

MINUTES OF BURWARDSLEY PARISH COUNCIL MEETING HELD AT THE BURWARDSLEY INSTITUTE ON WEDNESDAY 23rd JANUARY 2023 AT 7.30PM FOR THE PURPOSE OF TRANSACTING THE FOLLOWING BUSINESS

PRESENT

Cllrs. Stockton (in the Chair), Rowley, Anderson, and Carden
Ward Cllr. Jones

APOLOGIES

20.179. Apologies J Dutton

DECLARATIONS OF INTERESTS

20/180. There were no declarations of interest.

MINUTES

20/181. **Resolved:** The minutes of the Parish Council Meeting held on the 16th November 2022, were approved and signed as a correct record. All were in favour.

MATTERS ARISING

20/182. There were no matters arising as these will be covered in other points on the agenda.

Open Forum

Before the official business of the Council commences there will be a period of approximately 15 minutes for members of the public to have the opportunity to comment and raise questions on matters effecting the parish. Residents that attended were able to raise their concerns that centred around point 5 on the Agenda - Bolesworth Estate.

UPDATE FROM THE BOLESWORTH ESTATE

20/183. The Chair welcomed to the meeting Vicki Ball (Head of Engagement) and Mike Crowther (Property & Leisure Director) from the Bolesworth Estate. Mike Crowther introduced himself and Vicki, explaining that Vicki's role now encompasses both tenant and community engagement and that he was relatively new to his role replacing Simon Kennish. He then stated he is currently in the progress of reviewing several areas across the estate. Vicki advised that her role involved community engagement working with all teams across the estate in a varied role ensuring the smooth running and communication channels between both tenants and the community and therefore very much the primary contact at the estate for the Parish Council. The Chair ran through the main points of concern raised by both the Parish Council and residents of the village:

The visual untidiness of the buildings, formerly the Curtain Factory and residential property Meshach.

Future plans for building and land after the forthcoming closure of the Cheshire Workshops.

Woodlands at two sites in the village, with trees and hedge overgrowth encroaching into the road.

Mike Crowther advised that he had been liaising with members of the team at the estate and understood that there was planning permission granted on the same site that was formerly the Curtain Factory, which also included three other sites around the village. He confirmed that on review the estate did not feel that the plans in the current format are commercially viable to develop and that each site would need to be looked at again on an individual project basis with the developers.

The Chair raised that the immediate issues were the untidy state of the properties, the broken window at the building formerly the Curtain Factory and Meshach with it being left empty for such a long time, unkempt.

Ward Cllr. Jones expressed his disappointment after all the efforts that had been put into the planning application for the 5 properties, which had an element of affordable housing had not been developed out over the three years and decided not to be commercially viable. Mike Crowther confirmed this was being reviewed again by himself and the team and would check if the time lapse had resulted in the application expiring, or whether works already carried out at one of the sites with foundations dug out on land opposite the church would have any bearing on this. Mike Crowther advised that Meshach was also under review and is a live project at the moment with plans to potentially turn it into a holiday let are being considered.

(2)

The Parish Council requested that they understood the properties mentioned were under review, however, in the meantime could they at least be tidied up. Mike Crowther confirmed that the Cheshire Workshops would be closing at the end of March and to date the estate had no firm plans for the site and whilst its location had amazing potential it is a large, complicated building however, it is on the estate's agenda to try and find a solution for it. The Parish Council and the residents of the village would appreciate that any development options being considered for the site by the estate in the future could be communicated to the Parish Council before plans are submitted to avoid any unnecessary concerns/rumours that do cause unrest for the residents of the village. The estate confirmed this would be the approach they would look to follow and had been evident recently with the Harthill Inn project. The Parish Council felt that the site both the building and car park when empty needed to be properly secured to keep the site safe. The Parish Council suggested a barrier with a keypad like the one at the Marina in Tattenhall. Cllr. Stockton also wanted noted the restrictions made on the building as part of the 106 legal agreement, when the restaurant planning was passed back in 1990's regarding open hours etc. It was also raised that the noise levels from any proposed new use of the building would be a concern for the village with an example being given of the Success Factory, which had been used in the past as a wedding venue – Harthill Weddings & Events.

The Parish Council raised about the woods overgrowing onto the roads on School Lane & Harthill Road and the impact these also have on the drains. Vicki Ball advised she would speak to the team at the estate about the hedges at both sites. It was then also agreed that a further meeting with a representative from the Parish Council and the Bolesworth Estate was a good idea and would require a travel around the village to highlight concerns, including the two woodlands sites for the estate to see first-hand the issues. The estate confirmed that a pro-active communication channel would be established to keep everyone informed of any current or future plans that concern the village. Mike Crowther reassured the Parish Council and residents that the estate had not lost sight or interest in the village, which was raised as a concern and that the estate was continuously looking at options for the properties in question.

A discussion took place around the Sandstone Trust and the AONB and it was agreed that a Representative from the Sandstone Ridge Trust should attend a future meeting.

20/184. The Chairman role - Cllr. Stockton confirmed he had agreed to Chair this meeting and was happy to stand as Chairman for the remaining meetings until the elections in May 2023.

20/185. The Chair confirmed there was no further update on the Clerk's vacancy.

20/186. a) Balance in the Bank at 20th January 2023

Current Account: £5,073.48

Current No. 2 Account: £6,992.60

b) To approve the following cheques for payment

Cheques raised and issued for approval:

The Accounts Centre (November & December 2022) £24.00

The Barbour Institute (Room Hire 27.10.2022) £13.75

c) Amendment to cheque value from approval at Parish Council Meeting 16th November 2022

Cllr. Anderson (Reimbursement of Plants for Planters from £246.77 to £184.80.

All were in favour. **Resolved:** The above cheques were approved for payment.

20/187. Precept 2023/2024 - Extraordinary meeting to be called to agree the Precept 2023/2024.

20/188. Neighbourhood Plan Update - No further interest had been shown. It was noted that the village does have a Design Statement. Ward Cllr. Jones confirmed the current Local Plan which is reviewed every 5 years, however, is currently being reviewed in respect to land and climate change impacts. A Neighbourhood Plan is very useful to have in place for the village and carries a lot of weight when planners are determining applications.

**PLANNING
Cont.**

Planning Applications - No new applications received.

Other Planning Matters - Ward Cllr. Jones raised that the Parish Council may want to write to the CWAC Planning and ask to include the Parish Council in the consultation process when the application for the site at Harthill involving Bolesworth Estate goes in as this will have a direct impact as on the boundary of our village.

**HIGHWAY
MATTERS**

- 20/189. Cllr. Anderson reported that CWAC Highways team had been out and dug out the worst affected drains. The verges were converging on to the roads and silt had built up blocking the drains. The next step was for the delivery team within the highways department to come out with suction equipment to clear the drains now visible, unfortunately this has not been done and now some of the drains are blocked again, outside the institute and up near the Pheasant Inn were given as examples. A drain outside of property Fairview had also been identified as a concern and raised by a resident in the village, the council had been out with jetting equipment, however unable to fix as the drain needed to be dug up. Drains on Harthill Road and outside Broad Rough was also raised as an area of concern. Cllr. Anderson advised he had requested both Burwardsley and Higher Burwardsley be looked at off the back of these current issues but had no reply to date. Ward Cllr. Jones asked that he be copied into the email trails sent to highways to date, also pinpointing the locations of the drains that were an issue and that he would take up with the highway officer on our behalf.

A discussion was had about the current speed limits project and there is a need for some clarification as to what the next steps are in terms of how the consultation process would be conducted. Further action was needed to establish who was going to move this project forward. It was noted that speed limits had been looked at in the past by the Parish Council with an unsuccessful outcome.

Cllr. Anderson reiterated that any issues with potholes in the village need to be reported via the CWAC online portal as this seems to be the best way of ensuring they are actioned.

**IMPROVEMENTS
TO THE
INSTITUTE**

- 20/190. Roger Carroll Trustee of the Institute was present at the meeting and gave a summary update reporting the progress has been slow, however works in the kitchen had started with the plasterer due out next week and electricians have completed first fix and are due to come out again and move a radiator into the kitchen and then when ready complete second fix. There had been an issue with some damp from a leak in the roof in the kitchen which had soaked up moisture in the plaster but had since dried out.

The next step after the plasterer has been out is to lay a resin floor. The majority of the equipment for the kitchen has been purchased and is ready to be installed and plans to install a system to heat water for the kitchen and washrooms is being looked at. The kitchen is hoped to be completed by March 2023.

A further discussion took place later in the meeting reference the Institute and Roger Carroll mentioned that the Trustees would need to approach the Parish Council again in the future to discuss the possibility of further funding for repairs and renewals to include new replacement external doors. There has also been a further issue with a section of the ceiling since the roof had been repaired this was due to the weather conditions and was being looked into.

**VILLAGE
WEBSITE**

- 20/191. Cllr. Rowley reported that he was awaiting some further documents to be uploaded to bring the website completely up to date which hopefully would be done very soon to include some financial/governance documents which were picked up from the last internal audit in need of action. Cllr. Rowley confirmed he is currently uploading information and the website is launched and live. When once all the uploads are complete the focus will then be on the requirement for a social media platform such as facebook as a tool to inform the community of updates from the Parish Council. It was discussed that there were a number of facebook pages already set up for various groups within the village and how best to set up a social media platform for the Parish Council to communicate with the community going forward.

**DATE OF
NEXT PARISH
COUNCIL
MEETING**

- 20/192. The next meeting would be scheduled for March 2023, however it was agreed a meeting date would be agreed at the Extraordinary meeting due to take place the following week.

Meeting closed at 9.00pm