

MEETING OF THE HARGRAVE AND HUXLEY PARISH COUNCIL

To the Members of Hargrave and Huxley Parish Council: You are hereby summoned to attend the Parish Council on Sunday 5th July 2026 to be held in Huxley Village Hall, which will begin at 5.00pm for the transactions of the business set out below.

Signed *Trudy Ryall-Harvey*. Clerk

28/06/2026

clerk@hargravehuxleypc.co.uk

MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS
(Public Bodies (Admission to Meetings) Act 1960)

AGENDA

1.	APOLOGIES	and reason for absence.	Chair
2.	DECLARATIONS OF INTEREST	Members to declare any interest under the following categories: pecuniary, outside body and family, friend or close associate.	Chair
3.	PUBLIC PARTICIPATION	When members of the public may comment or raise questions regarding matters affecting the Parish. <i>(max. of 3 minutes per person without prior agreement with Chair and for a total of 20 minutes). This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate by asking questions, raising concerns or making comments on matters affecting Hargrave and Huxley. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration. N.B. Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119</i>	
4.	MINUTES	To approve the minutes of the Parish Council meeting held on 10 th May 2026	Chair
5.	ACTIONS	To receive updates on any actions from the minutes since the last meeting not otherwise on the agenda.	Chair
6.	BUSINESS AND CORRESPONDENCE	1) Public Rights of Way – to review the report on the recent meeting with the PROW Officer. 2) Highways – to note the issues reported to Highways since the last meeting. 3) Speeding in Huxley – to receive an update report on the SID machine and it’s recordings. - To discuss if anything can be put in place to reduce the number of lorries driving through Huxley. 4) United Utilities – to receive an update on work being carried out in relation to the improvement of supply in the area. 5) Asset Maintenance – to review quotes received and agree next steps. 6) Maintenance:- - To agree if the Parish Council wishes to pay towards additional weed control on Huxley Lane Footpath again this year. - To receive an update on Millennium Garden maintenance for 2026. 7) To note any other correspondence that has been received since the agenda was sent out.	MP LS SR LS LS SM/MP LS LS Clerk
7.	PLANNING	To note planning applications as listed on the planning register, including comments submitted since the last meeting and enforcement matters.	SR/LS
8.	ACCOUNTS	1) To accept the Cash Book and Out-turn (Forecast) to date. 2) Bank Reconciliation – to approve and sign 3) To approve payments made since last meeting.	Clerk Clerk Clerk
9.	PARISH COUNCIL MATTERS	1) To review and agree the adoption of the revised Planning Standing Orders. 2) To review and agree the adoption of the revised Financial Regulations.	Clerk Clerk

		3) To consider and agree to obtain a Debit Card for the use by the Clerk/RFO for the use of expenses to a single transaction maximum value of £500 as per Financial Regulation 9. 4) To receive an update and agree any recommendations following any working group meetings that have taken place since the last PC mtg:- - CIL Money Working Group - Neighbourhood Planning Working Group 5) To approve the purchase of a Poppy Wreath for Remembrance Sunday. 6) To receive an update on the Grants given out in May. 7) Parish Council Noticeboards – to review responsibilities.	Chair Clerk Clerk Clerk
10.	DOWN OUR WAY	To agree items that should be included in the next issues of Down our Way newsletter on behalf of the Parish Council.	Chair
	DATE OF NEXT MEETING	Sunday 6 th September 2026 at Hargrave Village Hall at 5.00pm..	

MINUTES OF THE ANNUAL (FIRST) PARISH COUNCIL MEETING HELD ON 10th MAY 2026 AT 7.00PM AT HARGRAVE VILLAGE HALL

In Attendance: Cllr R Bird

Cllr F Halton

Cllr M Pilkington

Cllr S Ratledge

Cllr L Sackett

Cllr S Martin

Cllr C Nicholls (Chairman)

Clerk: Mrs T Ryall-Harvey

Members of the Public: 0

Cllr Sackett opened the meeting and welcomed everyone.

ELECTION OF CHAIR AND VICE CHAIR FOR 2026-27.

Nominations for Chairman had been sought and Cllr Sackett proposed Cllr C Nicholls as Chairman for 2026-27, this was seconded by Cllr S Ratledge.

Vote:	Fore	5
	Against	0
	Abstains	0

RESOLVED 26/001 – that Cllr Nicholls be elected as Chairman for period 2026-27.

Cllr L Sackett thanked the Parish Councillors for all their support over the last two years during her time as Chairman and hoped that the Parish Councillors will offer the same support to Cllr Nicholls. Cllr Sackett thanked Mrs Ryall-Harvey for all her help and advice during this period also.

Cllr Nicholls signed her acceptance of office.

Cllr Nicholls thanked Cllr Sackett for the work she had done whilst she was Chair of the Parish Council.

Nominations for Vice-Chair had been sought and Cllr Nicholls proposed Cllr Sackett as Vice-Chair's for 2026-27, this was seconded by Cllr S Ratledge

Vote:	Fore	5
	Against	0
	Abstains	0

RESOLVED 26/002 – that Cllr Sackett be elected as Vice-Chair's for period 2026-27.

Cllr Sackett signed her acceptance of office.

APOLOGIES: Apologies were received and accepted from Cllr R Jones, Cllr C Warburton and Cllr M Pilkington due to prior engagements and Cllr Mike Jones (Ward Councillor) due to family commitments.

DECLARATION OF DISCLOSABLE INTERESTS – Nothing declared

PUBLIC SESSION – nothing raised.

MINUTES

RESOLVED 26/003 that the Chairman signs, as a true and correct record, the minutes of the meeting held on 1st March 2026 proposed by Cllr Ratledge and seconded by Cllr Sackett and unanimously agreed.

ACTIONS FROM MINUTES (*not otherwise on the agenda*)

- Quotes had been obtained for the planting of Snowdrops, Wild Garlic and Daffodils as well as Wildflower seeds. It had been agreed that wildflower seeds should be purchased for the areas on the grass verge that has recently been disturbed by United Utilities.
A resident kindly donated wildflower seeds for planting on the verges and Cllrs Pilkington and Sackett scattered the seeds in the parishes of Huxley and Hargrave on 28th March. The Parish Council thanked the resident kindly for this donation.
- Clerk had ordered litter picking equipment for the scheduled Womble Walk.
- Clerk had submitted a ward members budget money application towards the purchase of a bench for the Memorial Garden in Hargrave.
- Clerk had checked that there was a Neighbourhood Plan Page on the website and identified that even though the page was there, there was no link – this has now been resolved.
- Clerk confirmed that she had raised the issue of the anti-spam settings for emails with the website provider, unfortunately there was no option for this at this time.
- It was reported to the meeting that the Clerk had received an initial quote for a Design Code of £7,950 + VAT, the Parish Council noted this at this time and undertook to wait until there was grant money available until they decided if they wished to create a Design Code and also at a time when CWaC has completed their own design code.

BUSINESS AND CORRESPONDENCE

Public Right of Ways – It was reported that Cllr Ratledge had recently undertaken a walk from Huxley Primary School along FP14 and below were his findings that had been reported to the Public Right of Way Officer (PROW) at Cheshire West and Chester Council.

1. The stile at ///glare.slack.slamming is solid but very high to climb over.
2. It leads into field of grass/crops that is waist high and very difficult to walk through (no footpath visible at all) ///lurching.reverses.clap (photo attached)
3. The stile at ///vipers.homeward.sweetener is passable but very overgrown. It's easier to step over the horse jump to the side of the stile! (photo attached)
4. The next field down to brock holes is planted with crops but with no footpath visible, again the crops are a couple of feet high. It was easier to follow the tractor tyre marks. ///cycle.megawatt.stow
5. The stile to Brockholes is almost non existent ///bypasses.economics.urban but easy to step over.
6. Walk through Brockholes the footpath is in very poor shape and overgrown.

The PROW officer is aware of the problems on this footpath (Eddisbury Way) last September when she accompanied Cllr Sackett, There are a number of issues which requires liaison with the Rivers and Canal Trust and also landowners.

It was reported to the meeting that there remained outstanding issues on FP3 in Hargrave, at the junction to Huxley via Withy Cottage. The PROW officer had confirmed that they would fund the repair of this bridge and replace the stiles with kissing gates.

It was also reported that the PROW walked the circular walk with new kissing gates funded by The Northern Peaks and Footpath Society and noted that the bridge on FP5 over the pond was in need of a bit of work, as one of the planks on the bridge is rotten and needs replacing. The PROW has also requested that the high bar on one side of the bridge be removed, to make the whole route more accessible. When this bridge is replaced,

she intends to request gates be installed on the ends instead of the current set up, subject to the landowner's agreement.

Highways

Highways had confirmed that United Utilities has accepted liability of the road cracking along Huxley Lane and once all work is completed United Utilities will come back to repair the cracks.

Resurfacing of Church Lane, it was reported that unfortunately as United Utilities are still working on this road the resurfacing has been delayed until the Summer. The Highways Engineer has asked for all defects to continue to be reported and CWaC will deal with them according to their code of practice, and he hopes they will be in a position to undertake the resurfacing of Church Lane in the Summer.

Hedge on Long Lane, it was confirmed that the Highways Engineer has not had time to progress this, although he was aware that the hedge was no-longer overhanging the road. The Highways Engineer undertook to progress this further and speak to the residents.

The blocked gully opposite Brook Cottages on Hoofield Lane had been reported and that this system generally is in good condition and functioning from the top of Hoofield lane with the exception of the location at Brook Cottages and CWaC will look to undertake further repair/investigation work in 2026-27.

Standing Water on junction of Guy Lane and Martins Lane – Colas are looking to cleanse the gullies along Guy Lane and Martin's Lane junction within the next couple of weeks.

Speeding in Huxley - nothing to report currently.

United Utilities – It was reported to the meeting that the United Utilities work had been extended and reported to residents to be finishing around 22nd May. The Parish Councillors raised concern about traffic management on the two-way traffic lights situated at the 'T' Junction of Huxley Lane/Hoofield Lane/Church Lane
ACTION: Cllr Sackett undertook to raise this with United Utilities.

Community Litter Picking Event (Womble Walk) it was reported that the recent Community Litter Picking Event that took place on 21st March had been well attended, in particular in Hargrave and a number of bags of rubbish had been collected and since removed by CWaC. It was suggested that sign cleaning could be undertaken at the same time in the spring and bulb planting in Autumn. It was agreed that the date for the next Womble Walk would be agreed at a future meeting of September.

Asset Maintenance – deferred to the next meeting.

ACTION: Cllr Pilkington to chase the painter with regards quoting for the Telephone Box.

Maintenance – Confirmation was sought regarding the work that was required to take place in the Millennium Garden for this half year. Cllr Sackett reported that the garden required weeding towards the end of May and undertook to arrange this with Mr O'Brien. He will be also asked to quote for the weed spraying on the pavement on Huxley Lane.

ACTION: Arrange for contact with Mr O'Brien

It was reported that the clerk had received confirmation that CWaC funding had been secured for the replacement bench in the Millennium Gardens.

ACTION: Clerk to purchase bench.

Other Correspondence – nothing raised.

PLANNING

The Planning Register dated 01/05/2026 was accepted and changes to the planning register from last meeting were noted.

It was noted that the following application had been determined by the Local Authority since the last meeting:-

- 24/03261/FUL – Land at Guy Lane, Foulk Stapleford, Chester – Change of use of land for dog walking/training, hardstanding for parking with turning area and new access – *approved*.
- 26/00006/FUL – Scots Pines, Church Lane, Hargrave, Chester CH3 7RN – Alterations to front include bow windows and storm porch, demolition of existing conservatory and erection of single storey rear extension, replacement windows and doors – *approved*.

It was noted that the following application had been taken to appeal -

- 26/00352/FUL - Willow Farm Long Lane Huxley Chester CH3 7RG - Conversion and change of use of existing building into two dwellings including the construction of a car port and associated development.

AUDIT & AGAR

The Clerk provided the meeting with information regarding to the finances for 2025-26.

- Summary of 2025-26 – This was circulated to all Parish Councillors for information.
- Certificate of Exemption – RESOLVED 26/004 – that the Council sign the Certificate of Exemption certifying that during the financial year 2025-26, the higher of the authority's total gross income for the year or the total gross annual expenditure, for the year did not exceed £25,000.
- Internal Audit Report - the Council noted the report dated 09/04/2025 from the Internal Auditor.
- Governance Statement RESOLVED 26/005– That the council agree to all points on the Governance Statement Section 1 of the Annual Governance and Accountability Return (AGAR) 2025-26.
- Accounting Statement RESOLVED 26/006 – That the council agree the accounting statement of the AGAR 2025-26.
- Notice of Public Rights and Publication of Unaudited Annual Governance & Accountability Return - the council agreed to publish the notice of Public Rights commencing 3rd June and ending 14th July 2026.

ACTION: Submit Certificate of Exemption to PKF LittleJohn.

ACTION: Post Audit Papers & Summary Report on website.

ACTION: Publish Public Rights on Website and Noticeboards for the period 3rd June to 14th July 2026.

FINANCIAL ITEMS

Cashbook and Out-turn Forecast YTD

RESOLVED 26/007 Year to date cashbook and out-turn report dated 20/04/2026 was approved as a true and correct record.

Payments approved to be made in between meetings - RESOLVED 26/008 – to accept that the clerk could make payments, in between meetings, throughout the year in-line with budget for the following budgeted items:-

Clerk's Salary, Expenses & Training

Payroll

Internal Audit

Admin/Website Costs

Room Hire

CHALC Membership

SLCC Membership

Data Protection

Other Membership

Defibrillator Costs

Footpath Improvements (Stiles/Kissing Gates)

Community Clean-up

Street Furniture Maintenance

Bulb Planting

Maintenance of Kerblines and footpath in Huxley

British Legion – Poppy Wreaths

Ad Hoc Beneficial Items

Refund Churchyard Grant Monies

Purchase of Lamp-post Poppies – it was proposed by Cllr Sackett that a further 18 lamp-post poppies be ordered to be distributed in Huxley, Hargrave and Foulk Stapleford this was seconded by Cllr Nicholls and unanimously RESOLVED 26/009.

Internal Audit Report

The Council reviewed the comments provided by the Internal Auditor and noted that the Internal Auditor confirmed that the recommendations of previous auditor have been carried out satisfactorily.

The council operates a good system of internal control and governance and they were satisfied that the accounts and systems used comply with the standards expected of the Council.

Councillors commented on the Internal Auditors comments about no Contract being available for her to review and agreed that in future a redacted contract be provided.

Payments for approval:-

RESOLVED 26/010 to accept list below of income received and payments made or due to be made since the last meeting for approval.

Income received since the last meeting for approval

Date	Payable to	Gross Amount	Comment
06/03/2026	HMRC VTR	£824.80	VAT Rebate
09/03/2026	Bank Interest	£9.12	Monthly Bank Interest
09/04/2026	Bank Interest	£10.10	Monthly Bank Interest
07/04/2026	HMRC VTR	£330.00	VAT Rebate
08/05/2026	Cheshire West and Chester Council	£451.00	Members Grant
13/04/2026	Cheshire West and Chester Council	£6,500.00	Annual Precept Payment

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
20/04/2026	Mrs K Lloyd	£60.00	£0.00	£60.00	Internal Auditor
17/03/2026	Service Charge	£4.25	£0.00	£4.25	Bank Charges
17/04/2026	Service Charge	£4.25	£0.00	£4.25	Bank Charges
20/04/2026	CHALC	£165.20	£0.00	£165.20	Affiliation Fees for 2026-27
24/03/2026	PJ Hellmers Ltd	£1,650.00	£330.00	£1,980.00	Installation of Kissing Gates
29/04/2026	HMRC PAYE	£185.64	£0.00	£185.64	PAYE Payment Tax Month 1
25/04/2026	Mrs T Ryall-Harvey	£567.46	£0.00	£567.46	Salary Tax Month 1

Payments not yet made for approval

Payments	Net Amount	VAT	Gross Amount	Comment
Mrs T Ryall-Harvey	£429.84	£0.00	£429.84	Salary Tax Month 2
Service Charge	£4.25	£0.00	£4.25	Bank Charges
Mid-Cheshire Footpath Society	£8.00	£0.00	£8.00	Subscription for 2026-27
Hargrave and Huxley Happy Days	£300.00	£0.00	£300.00	Grant contribution toward the provision of first aid training.

Friends of Huxley School	£500.00	£0.00	£500.00	Grant Contribution towards the creation of a school allotment garden.
Hargrave Parochial Church Council	£420.00	£0.00	£420.00	Grant contribution towards Wifi provision for Church and Village Hall.
Mrs T Ryall-Harvey	£40.70	£0.00	£40.70	Expenses

PARISH COUNCIL MATTERS

Policy Schedule Review

Following the circulation of the policy schedule it was RESOLVED 26/011 to accept all policies as listed and review again in May 2027.40.70

ACTION: Clerk to review the Planning Standing Orders

It was RESOLVED 26/012 to accept the following policies as circulated prior to the Parish Council meeting:-

- Bio-diversity Policy
- Community Engagement Policy
- Co-option Policy and Procedures
- Equality and Diversity Policy

Schedule of Meetings for 2026-27

RESOLVED 26/013 that the Parish Council meetings be agreed as follows for the next 12 months:-

Sunday 5th July at Huxley Village Hall

Sunday 6th September at Hargrave Village Hall

Sunday 1st November at Huxley Village Hall

Sunday 10th January 2027 at Hargrave Village Hall

Sunday 7th March 2027 at Huxley Village Hall & Parish Meeting

Sunday 16th May 2027 at Hargrave Village Hall – Annual Meeting

The Parish Council considered the time of the meetings following a request for the meetings to be scheduled at 4.00pm and it was agreed that the meetings should take place at 5pm for 2026-27.

Roles and Responsibilities

RESOLVED 26/014 that the following responsibilities would be lead by:-

- Planning Matters – All Councillors
- Down our Way (monthly contributions to the newsletter) – Cllr Nicholls
- Moulson Trust Committee – Cllr R Jones
- Online signatories – Cllr Halton, Cllr Sackett
- Assets – to review and report back any maintenance requirements – Cllr Martin and Cllr Pilkington
- Footpaths – Cllr Pilkington
- Noticeboard (installation of Agendas and updated information) – Cllr Ratledge, Cllr Pilkington and Cllr C Warburton
- Highways - Cllr Ratledge, Cllr Pilkington & Cllr Bird.
- SID Rota 2026-27
 - May/June – Carolyn Nicholls
 - July/August – Fiona Halton
 - September/October – Steve Martin
 - November/December – Steve Ratledge
 - January/February – Lorraine Sackett
 - March/April – Richard Jones
- SID Data Analysis – Cllr S Ratledge.

Annual Report 2025-26

RESOLVED 26/015 to adopt the Parish Council's Annual Report for 2025-26.

ACTION: - Publish on Website

Working Group Meetings

Hargrave and Huxley Parish Council Grant Giving Working Group – it was reported that three applications had been received :-

- Hargrave and Huxley Happy Days for £300 towards the provision of First Aid Training to members of Happy Days.
- Friends of Huxley School for £500 towards the creation of a school allotment garden.
- Hargrave Parochial Church Council for £420 towards the provision of wifi broadband facilities for the church and hall for 12 months.

It was recommended by the Working Group that all three projects be award funding and photographic evidence be requested of these projects so that the Parish Council could use them to promote that Parish Council's Grant process in 'Down our Way'.

It was unanimously RESOLVED 26/016 that the Parish Council would support these three grant applications as per the above amounts.

CIL Working Group – nothing further to update since the last meeting.

ACTION: Schedule next meeting.

Neighbourhood Plan Working Group - No further updates since last meeting.

DOWN OUR WAY – items for inclusion in the next issues of Down Our Way was sought.

- Next Parish Council meeting.
- Circular Footpaths.
- 5 mile – road closure reminder.

NEXT MEETING

The next meeting will take place on Sunday 5th July 2026 at Huxley Village Hall at 5.00pm.

The meeting closed at 18:09

Signed:.....

Dated:.....

NOTES OF THE WORKING GROUP MEETING HELD ON 17th JULY 2026 AT HUXLEY VILLAGE HALL

In Attendance: Cllr L Sackett
Cllr M Pilkington
Deborah Lack, Public Rights of Way Officer, CWaC
Mrs T Ryall-Harvey - Clerk

PURPOSE OF THE MEETING

To review current working being scheduled on footpaths in the Huxley and Hargrave area.



The Public Rights of Way Officer (PROW) confirmed that those stiles on Huxley FP3 that required replacing had been scheduled and she was hoping the work would be completed by end of July.

The PROW Officer raised the fly tipping on the footpath by Withy Cottage and it was confirmed that this had now been cleared and the PROW Officer had spoken to the residents of Withy Cottage about blocking the footpath in the future.

It was also noted that Huxley FP2 had stiles at the start by Withy Cottage that were still in good order, therefore

the Parish Council would need to consider funding the replacement and installation to improve the accessibility.

It was discussed that a bridge on FP15 needed replacing and the PROW Officer undertook to visit and review this.

Mary Pilkington mentioned that a stile was falling apart and required replacing on FP5/FP8 however the landowner, she believed was not keen on replacing it and encouraged walkers to use the gate, however it was noted that the gate was sometimes padlocked. Therefore it was suggested that a two-in-one gate may be an option to be offered to the landowner. The PROW Officer undertook to look into this.

The PROW Officer thought that a kissing gate had been provided to Brereton Park Farm to replace a stile on the footpath on the way Walk Mill, councillors felt that this stile had not been replaced therefore the PROW Officer undertook to double check and speak to the landowner.

The PROW Officer confirmed that she believed the stiles that needed work on the way to Greenlooms had been replaced in within the last three months and asked the Parish Councillors to let her know if this was not the case.

The PROW Officer confirmed that she had asked her contractors to clear the restricted byway. The Parish Councillors asked for more than a meter to be cleared and for the PROW Officer to look into who owns the hedges as they could also do with cutting back to help keep this byway clear.

The PROW Officer confirmed that the bridge on the newly created circular route was scheduled to be repaired.

The PROW Officer also confirmed that there was a forde on FP14 that may need a bridge how she had concerns that any bridge may get swept away if the area flooded. She was aware that the footpath needed to be better defined and clearer and confirmed that she was looking to add some way markers onto the footpath towards Brookholes to point walker in the correct direction as it sometimes can be confusing.

Councillors suggested the following areas be prioritised for Kissing Gate replacements:-

- Footpath from Golden Nook Farm (Hatton FP15) towards Waverton due to this being well used as it was along the canal.
- Huxley FP8 & FP14 as it was on the Eddisbury Way and was well used by the Duke of Edinburgh scheme.

Potential available funding opportunities:-

- Ramblers
- Peaks and Northern Footpath Society – specifically look at circular routes.

The PROW Officer encouraged all footpath related issues to now be reported via the Cheshire West and Chester Report It website as issues were monitored and those with the most complaints were prioritised.

The PROW Officer hoped that the Parish Council was successful in obtaining funding from United Utilities for additional kissing gates if that was what the Parish Council decided they wished to apply for.

We suggested to the PROW Officer that a flyer be produced highlighting dos and don'ts on footpaths so that we could display on noticeboards with proposed maps of walks. The PROW Officer undertook to take this suggestion back for consideration.

HARGRAVE AND HUXLEY PARISH COUNCIL
Planning Register 2024-25

Date	Application Number	Address	Description	PC View	CWaC Decision Status
25-Jul-24	EN633593315	End of Old Hall Lane, Hargrave.	Static Caravan, container and concrete planks have been installed in field without prior planning approval.	With regards to the hardstanding, planning permission would be required, however provided they you don't go much further into the field with hardcore or the concrete sleepers planning enforcement would not look to take the matter further. We understand the need to be able to access the field and have a small area to store and park items needed for the agricultural holding. The caravan on site when used as a welfare unit would be fine. If it begins to be used for a permanent residential unit, planning permission would be needed. I have asked some questions about wastewater or foul water? The storage container is considered to be a building, which would require planning permission. We would be able to accept a storage container on a temporary basis but would require it to be removed by Monday 3 February 2024. Should the storage container remain on site after this date we would need to look potential enforcement action.	CWaC have served a Planning Contravention Notice to gather more information. It is now with Planning Enforcement to consider next steps. This will likely be an enforcement notice, we just need to be sure of what we are enforcing, why and the planning considerations. - the shipping container has been removed. The owner has confirmed that the caravan is a welfare unit for individuals working on the farm and so this does not require planning permission to be present
Mon 6 Jan 2025	EN676019987 - 25/00010/EBCN	Rural Shop building at The Inn at Huxley	Following the shop closing - the building should have been demolished within three months and the land restored within 1 onth of the demolition.		
Thur 13 Feb 2025	EN687229270 - 25/00068/EOPDEV	The Beeches, Huxley Lane, CH3 9BG	Brick built stable block being erected.		
Thur 27 Mar 2025	EN700441835 - 25/00131/EENGOP	Green Farm, Huxley Lane, Huxley	New pipe work has been laid from the land at the back of Green Farm that is being fed into the ditch on the roadside which presumably will go into the River Gowy.		

Planning Register 2025-26

Date	Application Number	Address	Description	PC View	CWaC Decision Status
04-Apr-25	25/00142/FUL	Greenlooms Farm Martins Lane Hargrave Chester CH3 7RX	Conversion of barns to three dwellings	The Parish Council note that this application is for 3 x four bedroom conversions which is bigger than the previous application that was withdrawn. There is no mention about the public right of way that presently runs through the farm and how this will be managed - will it remain in place? The Parish Council note that the redevelopment of barns is in line with the neighbourhood plan, and the elevations appear to be relatively unchanged. The planning statement makes no reference to the neighbourhood plan - please be aware when considering this planning application that there are specific details relating to materials within the Parish's Neighbourhood Plan. The Parish Council asked that there is provision made for the barn-owl habitats and ask that this be captured within the planning application.	Awaiting decision

22-Sep-25	25/02683/FUL	Brick Kiln Farm Red Lane Huxley Chester CH3 9BZ	Erection of a free range egg production unit and associated infrastructure	The PC supported agricultural businesses in the area, they would like to ensure any noise/odour from the facility is limited and also that any transport in and out of the facility uses Red Lane to prevent the traffic travelling through the village of Huxley	Awaiting decision
15-Oct-25	EN757287665 - 25/00415/EBCN	Brick Kiln Farm Red Lane Huxley Chester CH3 9BZ	Landscaping and screening has failed. Reports from residents complain of strong odours particularly in the evening and overnight which are offensive. Some of these incidents were reported to the Environmental Agency.		
Thu 30 Oct 2025	25/03423/LDC	Lower Farm Huxley Lane Huxley Chester CH3 9BG	Lawful development certificate to establish the use of land as garden land in connection with associated residential properties.	No objection	Awaiting decision
20-Feb-26	26/00352/FUL	Willow Farm Long Lane Huxley Chester CH3 7RG	Conversion and change of use of existing building into two dwellings including the construction of a car port and associated development	Objected to	Awaiting decision

Planning Register 2026-27

Date	Application Number	Address	Description	PC View	CWaC Decision Status
08-Apr-26	26/00352/FUL	Willow Farm Long Lane Huxley Chester CH3 7RG	Conversion and change of use of existing building into two dwellings including the construction of a car port and associated development	The Parish Council wishes to object to this application due to the following reasons:- Our neighbourhood plan encourages barn conversions from traditionally built barns and therefore this application does not comply with policy 1. The site does not occupy a sustainable location and would be located within the open countryside. It would also harm visual amenity. The scheme would therefore be contrary to the spatial strategy for the location of housing and the principles of the Framework. The location and land use of the proposal would encourage unsustainable patterns of development and harm the character and appearance of the rural area. It would therefore conflict with Policies STRAT 1, STRAT 2, STRAT 8, and STRAT 9 of the LPP1, Policy DM 19 of the LPP2 and Policy 1 of the Neighbourhood Plan, and also the National Planning Policy Framework.	Gone to Appeal
28-May-26	26/01347/FUL	Kisdon House Hatton Hall Lane Hatton Chester CH3 9AP	Removal of existing conservatory, erection of rear extension and extension to existing front porch, addition of solar panels, alterations to elevations including re-rendering property and alteration sand replacement of windows.	No objections	

LDC - Lawful Development Certificate
AGR – Agricultural Application
CAT – Conservation area tree
FUL – Full Application
LBC – Listed Building consent
PDQ – Agricultural Buildings to Dwelling Houses

REF – Appeal
S73 – Minor material amendments
LDC – Lawful Development Certificate
TPO – Tree Preservation Order
COU – Change of Use

Dated: 22/06/2026

Hargrave and Huxley Parish Council
 Bank Reconciliation to Cashbook
 Presented at Council Meeting - Sunday 5th July 2026

Balance show on Cashbook	
Lloyds On-Line Accounts at 22nd June 2026	
Treasurers Account	£690.21
Deposit Account	£27,585.55
Less: Unpresented payments	
TOTAL	£28,275.76
Less: Payments on Cashbook not yet made	£358.04
Plus: Deposits on Cashbook not yet credited	0
	£27,917.72
Reconciliation	YES

COMMUNITY ACCOUNT [REDACTED]
 HARGRAVE AND HUXLEY PARISH COUNCIL

£ 690.21 Current balance

HARGRAVE & HUXLEY PC - DEPOSIT ACCOUNT [REDACTED]

£ 27,585.55 Balance

Income received since the last meeting for approval

Date	Payable to	Gross Amount	Comment
11/05/2026	Bank Interest	£12.29	Monthly Bank Interest
09/06/2026	Bank Interest	£11.15	Monthly Bank Interest
12/05/2026	Cheshire West and Chester Council	£451.00	Ward Members Grant for Bench for Hargrave

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
13/05/2026	Hargrave PCC	£30.00	£0.00	£30.00	Room Hire
20/05/2026	Service Charge	£4.25	£0.00	£4.25	Bank Charges
19/06/2026	Service Charge	£4.25	£0.00	£4.25	Bank Charges
26/05/2026	MarMax Recycling	£415.00	£90.20	£505.20	Bench for Hargrave
25/05/2026	Mrs T Ryall-Harvey	£429.84	£0.00	£429.84	Salary Tax Month 2

Payments not yet made for approval

Payments	Net Amount	VAT	Gross Amount	Comment
Mrs T Ryall-Harvey	£358.04	£0.00	£358.04	Salary Tax Month 3
Mrs T Ryall-Harvey	£46.30	£0.00	£46.30	Expenses

NOTES OF THE WORKING GROUP MEETING HELD ON 7th JUNE 2026 AT 5.00PM VIA TEAMS

In Attendance: Cllr F Halton
Cllr S Ratledge
Cllr R Jones
Mrs T Ryall-Harvey - Clerk

Apologies: Cllr L Sackett
Cllr C Nicholls
Cllr M Pilkington

The Clerk also reported upon a recent conversation she had with Beeston Parish Council as they had received £10,000 towards the installation of kissing gates in their area from United Utilities. The Working Group felt that the Parish Council should look to explore this further to see if United Utilities would be willing to contribute to projects within Hargrave and Huxley in the future.

Recommendation : Parish Council consider seeking funding from United Utilities for specific projects.

PURPOSE OF THE MEETING

To review the projects that had been identified at previous working group meeting and agree actions required to take them forward.

AMOUNT:

Total Community Infrastructure Levy money received in: £16,165.72

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Money received in	£16,165.72	£0	£0			
Money spent	£0	£3,443.26	£4,969.90			
Money remaining	£16,165.72	£12,722.45	£7,752.55			

POTENTIAL PROJECTS IDENTIFIED:-

Kissing Gates

It was suggested that the stiles on the footpath Huxley FP8 from Huxley Primary School to Huxley FP14 on the Eddisbury Way should be considered for replacement to enhance the Eddisbury Way. Two of the stiles were solid and therefore there would be no need for CWaC to contribute towards the replacement it was therefore suggested that the Parish Council fully fund these.

The Working Group believed that this would mean the replacement of 3 stiles with kissing gates at a proposed cost of:-

Pedestrian Kissing Gate = £ 542.79 x 3

Installation of Kissing Gate = £150 x 3 = £450.00

Recommendation: That the Parish Council support the funding of the installation of kissing gates on Huxley FP8 and FP14 at a total approximate cost of £2,078.37

The stiles at Brook Holes it was hoped the PROW officer would look to replace.

It was also asked if large maps of Hargrave and Huxley could be obtained and laminated and made available on the noticeboards and in the bus shelter for any walkers to review.

ACTION: Clerk undertook to contact the PROW Officer to see if these map could be obtained from Cheshire West and Chester Council.

Bulb Planting

It was suggested that the Parish Council continue to plant bulbs in the area and it was suggested that quotes for daffodils and bluebells be sought.

English Bluebells Bulbs – 250 bulbs £68.00 + VAT

Daffodils – 20Kg £38.00 + VAT

Wild Garlic – 250 bulbs £68.00 + VAT

Recommendation that the Parish Council agree what they would like to plant for 2026-27 and agree the purchase for delivery in September 2026 and continue to look to plant bulbs again in 2027-28.

Cleaning to pavement along Huxley Lane.

It was suggested that quotes be re-visited for the siding out of the pavement on Huxley Lane, weed spraying and sweeping of the pavement. And potentially the costing of siding out be spread across three years.

ACTION: Clerk to obtain updated costs from PJ Hellmers

ACTION: Mary/Lorraine to check if the gardener in Hargrave is able to carry out this work, as he was recently believed to be off work?

ACTION: Parish Council to consider advertising in DOW to see if any other gardeners/maintenance companies within the Hargrave and Huxley area that maybe willing to quote for this work.

PJ Hellmer has quoted £183 + VAT for the spraying of the weeds.

They have recommended that the Parish Council' get on top of the weeds' before spending on either of the other work and therefore has not provided a quote.

Speed Indicator Device.

Following previous discussions, the Parish Council have had with regards to purchasing another Speed Indicator Device, given that there was currently one three locations in the Hargrave and Huxley area that s SID could be used it was felt that purchasing another device was not necessary at this moment.

However, the clerk mentioned a project that she was currently exploring with another Parish Council for the installation of Belinda Bollards outside of a primary school and wondered if this was something that Hargrave and Huxley Parish Council would also be interested in exploring. She explained that it was not something that CWaC had approved yet but she was hoping that they would trial at Primary Schools in her area.

The bollards are designed in the local primary schools uniform to raise awareness to drivers that they are entering an area where school children are around.



Cost of 2 x Belinda Bollards = ££1,125.28

115E Licence = £266

Cost of installation by CWaC = £1,600.00

Total Cost £2,91.28

ACTION: it was recommended that the clerk obtain quotes for these and bring the details to the Parish Council for further consideration.

Some concern was raised with regards to installing these bollards in a location which could undermine the rural area feel.

Maps of local footpaths

It was suggested that maps of local footpaths could potentially be displayed in the bus shelter in Hargrave or on the noticeboards in Huxley.

Maps currently available are:



Huxley Parish Map



Foulk Stapleford Parish Map



Hatton Parish Map

Therefore it was requested that costs for printed, laminated maps be sought.

A2 Poster Printing with Matt Laminating - £16.80 each

A3 Poster Printing with Matt Laminating - £7.50 each

A4 Poster Printing with Matt Laminating - £4.00 each

Recommendation: that the Parish agree to print all three maps on A2 for putting in bus shelter in Hargrave and on A4 for putting on Huxley noticeboard at a cost of £62.40 plus VAT and delivery.

Further project discussions

- ⇒ Resurfacing of the lay-by opposite the primary school – this was discussed and as it was not originally a layby just the roadside verge that has over the years been used as a layby, it was considered that if the Parish Council were to convert it to a layby with the permission of CWaC it would need proper foundations digging etc and therefore would be cost prohibitive for the Parish Council – it was therefore agreed that the Parish Council should continue to lobby CWaC to undertake this.

Projects to be brought to future CIL Working Group meetings for consideration

- ⇒ Hargrave and Huxley village signs – it was reported that the village signs as you enter the area were looking particularly scruffy and it was suggested that maybe the Parish Council could consider getting quotes to replace them. Cllr R Jones to provide pictures – bring this to a future meeting for consideration.
- ⇒ Using a gardener to undertake general maintenance including hedge trimming etc around Huxley and Hargrave.
- ⇒ Road Sweeping in Huxley and Hargrave.
- ⇒ Gully Sucking in Huxley and Hargrave.

HARGRAVE AND HUXLEY PARISH COUNCIL

Hargrave and Huxley Parish Council is notified of all planning applications in the Parish Council's area by Cheshire West & Chester Council¹ and seeks to comment² on all applications in a fair and unbiased way. To this end Hargrave and Huxley Parish Council has establish the following Planning Standing Orders.

Planning Standing Orders

- 1) These Standing Orders (except those which are obligatory by law) can be suspended, revoked, or altered by resolution of the Parish Council.
- 2) Planning applications are available for viewing on-line by Councillors and members of the public.
- 3) When a planning application is received, the following process will be followed: -
 - i) The application will be recorded in the Council's Planning Register³ including the date notification of the application was issued, application details, address, comments and decision.
 - ii) All Councillors will be notified of the application by e-mail⁴
 - iii) All Councillors should review the application on-line as soon as possible, if there are any issues viewing the plans these should be highlighted with the Clerk as soon as possible.
 - iv) All Councillors should review the planning application and prepare:- observations/recommendations to be emailed around the Parish Council as soon as possible for the Parish Councillors to consider.

Where the deadline for the application is before the next regular⁵ meeting these comments will be circulated around to all councillors, including a deadline for responses, after which the comments will be submitted to CW&C.

These comments will be confirmed by the Council at next regular meeting of the Council.

- v) If an application is believed to be contentious and its deadline is before the next regular meeting of the Council any Councillor may contact the Clerk and request an extraordinary meeting to consider the application if the deadline cannot be extended by CW&C.

The Clerk will consider this request in consultation with the Chairman and or Vice Chairman.

¹ Town & Country Planning Act 1990, Sched. 1 para 8.

² Local Government Act 1972, sched.15 para 20.

³ In accordance with Hargrave and Huxley Parish Council Standing Orders 2018 section 15, xiv, page 18.

⁴ In accordance with Hargrave and Huxley Parish Council Standing Orders 2018 section 15, xv, page 18.

⁵ 'Regular meeting' refers to the next scheduled meeting of the Council.

- vi) If the deadline for comment is after the next regular meeting of the Council, the application will be considered at that meeting⁶. Should Councillors feel the application is contentious and merits additional time for consideration they should request the Clerk reduce the agenda to focus on the planning application or that an extraordinary meeting be called to consider the application. The Council's standing orders may also be suspended by the meeting to allow extended public speaking time or participation.

The Clerk will consider this request in consultation with the Chairman and/or Vice Chairman.

- vii) Where an application is for 4 or more dwellings or business units the application will be considered at the next regular meeting of the Council or at an extraordinary meeting of the Council. The agenda for the above meetings, whether scheduled or extraordinary, will be reduced to focus on the planning application, the Council's standing orders may also be suspended by the meeting to allow extended public speaking time or participation.
- viii) Where a Councillor has an interest in any application which is to be considered outside a regular meeting of the Council the Councillor should declare the interest to the Clerk by email as soon as possible and if appropriate take no part in considering the application. The emailed will be retained by the Clerk.

If the application is to be considered in a Council meeting the interest should also be declared as normal at the meeting.

- ix) Requests for applications to be called to CW&C Planning Committee should be agreed by Council. However, should the next regular meeting be after the deadline to call-in the application the request should be made by e-mail to the Clerk for consideration in consultation with the Chairman and or Vice Chairman. If agreed this request will be forwarded to the CW&C ward councillor and then ratified at the next meeting of the Council.
- 4) Enforcement Issues should be reported to the Clerk for consideration at the next scheduled meeting of the Council.

Adopted; 19th March 2024
Reviewed: 4th May 2025
Next review date: May 2026

⁶ Please note once the agenda has been published it cannot be altered if it is within three clear days of the meeting.