.

2) Building Maintenance

Bec Dakin had confirmed she would clear the vegetation for a maximum cost of £180.

156. Resolved that the Council appoint B. Dekin to undertake the vegetation clearance.

3) Interpretation Panel

The Clerk had been advised by the CW&C Conservation officer to fix the interpretation panel to a post rather than on the building itself as such she had contact the highway officer to see if permission would be required to do this.

15. ELECTIONS

It was noted the Parish Council will have all out elections in May 2023 and that we need to consider ways to encourage member of the public to stand for the Parish Council, noting it has 10 seats.

It was noted the Council may need to bring forward both its March meeting to avoid purdah and its May meeting which needs to be held with two weeks of the election, these matters can be addressed at the January meeting.

Meeting closed at 20.48hrs

**The next meeting of the Parish Council is scheduled for
Monday 30th January 2023, 7.30pm
at
Brown Knowl Methodist Chapel.**

Ann Wright
29/11/2022

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. Amendments	Objection page 182 of Minutes.	
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.	
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.	Approved
13 04 22	07 05 22	22/00977/FUL 22/01400/LBC	Mickerdale Cottage Harthill Road Burwardsley CH3 9NU	Reinstatement works to include internal & external refurbishment following fire damage	No Objection.	Approved 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	
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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16 06 22	07 07 22	22/01753/FUL	White Knoll, Old Coach Road, Broxton, CH3 9JD	Replacement garage outbuilding.	No objection subject to no impact on views from Hill Lane.	Approved
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.	
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.	
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.	

Appeals

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		
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Ann Wright
BPC Planning Register
21 11 2022

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'Jubilee' and 'Coronation' Footpath Project: some initial thoughts for discussion.

28th November 2022

Background

In response to a suggestion by a resident the BDPC agreed to explore the possibility of developing one or more designated footpaths to mark / link two events: the 70th Jubilee of Queen Elizabeth II and the Coronation of King Charles III.

The purpose of this short document is to explore the suggestion in more detail and to consider some initial guidelines for the development of such a path or paths.

Basic working principles – which of the following should apply?

1. Why this project now?
 - a. To promote the use and enjoyment of footpaths in the area.
 - b. Raise the profile of different areas covered by BDPC.
 - c. Provide way markers and signage to offer guidance on routes in addition to highlighting key features of the landscape and cultural heritage in the area.
2. Where and what?
 - a. A single 'circular' route taking in the 3 parishes (Broxton, Harthill and Duckington) covered by BDPC.

OR

- b. Several (2 to 4) shorter routes perhaps one based in each of the individual parishes but with potential to provide linking routes.

Some practical issues – are any of these 'deal breakers'?

1. The condition of existing public rights of way.
2. What is the potential for 'filling gaps' between existing public rights of way?
3. What signage is envisaged and should this include interpretation boards?
4. What promotional materials are envisaged / needed?
5. Start / finish points do they provide adequate parking and access?
6. How to provide wheelchair access on some (if not all) routes?

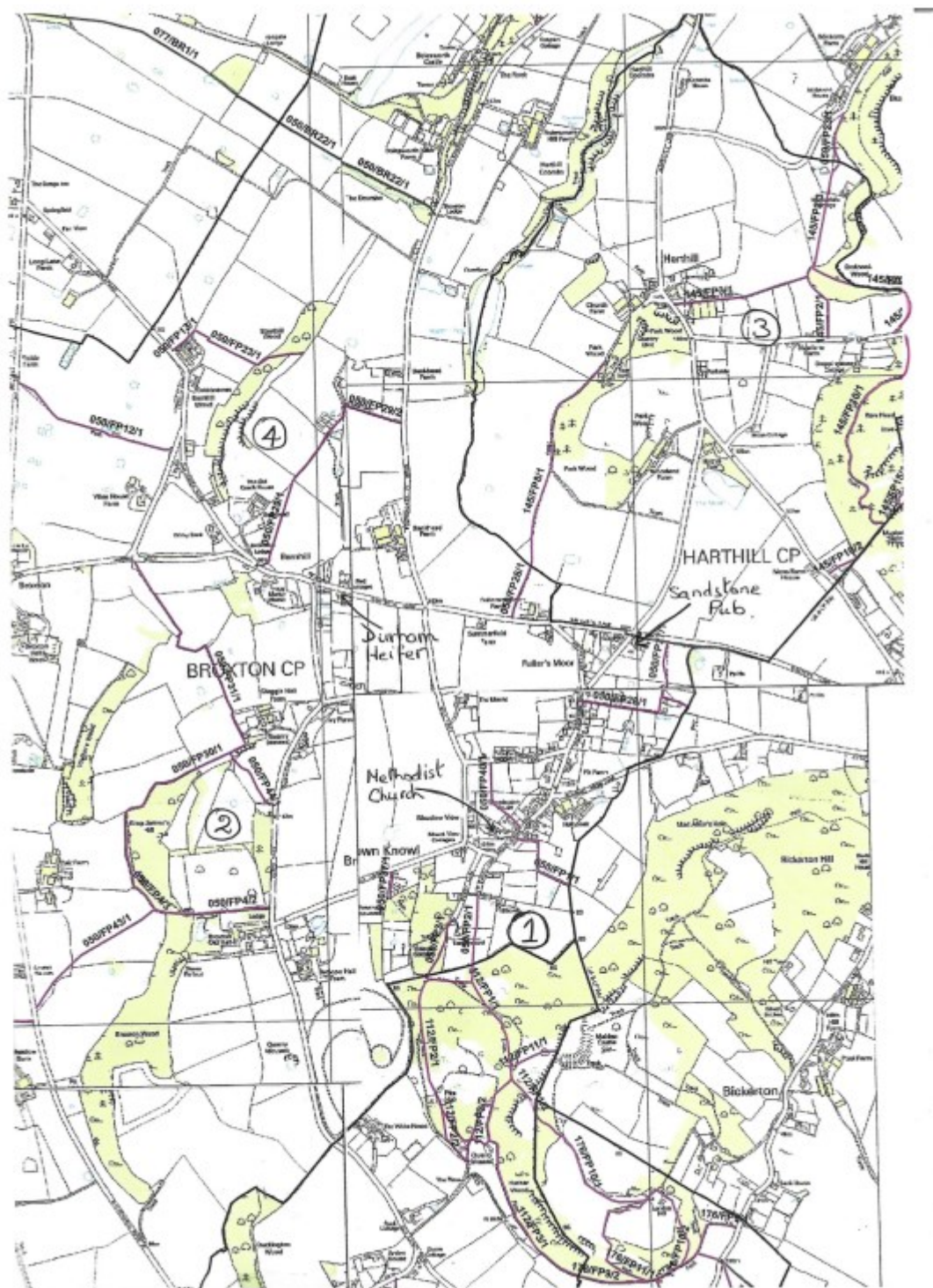
Making a start

Although it doesn't show the whole area covered by the three parishes of BDPC, the attached map provides an overall picture of the majority of the public footpaths in the area.

- 3 Properties (Sandstone Pub, Methodist Church, and Durham Heifer) have been indicated to help with orientation
- The Numbers 1 to 4 have been added to indicate possible areas for closer consideration.

Having considered the options above the Council is asked to indicate how they wish to proceed with the project and how it should be managed.

BROXTON & DISTRICT PARISH COUNCIL



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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
				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	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		Community Heartbeat Trust	Emergency Phone Line		60.00					12.00	72.00
28 10 22	BACs		Shires Accountants (PQR)	Payroll Serices 2nd Quarter		33.00					6.60	39.60
30 12 22	BACs		Shires Accountants (PQR)	Payroll Services 3rd & 4th Quarter		91.00					18.20	109.20
					770.00	1,268.08	0.00	0.00	0.00	60.00	90.39	2,188.47

2,188.47

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

£ 14,758.40 Current balance

Current Account
TOTAL
Less unmade payments .

£14,758.40
£14,758.40
109.20
£14,649.20

Year to date Balance £3,933.60
Balance Brought forward £10,715.60
Balance £14,649.20



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