

**Minutes of the Meeting of Bradwall Parish Council
Wednesday 25 January 2023 8:00pm
Bulls Head Meeting Room, Smallwood**

PRESENT: Cllr. G. Gnyp – Chairman BPC
Cllr. M. Acton – BPC
Cllr. E. Gnyp – BPC
Cllr. M. Ollier – BPC
Cllr. S. Beck - BPC
Mrs V. Collier – Clerk

IN ATTENDANCE: Cllr. J. Wray

1. Apologies for absence

No apologies were received.

2. To receive any Declaration of Interests regarding Agenda items

No declarations were noted.

3. To approve Minutes of the meeting held on Wednesday 16 November 2022

Approved by Cllr. M. Acton and seconded by Cllr. G. Gnyp.

4. To discuss Matters arising from the last meeting.

a) Bradwall Village Hall

Contact has been attempted with Bradwall Bakery with no response. Cllr. G. Gnyp provided contact details to the clerk for the owner of the bakery.

b) Meeting location arrangements

Due to meeting clashes and no response from Sandbach Rugby Club, The Old Hall have confirmed they would be available going forward.

c) Update on Bradwall Permissive Path Project

PLANNING

Received positive decision notice 18/12/2023, with conditions:

- Hedgerows must not be removed between 1/3 and 31/8
- Request for environmental method statement
- Asking for features to enhance the biodiversity value of the proposed development.

The last 2 conditions need to be cleared before work can commence, this involves submitting details, a new application and a fee.

Redfox kindly supplied the method statement and George Barlow's land, which Jeremy farms, "is in an organic elementary stewardship scheme (OELS) and part of the agreement was to plant 60 fruit trees which took place last winter/spring. There are a number of other options in the agreement which also assist in the biodiversity of the surrounding farmland.

The application and information has been submitted and the painful process of dealing with CE Planning begins. The fee for the application is probably £58 and timescale could be anything.

In order to continue the momentum of the project, the hedgerow needs to be removed before the end of February and therefore the project needs to be awarded a contractor.

ENVIRONMENTAL AGENCY

The Small Brook is considered to be a main river and a flood risk activity exemption is required in order to construct the bridge. This exemption has been obtained, a few notable conditions:

- The bridge cannot be for vehicles and must be less than 8m bank to bank
- Foundations cannot be closer than 1m to the edge of the bank
- The lowest point of the underside of the bridge is at least 600mm higher than the top of the banks.

QUOTES

Four companies have been contacted for quotes;

WAP Lawton, gave a competitive quote, they quoted without visiting site and there is little detail on the quote - they did not give confidence.

Redfox have quoted £28,440 including VAT (£23,700 ex VAT) - the most expensive, they will not reduce cost - we may be able to reduce cost by contracting out the fence work separately. They have been emailed (5/1/2023), asked for a start date (April), whether the hedgerow can be removed before end Feb (yes) and for environmental method statement and risk assessment to clear planning condition. All responses were received by return.

Willis's have quoted £28,187.81 including VAT (£23,489.84 ex VAT). They have been emailed (15/1/2023) to re-quote for gritstone top wearing coat not limestone, a start date, whether the hedgerow can be removed before the end Feb and for an environmental method/construction statement to clear planning conditions. No response to date.

Maple Leaf Designs – declined to quote

There was a great deal of support for awarding the contract to Willis's, with them being a local contractor and a CEC approved contractor. It has been difficult to work with them so far but it was felt that they would go the extra mile to ensure the project was completed successfully and to budget.

Awarding the contract

All present Bradwall Parish Councillors agreed to award the project to Willis's on the condition that confirmation that the work would be completed by the end of May 2023 and the hedgerow would be removed prior to the 1 March 2023. If this could not be obtained by 27 January 2023, the project would be awarded to Redfox.

FUNDING

Taking the worst-case scenario funding required including VAT is £28,440, BPC community fund is currently unable to fund the project. The solar farm fund payment should be made in March to an approximate value of £5,863. This will give adequate funds. Reclaiming VAT ASAP will return approx. £4,700 back into the funds.

5. Finance (Clerk)

6. To receive the Balance Sheet

The balance sheet was noted.

Cash Book	<u>Balances Brought Forward</u>	
	Current Account	1157.02
	Business Reserve Account	153.54
	Community Benefit Fund Account	<u>23689.97</u>
		<u>26806.94</u>

7. To approve payments.

Cheque no 411 was approved and signed.

The bank mandate is still outstanding, Cllr. S. Beck to check emails for the signatory requirements.

8. Planning Matters

<u>Ref</u>	<u>Description</u>	<u>Address</u>	<u>Date registered</u>	<u>Date for comments</u>	<u>Target decision date</u>	<u>Decision</u>
Outstanding Decisions						
21/5202C	Change of use of field to allow touring caravan pitches	Fields Farm, 150B Congleton Road, Sandbach, CW11 4TE	08/10/2021	10/11/2021	02/06/2022	No decision
22/2144C	Conversion and extension of existing barn to a single dwelling	Bradwall Manor, Pillar Box Lane, Bradwall, CW11 1RB	17/06/2022	29/07/2022	12/08/2022	No decision
22/3244	Change of use of land for Showmans Yard with development retrospective	Fairacre, East Booth Lane, Moston, CW11 3PU	14/08/2022	14/09/2022	10/10/2022	No decision
22/2944C	Creation of permissive path	Smithy Bends. Bradwall Road, Bradwall	02/09/2022	05/10/2022	28/10/2022	18/12/2022
22/3860C	Construction of a detached outbuilding and extension of boundary wall	Bridge Cottage, Bradwall Road, Bradwall, CW11 1RG	29/09/2022	25/10/2022	24/11/2022	No decision

The current planning permission applications progress was noted.

9. Correspondence Received and Updated Actions (Clerk)

10. The next meeting is Wednesday 15 March 2023 at the Old Hall.

Cllr. E. Gnyp apologies noted for this meeting.

Signed by RFO/Clerk

Chairman