

# Bradwall Parish Council

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## Minutes of the Meeting of Bradwall Parish Council Wednesday 12<sup>h</sup> March 2025 at 8:00pm at Old Hall, High Street Sandbach

**PRESENT:** Cllr. G. Gnyp, Chair  
Cllr. M. Acton  
Cllr. S. Beck  
Cllr D Murray  
Cllr. M. Ollier

Also present: H Riley

**1. Welcome and introductions**

Cllr G Gnyp introduced H Riley who was attending to minute the meeting.

**2. Apologies for absence**

Apologies had been received from Cllr R Smedley and Cllr E Gnyp.

**3. To receive any Declaration of Interests regarding agenda items**

None.

**4. Procedural Matters**

**4.1 To approve and agree the minutes of the ordinary meeting held on Wednesday 15<sup>th</sup> January 2025**

The minutes were approved and signed.

**4.2 Matters arising from the minutes**

The minutes to ensure that minute 7. Shows that the Community Benefit Fund Policy had been adopted.

**5. Public Forum**

No members of the public were in attendance.

**6. Councillor Vacancy**

The Council received the resignation of Cllr R Smedley with effect from 17<sup>th</sup> March 2025 and of Cllr E Gnyp with effect from 14<sup>th</sup> March 2025.

Cllr G Gnyp Thanked Cllr R Smedley and Cllr E Gnyp for their valued service to the Council.

The Clerk to contact Cheshire East to advise of the two new casual vacancies and to inform all Councillors of the timescale for advertising.

**7. Community Benefit Fund**

It was **agreed** that Councillors would distribute flyers relating to the Community Benefit Fund.

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### 8. To discuss matters/outstanding actions arising from previous meetings

All Councillors to be added as signatories to all bank accounts being completed by the Clerk.

Cllr D Murray to provide a headshot for the website.

A snow/ice clearance route had been drawn up and a cost per clearance to be obtained by the Clerk.

### 9. Finance

#### 9.1 Bank Reconciliation

|                                 |                    |                  |
|---------------------------------|--------------------|------------------|
| Balances from Previous Minutes: |                    | 14,669.59        |
| Income:                         | Precept            | 0.00             |
|                                 | Interest           | 0.00             |
| Expenditure                     |                    | 969.41           |
| Closing Balance                 |                    | <b>13,700.18</b> |
| 09/01/24                        | PC savings (9911)  | 1,377.22         |
| 09/01/24                        | PC current. (6244) | 508.24           |
| 09/01/24                        | CBF (9908)         | 1,814.72         |
| 25/06/24                        | CBF savings (3185) | 10,000.00        |
|                                 |                    | <b>13,700.18</b> |

Figures in red are Community Benefit Fund Monies which are grant monies earmarked for specific projects.

The bank reconciliation was *noted*.

#### 9.2 Payments for Approval

It was *agreed* to transfer £125.99 from the CBF to cover the cost of the defibrillator battery.

### 10. Planning

#### 10.1 New Planning Applications for Consideration

##### **25/0508/LBC Plum Tree Farm, Wards Lane, Bradwall, CW11 1RD**

Listed building consent for extension and alterations.

No objections.

##### **25/0507/HOUS Plum Tree Farm, Wards Lane, Bradwall, CW11 1RD**

Householder application for extension and alterations.

No objections.

##### **24/5111/HOUS The Oaklands**

No objections.

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### **25/0211/OUT Bloor Homes Outline Planning 325 residential dwellings (Use Class C3), creation of a community park located between Manor Road and the A533 The Hill**

It was **resolved** to object as follows:

Bradwall Parish Council objects to planning application 25/00211/OUT, which seeks outline permission for up to 325 residential dwellings, associated infrastructure, and open spaces on greenfield land outside the Sandbach settlement boundary. This proposal contradicts established local planning policies and threatens the character and sustainability of the area.

#### **Conflict with the Sandbach Neighbourhood Development Plan**

The Sandbach Neighbourhood Development Plan (2022) clearly outlines a strong local desire to preserve farmland, green spaces, and the open countryside setting of Sandbach. This application is directly at odds with the objective "To protect and enhance the open countryside setting of Sandbach", the site in question is outside the designated settlement boundary and therefore it does not align with planned, sustainable development strategies.

#### **Policy PC3: Policy Boundary for Sandbach**

This policy emphasizes that development should be focused within the defined settlement boundary to promote sustainable growth and protect the surrounding countryside. The proposed development site lies outside this boundary, contravening Policy PC3's directive to concentrate development within established limits.

#### **Policy PC5: Landscape Character and Access**

Policy PC5 seeks to protect and enhance the distinctive landscape character of Sandbach, ensuring that any development respects the town's natural assets and provides appropriate access to green spaces. The proposed development on greenfield land would disrupt the existing landscape and potentially limit public access to valued open spaces, thereby conflicting with Policy PC5.

#### **Policy H1: Housing Growth**

While Policy H1 acknowledges the need for housing growth, it stresses that such development should be proportionate, sustainable, and in line with the town's infrastructure capabilities. Given the 40% increase in dwellings since 2012 and the ongoing strain on local infrastructure, the addition of 325 residential units would exceed the sustainable growth parameters outlined in Policy H1.

#### **Overdevelopment and Infrastructure Strain**

When the National Planning Policy Framework (NPPF) was introduced in 2012, Sandbach had approximately 8,000 dwellings. Since then, an additional 3,200 homes have been approved. This large increase in housing has placed significant pressure on local infrastructure, including roads, healthcare services, and educational facilities,

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many of which are struggling to cope. Additional large-scale housing developments will exacerbate these existing issues.

### Loss of Greenfield Land and Environmental Impact

Approving this application would result in the permanent loss of valuable greenfield land, which provides essential ecological, recreational, and landscape benefits. The proposed development would lead to increased traffic congestion, air pollution, and potential flood risks due to increased surface water runoff from newly built-up areas. Moreover, the loss of agricultural land conflicts with national policies that emphasize food security and sustainability.

### Premature and Unnecessary Development

Many of the housing developments granted permission in Sandbach over the last decade are still being built out. There is no urgent demand for additional housing beyond what has already been approved. It would be inappropriate and unsustainable to approve further large-scale developments without a comprehensive review of the impact of recently completed and ongoing housing projects.

### Conclusion

This application on greenfield land outside the settlement boundary of Sandbach contradicts the principles of sustainable development and local planning policies. It fails to respect the objectives of the Sandbach Neighbourhood Development Plan, places undue strain on infrastructure, and leads to the unnecessary loss of valued countryside. Furthermore, it directly conflicts with Policies PC3, PC5, and H1 of the Sandbach Neighbourhood Development Plan, reinforcing the unsuitability of the application.

## 10.2 Current Outstanding Applications

The outstanding applications were *noted*.

| Reference and Location                                     | Proposal  | Status            | Registered   | Decided |
|--|---|-------------------|--------------|---------|
| <b>23/1294C</b><br>Home Farm<br>Bradwall Road<br>CW11 1RG  | Change of use and conversion of part of redundant agricultural building into one dwelling house | With case officer | 3 April 2023 | No      |
| <b>22/3244C</b><br>Fairacre<br>East Booth Lane<br>CW11 3PU | Change of use of land for Showman's Yard with facilitating development                          | With case officer | 15 Aug 2022  | No      |
| <b>21/5202C</b><br>Field Farm                              | Change of use of field to allow touring caravan pitches, inc                                    | With case officer | 8/10/2021    | No      |

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|                               |                          |  |  |  |
|-------------------------------|--------------------------|--|--|--|
| 150b Congleton Rd<br>CW11 4TE | associated hard standing |  |  |  |
|                               |                          |  |  |  |

### 11. Additional Items

There were no additional items.

### 12. To agree dates of the next meetings

The following dates were **agreed**:

Wednesday 14<sup>th</sup> May 2023 8.00pm Old Hall – Annual Parish Meeting

Wednesday 14<sup>th</sup> May 2025 8.10pm Old Hall – Annual Meeting of the Parish Council

Wednesday 9<sup>th</sup> July 2025 8.00pm Old Hall – Ordinary Meeting

Wednesday 10<sup>th</sup> September 8.00pm Old Hall – Ordinary Meeting

The meeting closed at 8.45pm.

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## Bradwall Parish Council

### Appendix 1

| <b>Matter</b>  | <b>Notes</b>   | <b>ACT</b>  |
|--|--|-------------|
| Bradwall Village Hall - regarding funds held by the charity commission   | Closed   | Clerk       |
| Defibrillator  | The defibrillator has been removed from the village hall with permission.<br>The cabinet has been installed at Hollins Green.<br>New battery and pads have been purchased.<br>Power supply is required to the cabinet before the defibrillator can be brought into service | MO          |
| Natwest Online Banking   | Closed   |             |
| Condition of Roads – Bradwall Parish Area.   | All councillors to report issues using fix my street   | All         |
| Website and emails   | Closed   | EG          |
| Clerk headshot to be taken and uploaded to the website   | The Clerk and Cllr D Murray to provide a headshot for MA to upload.  | MA<br>Clerk |
| Damage to road signs   | MA to make repairs.  | MA          |
| Projects for the CBF   | Ongoing  | Clerk       |
| Unity Bank   | All Councillors to be added to bank signatory  | Clerk       |
| Lightsource  | Contact to confirm ongoing grant monies and confirm that the term of the solar farm has been extended.   | Clerk       |
| The draft flyer to be amended to cover CBF project of ring door bells and ideas of how the CBF can be spent to be produced | This communication to the residents of Bradwall, should now include the following:<br>-Ideas for spending of the CBF<br>-Advertising the 2 Councillor vacancies<br>-Interest in ring door bells  |             |

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### Bradwall Parish Council accounts 2024/2025

#### Unity Trust Accounts

| Date       | Activity                         |           | Expenditure | Income  | Balance   |
|------------|----------------------------------|-----------|-------------|---------|-----------|
| 31/03/2024 | Opening balance                  |           |             |         | £6,274.19 |
| 04/04/2024 | VAT transfer to BPC community BF | Income    | £4,697.97   |         | £1,576.22 |
| 08/04/2024 | CE Precept                       | Income    |             | £995.00 | £2,571.22 |
| 17/04/2024 | Scottish Power                   | Utilities | £70.19      |         | £2,501.03 |
| 31/05/2024 | 430 Zurich insurance             | Insurance | £196.00     |         | £2,305.03 |
| 25/06/2024 | 432 Chalc membership             | Admin     | £59.66      |         | £2,245.37 |
| 20/06/2024 | 433 Accounts Submission          | Admin     | £120.00     |         | £2,125.37 |
| 20/06/2024 | 434 Parish online Website        | Admin     | £258.00     |         | £1,867.37 |
| 01/07/2024 | DD Scottish Power                | Utilities | £70.19      |         | £1,797.18 |
| 30/07/2024 | 435 DM Payroll                   | Admin     | £50.00      |         | £1,747.18 |
| 01/08/2024 | 436 Thank you gift               | Admin     | £25.00      |         | £1,722.18 |
| 01/08/2024 | 437 TSO domain renewal           | Admin     | £9.54       |         | £1,712.64 |
| 16/09/2024 | 438 PKF Littlejohn LLP           | Admin     | £252.00     |         | £1,460.64 |
| 02/09/2024 | Precept Cheshire East            | Income    |             | £995.00 | £2,455.64 |
| 11/10/2024 | Transferred to Unity Trust       |           |             |         | £2,455.64 |
| 15/10/2024 | Scottish Power                   | Utilities | £70.81      |         | £2,384.83 |
| 25/11/2024 | Salaries Sept – Oct              | Salaries  | £220.00     |         | £2,164.83 |
| 30/11/2024 | Bank Charges                     | Admin     | £6.00       |         | £2,158.83 |
| 30/11/2024 | Salaries Nov                     | Salaries  | £130.00     |         | £2,028.83 |
| 30/12/2024 | Salaries Dec                     | Salaries  | £130.00     |         | £1,898.83 |
| 30/12/2024 | Bank Charges                     | Admin     | £6.00       |         | £1,892.83 |

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|              |                       |           |           |                  |
|--------------|-----------------------|-----------|-----------|------------------|
| 31/12/2024   | Interest              | Income    | £3.21     | £1,896.04        |
| 09/01/2025   | Transfer to CBF       | Tx        | £1.00     | £1,895.04        |
| 14/01/2025   | Transfer from CBF     | Tx        | £1.00     | £1,896.04        |
| 31/01/2025   | Service Charge        | Admin     | £6.00     | £1,890.04        |
| 31/01/2025   | Wages - Jan           | Salaries  | £130.00   | £1,760.04        |
| 15/01/2025   | DD Scottish Power     | Utilities | £70.81    | £1,689.23        |
| 14/01/2025   | Tx from NatWest a/c   | Tx        | £316.02   | £2,005.25        |
| 04/02/2025   | Tx from CBF for admin | Tx        | £300.00   | £2,305.25        |
| 04/02/2025   | Tx to CBF correction  | Tx        | £157.80   | £2,147.45        |
| 28/02/2025   | Wages - Feb           | Salaries  | £130.00   | £2,017.45        |
| 28/02/2025   | Service Charge        | Admin     | £6.00     | £2,011.45        |
| 28/02/2025   | Defib Battery         | Projects  | £125.99   | <b>£1,855.46</b> |
|              | Opening Balance       |           |           | £6,274.19        |
| Year to date | Total Expenditure     |           | £6,998.96 |                  |
|              | Total Income          |           | £2,610.23 |                  |
|              | Closing Balance       |           |           | <b>£1,855.46</b> |