

BROXTON & DISTRICT PARISH COUNCIL

Minutes

Monday 26th July 2021 at 7.30pm.
Held at Brown Knowl Methodist Chapel.

PRESENT

Cllr S Wild – Chairman

David Williams, Derek Bell, Ian Marshall, Nikki Robinson, John Siddorn.

CWaC Cllr Mike Jones

PUBLIC -6

1. APOLOGIES

David Houghton sent his apologies, unable to attend as on holiday.

Mark Booth sent his apologies, unable to attend due to work commitments.

2. DECLARATION OF INTERESTS

Cllr Wild and Cllr Vaughan declared an Interest in Item 11.

3. PUBLIC PARTICIPATION

The applicant for planning proposal 21/02290/FUL, Mt View Cottages, and his planning advisor attended the meeting and shared a model of the proposed development for the area where currently Mt View Cottages are located (to be discussed during Agenda item 6). It was confirmed it would only be one dwelling despite the appearance of a number of single-story buildings. It was also explained that the proposal was designed to add to the area in the palette and textures being proposed. It was explained that the entrance to the new property would be further away from the road and that any land not taken up by the proposed property would be landscaped.

Cllr Vaughan contributed as a Member of Public to defend his actions regarding various matters in response to complaints raised by the Parish Council during the preceding 18 months or so. Firstly, in response to the Parish Survey findings last year that overwintering of cattle was unwanted in the village, he said his solution was to apply for Planning Approval for an Agricultural Building to house cattle overwinter, which he was surprised was not then supported by the Parish Council. This led him to incur additional costs, such as paying for visual images to be drawn up to support his application prior to the Parish Council reconsidering the proposal, which they then opposed again. He presented the Parish Council with a bill for £2400 which he felt the PC should pay for additional costs he incurred during the delay in his proposal being approved due to the opposition presented by the Parish Council. He also presented the Parish Council two other invoices, one for repairs to the phone box for £180 and one for the repairs to the bus shelter for £360, work which he had undertaken.

He then explained that the rubble that was being stored on his land was bought in to build the shed that he was awaiting planning permission for. He said it was recycled Cheshire stone that would be saved from landfill. The scrap metal that was also referred to during the last meeting was awaiting collection by his scrapman who couldn't collect it due to COVID lockdowns and ongoing health

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issues. The waste plastic that was complained about was being used as a barrier between the cottage on his land and the road to prevent a tenant injuring themselves.

He said that he has had visits from both CWaC trading standards and a DEFRA vet to investigate complaints regarding the farm, which he believes were all from the same source. He says he has passed all of these investigations and feels that these organisations are likely fed up with the complaints. He also said he had filmed a resident that was walking around his property, which he believed was to gather further evidence to support ongoing complaints, and said that he would share this video online if necessary.

The applicant for the planning proposal for the other property on item 6 on the agenda (a. 21/01867/FUL) also spoke to say that although the proposal for the increase in size of the property seemed large it was only really because the existing size is so small proportionally 22ft x 11ft.

4. MINUTES

98. Resolved that the Council approve the minutes of the Parish Council meeting held on the 24th May 2021.

5. ACCOUNTS

99. Resolved that the Council approve the accounts on page 132 of the minutes, including:

- a) Clerk office costs £36, mobile bundle charges £10, postage £6.83
- b) Clerk Salary Jan Feb March £546.20
- c) HMRC PAYE/NI 1st Quarter £25.80
- d) Annual Data Protection Fee £35

6. PLANNING

Councillors noted the July Planning Register as circulated on page 133.

- a) 21/01867/FUL **100. Resolved.** No observations.
- b) 21/02290/FUL **101. Resolved.** To submit the following comments:

No observations however the Parish Council request that the landscaping is sympathetic with the sandstone from the frontage of the property and the village, to enable the property to blend in with the existing parish plan.

7. REVIEW OF EXISTING PC DOCUMENTS

It was discussed that the protocol outlined in the Code of Conduct and the PC Planning Standing Orders needed to be understood and implemented correctly during meetings. Cllr Wild apologised for being present and expressing his point during the item about planning 20/03683/FUL during the last meeting having declared an interest at the start of the meeting. He said that both himself and Cllr Vaughan should have left the meeting without contributing to the discussion. It was suggested that the Monitoring Officer be contacted to clarify what the protocol is should this situation arise again as it depends on the type of 'Interest' a Councillor declares on if they can be present/ contribute or not to a discussion, for example if it is pecuniary or neighbourly interest the protocol varies.

8. POST BOX RELOCATION

Following some discussion, it was felt that the current location of the 2 post boxes in the village were already well located at either end of the village therefore **resolved 102.** that no further action would be taken.

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9. PLAYING FIELD/ FOOTBALL PITCH

Cllr Williams offered to put together a Risk Assessment for a group of volunteers to start clearing the land. Many people in the village have offered to help and Cllr Wild offered to top/trim the overgrown vegetation. Prior to any action though the Clerk was asked to find out legally where the PC stands in organising this, to find out from the Insurance company if the Public Liability held covers the PC against any possible accidents that may occur during such a clear up.

10. RUBBISH BIN

It was agreed that the Clerk should contact CWaC to find out if the existing bin at the centre of Brown Knowl was a dog waste and general litter bin, if not request a dog waste bin be installed and to request that the existing bin is emptied more regularly.

12. PC MEETING DATES

The Clerk confirmed that the potential change to the September PC meeting date was no longer needed and therefore the following dates will be the remainder meeting dates for 2021-2022:

- a) Monday 27th September 2021
- b) Monday 29th November 2021
- c) Monday 31st January 2021
- d) Monday 28th March 2022

Cllr Wild confirmed he wanted to give notice of 6 months to tender his resignation as Chairman therefore January 2021 will be the final meeting that he will Chair and proposed that Cllr Williams, as Vice Chairman, chairs the March 2021 meeting. This would give Cllrs the opportunity to consider any new applicants and decide on a new Chairman and Vice Chairman during the March meeting.

11. SECTION 215 LPA

Agenda item 11 was discussed last so that Cllr Wild and Cllr Vaughan left the meeting having declared an interest at the beginning.

It was confirmed that the Clerk had received an email from the Enforcement Officer at CWaC to confirm that the request for a section 215 LPA is being investigated and that a case is being put together alongside an earlier complaint about Pit Farm where the site was described as a 'Greenfield site turned into scrap metal and builders tipping yard'. The Officer had responded to say any other complaints they receive of a similar nature (i.e. untidy land/s.215 notices- including that submitted by the Parish Council) will be investigated under the same case reference and that multiple cases will not be opened. They had assured the Clerk they will investigate the matter thoroughly and update her with any progress. They visited the site on Thursday 22nd July, took photographs and will compile a report to discuss the case with their line manager to determine how best to proceed with the investigation. At this stage therefore no further action is to be taken by the Parish Council however the Clerk will continue to request any updates from the enforcement officer to be able to keep the Parish Council up to date with any progress.

Meeting closed at 8.37pm.

Gill Nicol 30 07 2021

**The next meeting of the Parish Council is scheduled for
Monday 27th September 2021 at Brown Knowl Methodist Chapel.**

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A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Broxtton & District Parish Council Receipts & Payments			STATEMENT OF ACCOUNTS 2021 - 2022									
2	RECEIPTS			Particulars	Precept	Grants	Interest	VAT	Misc	Total			
3	Date		From whom		5520.00					5520.00			
4	08.04.21		CW&C	Precept									
5					5,520.00	0.00	0.00		£0.00	£5,520.00			
6	PAYMENTS												
7	Date	CHEQ	Page	To whom paid	Staff Costs	Admin	Training	Grants	Projects	£137	VAT	Total	
8	06.04.21	BACS	116	G Nicol	494.00							494.00	
9	06.04.21	BACS	116	HMRC	52.00							52.00	
10	06.04.21	BACS	91	G Nicol Reimbursement			85.00					85.00	
11	09.04.21	BACS	109	G Nicol office & mobile costs		50.00						50.00	
12	09.04.21	CHEQ	116	Brown Knowl Methodist Church		125.00						125.00	
13	26.05.21	BACS	116	Andrew Scarett		20.00						20.00	
14	27.05.21	BACS	116	Internal Auditor Fee									
15	27.05.21	BACS	116	G Nicol	51.79							51.79	
16	27.05.21	BACS	116	Norris & Fisher Insurance		288.96						288.96	
17	14.06.21	BACS		Shire Payroll Services	10.50							12.60	
18	30.06.21	BACS		G Nicol	546.20							546.20	
19	30.06.21	BACS		G Nicol	36.66							43.99	
20	02.07.21	BACS		HMRC	25.80							25.80	
21					597.79	195.00	85.00	0.00	0.00	0.00	9.43	1,775.34	
22	Outstanding Cheques			Current Account (2/7/21)	£13,589.49	Year to date Balance				£3,744.66			
23	353	125.00		TOTAL	£13,589.49	Balance Brought forward				£9,719.83			
24				Less uncleared cheq.	125.00	Balance				£13,464.49			
25													
26													
27													
28													

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Broxton & District Parish Council Planning Register 2020-2021

				Status
01 11 19	19/03618/OHL	Overhead lines from Duckington to Chowley Cheshire	Duckington-Chowley 11KV overhead electricity line and rebuild scheme	Unknown
20 11 20	20/03683/FUL	Pit Farm, Sherrington Lane, Broxton, CH3 9JU	Steel portal framed agricultural building – amendment to application 20/01634/FUL	Approved
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.	Awaiting decision
25 02 21	21/00187/FUL	Phillips Park Salters Lane Broxton Chester Cheshire CH3 9JH	Demolition of existing three bedroomed dwelling and erection of new 5 bedroomed dwelling	Awaiting decision
30 3 21	21/00995/FUL	Broxton Hall Farm Old Coach Road Duckington Malpas Cheshire CH3 9HS	Conversion of former agricultural buildings to form two dwellings plus holiday accommodation.	Approved
5 5 21	21/01429/FUL	Bolesworth Castle Bolesworth Hill Road Broxton Chester Cheshire CH3 9HQ	Temporary 3 year consent for the use of land to provide winter lights event including lights trail, ice skating, sleigh rides, Christmas village including Santa's grotto and Christmas themed food and beverage stalls	Awaiting Decision
12 05 21	21/01574/S73	Withy Bank Old Coach Road Broxton Chester Cheshire CH3 9JL	Outline application for erection of farm workers dwelling (removal of condition 3 of planning permission 6/22461)	Approved
03 06 21	21/01867/FUL	Ivy Nook Sherrington Lane Broxton Chester Cheshire CH3 9LA	Single and two storey extensions	
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	

Ctrl & click on application number to access application on CW&C website.

Appeals

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Gill Nicol
BPC Planning Register 2021
19 07 21

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