

# Preston Brook Parish Council

## MINUTES OF PRESTON BROOK ORDINARY PARISH COUNCIL MEETING HELD AT 8:30PM ON TUESDAY 28 NOVEMBER 2023 AT PRESTON BROOK VILLAGE HALL, SANDY LANE, PRESTON BROOK, CHESHIRE, WA7 3AW.

### **Members Present:**

Cllrs A Price, J Walton, L Sanders, C Murray, M Hughes, M Marlow, and P Bolton.

### **Also Present:**

Luke Trevaskis - Proper Officer  
Cheshire Police

### **1. Apologies**

None.

### **2. Declarations**

Cllr A Price declared an interest in Preston Brook Village Hall as a trustee.

### **3. Public Forum**

None.

### **4. Police**

Representatives indicated that each area is supposed to have a PCSO and a Beat Manager.

It was explained that some areas do not have a Beat Manager, and the Beat Manager for the area is currently on long term absence.

The Council advised that finding solutions to tackle speeding vehicles remained a priority for residents.

### **5. Minutes**

It was resolved that the minutes of the last meeting be accepted as a true record.

### **6. Village Hall**

The Council noted that a recent email evidenced that Steel Solicitors holds a small pack of deeds and documents which they are holding on behalf of the Village Hall, having already completed the land registry change.

The Vesting Declaration (and possible a transfer agreement) should be among those.

The Council were advised the Village Hall Committee has been approached to obtain the pack from Steel Solicitors in order to expedite the remaining processes to undertake the ongoing administration of the Trust Deed.

The Council also noted somebody from the Village Hall Committee must register the merger of the two charities (referring to the Vesting Declaration) on the 'My Charity' online portal, or provide third party access so a representative of the Parish Council can undertake this (with the permission of the Village Hall Committee).

## 6. Public Realm

The Council agreed to chase Halton Borough Council (again) to ensure the work previously agreed was undertaken as a matter of priority.

The Council noted that Halton BC were investigating the overgrowth to the sign at the entrance to the village.

The Council noted the contractor had been instructed to undertake the installation of the new knee rail fence at Bridgewater Grange as a matter of urgency.

The Council received and accepted the tree safety report, agreeing that the high priority tree work (removal of the Willow Tree and Horse Chestnut Tree) should be undertaken without delay at a cost of £550+VAT and £850+VAT respectively. The Council agreed it would consider the planting of a new tree to ensure a green canopy was maintained.

## 7. Finance

- The Council considered the budget and precept report 2024-2025.
- The Council resolved to set its 2024-2025 budget at £47,750, and reserves at £8,609.80
- The Council resolved to set its 2024-2025 precept at £52,444.60
- The Council agreed to donate £50 to the RBL for the Poppy Wreath

8. **Communications** - members resolved to defer the approval of the next newsletter to the following meeting.

## 9. Planning

- 22/00203/FUL - The Council considered the planning application and resolved to instruct a barrister (FTB Chambers) at a cost of £2,000+VAT to prepare a submission on behalf of Preston Brook Parish Council to ensure the views of local residents were fully represented. The Council noted key points of focus, including:
  - i) Concerns of people living and working on the Wharf and issues regarding run-off.
  - ii) The importance of direct access to the canal.
  - iii) The need for a traffic regulation order to reduce speeds to 30MPH.
  - iv) The inappropriate use of terra-mesh for the surroundings, and the Council's future conservation ambitions. Members suggested sandstone may be a more suitable material.

- v) The inappropriate use of other materials, with members preferring the aesthetic of multi-brick, and red sandstone.
- vi) The lack of sufficient local facilities such as GP surgeries and schools.

The Council also noted a sum of £106K in S106 contributions that the Council was vehemently against being spent to mitigate the developmental impacts in areas that fell outside of the parish. The Council wanted to ensure optimal benefit from any such compensatory fees to re-invest in the parish on future projects to safeguard open space, and maximise facilities and infrastructure for local residents.

- 22/00493/OUT - The Council considered the planning application and noted that Halton BC's Development Management Committee will be meeting on 5 December at 6.30pm in Runcorn Town Hall to consider the outline application, with all matters reserved except for access, for the proposed development of 17 dwellings on land at Sumners Farm (east of Barkers Hollow Road). The Council felt there should be a change in speed limit to 30MPH and noted that this development was not within the Local Plan.
- The Council noted that the Neighbourhood Plan would be able to progress when there had been an outline appraisal document provided for the Conservation Status.

**10. Ward Councillor Report** - there was no report to note.

### **11. Next Meetings**

It was noted that the next meeting would be held on Tuesday 23 January 2024 at 8.30pm.

**Signed as a true record**

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**Chairperson**