

# Davenham & Bostock Parish Council

Minutes of Davenham & Bostock Parish Council Meeting held 12<sup>th</sup> January 2026  
 Public Open Forum & Council Meeting 7.15 pm  
 The Royal British Legion Social Club

<b>Present:</b>	Cllr Ryder (Chair), Cllr Powell (Vice-Chair), Cllr Baynes, Cllr Jones, Cllr Watson, Cllr Garner, Cllr Entwistle, Cllr Spare, Cllr Lee, Freeman Ravenscroft. Ward Cllr. Dan Marr Elaine Hamlett (clerk)																																																																																																														
<b>1 .Public Session</b>	No public attended  Freeman Ravenscroft spoke to Council to thank them for bestowing the Freedom of The Parish to him and thanked the Chair, Clerk and Councillors for the presentation in December which he thoroughly enjoyed.																																																																																																														
<b>2. Apologies for Absence and Declaration of Interests</b>	Cllr Annet (Work commitments) No Declarations of Interest																																																																																																														
<b>3. PCSO Report</b>  <b>4. Approval of Minutes</b>	Report received and circulated to all Councillors for approval and was to be published on the Parish internet media. New PCSO redundancy consultation link had been received and was to be distributed on Parish Media.  It was <b>RESOLVED</b> to approve the Parish Council Meeting Minutes from 24th November 2025 Proposed by Cllr, Baynes seconded by Cllr Powell, all agreed.																																																																																																														
<b>4.b. Recap and Update of actions from previous minutes</b>	<b>Action list:</b> <b>Actions stated as not completed:</b> AP3 Underway. Cllr Garner arranging training with PCSO. <i>ACTION: Clerk to email PCSO to chase dates</i> AP09 Still awaiting quote <b>All other Actions completed</b>																																																																																																														
<b>5. Finance and Administration</b>	<table border="1"> <thead> <tr> <th colspan="7" data-bbox="336 1153 1498 1182">EXPENDITURE November 2025</th> </tr> <tr> <th data-bbox="336 1182 485 1211">DATE</th> <th data-bbox="485 1182 671 1211">PAYEE</th> <th data-bbox="671 1182 916 1211">DETAILS</th> <th data-bbox="916 1182 1123 1211">Budget Transaction Ref</th> <th data-bbox="1123 1182 1230 1211">NET £</th> <th data-bbox="1230 1182 1337 1211">VAT £</th> <th data-bbox="1337 1182 1498 1211">GROSS £</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1211 485 1263">25/11/2025</td> <td data-bbox="485 1211 671 1263">Bostock WI</td> <td data-bbox="671 1211 916 1263">Grant Award</td> <td data-bbox="916 1211 1123 1263">Grants</td> <td data-bbox="1123 1211 1230 1263"></td> <td data-bbox="1230 1211 1337 1263"></td> <td data-bbox="1337 1211 1498 1263">100.00</td> </tr> <tr> <td data-bbox="336 1263 485 1337"></td> <td data-bbox="485 1263 671 1337">Ionos</td> <td data-bbox="671 1263 916 1337">Website fee</td> <td data-bbox="916 1263 1123 1337">Website</td> <td data-bbox="1123 1263 1230 1337"></td> <td data-bbox="1230 1263 1337 1337"></td> <td data-bbox="1337 1263 1498 1337">15.00</td> </tr> <tr> <td data-bbox="336 1337 485 1388">1/12/2025</td> <td data-bbox="485 1337 671 1388">Scouts</td> <td data-bbox="671 1337 916 1388">Xmas Tree</td> <td data-bbox="916 1337 1123 1388">Xmas</td> <td data-bbox="1123 1337 1230 1388"></td> <td data-bbox="1230 1337 1337 1388"></td> <td data-bbox="1337 1337 1498 1388">420.00</td> </tr> <tr> <td data-bbox="336 1388 485 1462"></td> <td data-bbox="485 1388 671 1462">Radio Northwich</td> <td data-bbox="671 1388 916 1462">Xmas</td> <td data-bbox="916 1388 1123 1462">Xmas</td> <td data-bbox="1123 1388 1230 1462">190.00</td> <td data-bbox="1230 1388 1337 1462">38.00</td> <td data-bbox="1337 1388 1498 1462">228.00</td> </tr> <tr> <td data-bbox="336 1462 485 1514"></td> <td data-bbox="485 1462 671 1514">North Tree Care</td> <td data-bbox="671 1462 916 1514">Village Garden</td> <td data-bbox="916 1462 1123 1514">Village Garden</td> <td data-bbox="1123 1462 1230 1514"></td> <td data-bbox="1230 1462 1337 1514"></td> <td data-bbox="1337 1462 1498 1514">280.00</td> </tr> <tr> <td data-bbox="336 1514 485 1588"></td> <td data-bbox="485 1514 671 1588">Water Plus</td> <td data-bbox="671 1514 916 1588">Water Bill</td> <td data-bbox="916 1514 1123 1588">Water</td> <td data-bbox="1123 1514 1230 1588">7.16</td> <td data-bbox="1230 1514 1337 1588">1.43</td> <td data-bbox="1337 1514 1498 1588">8.59</td> </tr> <tr> <td data-bbox="336 1588 485 1639"></td> <td data-bbox="485 1588 671 1639">HMRC</td> <td data-bbox="671 1588 916 1639">PAYE</td> <td data-bbox="916 1588 1123 1639">Paye</td> <td data-bbox="1123 1588 1230 1639"></td> <td data-bbox="1230 1588 1337 1639"></td> <td data-bbox="1337 1588 1498 1639">353.62</td> </tr> <tr> <td data-bbox="336 1639 485 1691"></td> <td data-bbox="485 1639 671 1691">E Hamlett</td> <td data-bbox="671 1639 916 1691">ClerksSalary</td> <td data-bbox="916 1639 1123 1691">Clerks Salary</td> <td data-bbox="1123 1639 1230 1691"></td> <td data-bbox="1230 1639 1337 1691"></td> <td data-bbox="1337 1639 1498 1691">1227.18</td> </tr> <tr> <td data-bbox="336 1691 485 1765"></td> <td data-bbox="485 1691 671 1765">E Hamlett</td> <td data-bbox="671 1691 916 1765">Ionos/Xmas items</td> <td data-bbox="916 1691 1123 1765">Xmas £10.23 Ionos £15</td> <td data-bbox="1123 1691 1230 1765"></td> <td data-bbox="1230 1691 1337 1765"></td> <td data-bbox="1337 1691 1498 1765">25.23</td> </tr> <tr> <td data-bbox="336 1765 485 1816">5/12/2025</td> <td data-bbox="485 1765 671 1816">Mosaicopia</td> <td data-bbox="671 1765 916 1816">Refund Postcrete</td> <td data-bbox="916 1765 1123 1816">Village Garden</td> <td data-bbox="1123 1765 1230 1816"></td> <td data-bbox="1230 1765 1337 1816"></td> <td data-bbox="1337 1765 1498 1816">92.88</td> </tr> <tr> <td data-bbox="336 1816 485 1890">10/12/2025</td> <td data-bbox="485 1816 671 1890">Gary Jones</td> <td data-bbox="671 1816 916 1890">Village Gardener Nov 25</td> <td data-bbox="916 1816 1123 1890">Village Gardener</td> <td data-bbox="1123 1816 1230 1890"></td> <td data-bbox="1230 1816 1337 1890"></td> <td data-bbox="1337 1816 1498 1890">240.00</td> </tr> <tr> <td data-bbox="336 1890 485 1964"></td> <td data-bbox="485 1890 671 1964">Acton Marquee</td> <td data-bbox="671 1890 916 1964">Xmas Stage &amp; 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# Davenham & Bostock Parish Council

14/12/2025	RRP	Xmas	Xmas			100.00
	Scottish Power	Xmas Lighting	Electricity			33.60
16/12/2025	Mayflower Bloom	Lunch Club Flowers	Members Budget	35.00	7.00	42.00
	E Hamlett	Clerks Salary Jan 26	Clerks Salary			1227.18
	HMRC	PAYE Jan 26	PAYE			353.62
17/12/2025	Duttons	RTM Xmas	Xmas	960.00	192.00	1152.00
9/1/2026	Gary Jones	Village Gardener	Village Gardener			185.00
	Pentagon	Butchers Stile Play Equipment	Projects	4250.00	850.00	5100.00
	CWAC	Xmas Licence	Xmas	210.00	42.00	252.00
					<b>TOTAL</b>	<b>£12,152.64</b>

Bank Balance @ 31/12/25 **£32,670.44**

<p><b>5. Finance</b></p> <p><b>5.a Precept</b></p> <p><b>Administration issues</b></p> <p><b>6. Planning</b></p>	<p>Finance sheets were sent to Councillor's prior to this meeting for consideration. As agreed at last meeting Pentagon final invoice paid (£5100) All finance approved. Proposed Cllr. Powell, Seconded Cllr Baynes, all agreed</p> <p>Three scenario's prepared for Councillors and following discussions it was agreed to go with 3.5% increase in the 26/27 Precept. This would give a precept request of £37,250.00. Proposed Cllr Ryder seconded Cllr Powell all agreed.</p> <p><i><b>ACTION: Clerk to complete and send forms to Charlotte Smith CWAC.</b></i></p> <p><b>D&amp;BPC Roles &amp; Responsibilities:</b> Councillors were asked to allocate themselves to specific roles relating to Parish Council Missions. All 10 Councillors elected to lead on specific areas of work and were asked to produce a list of priorities for that role and any objectives specific to the work required.</p> <p><i><b>ACTION: Cllrs to produce a list of Priorities and Objectives relevant to the role they have elected, and to send to the Clerk prior to the next meeting.</b></i></p>
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6a) Applications Received for Consultation:				
Item No.	Application No	Proposal	Location	Comments by:
1	25/03768/CAT	Works to various trees including felling - as detailed in tree spec	40B Church Street Davenham Northwich CW9 8NF	2 <sup>nd</sup> Jan 2026
2	25/03625/TPO	Works to various trees including felling - additional details in specification	Garden Cottage 36 Church Street Davenham Northwich CW9 8NF	18 <sup>th</sup> Dec 2025
3	25/03641/FUL	Two-storey side and rear extensions, part single-storey rear extension, and front porch extension, together with alterations to existing window and door openings and construction of a new detached garage to the side.	42 Firth Fields Davenham Northwich CW9 8JB	15 <sup>th</sup> Dec 2025

## Davenham & Bostock Parish Council

4	25/03420/OUT	Outline planning application for up to 140 new homes (both open market and affordable), new pedestrian linkages, sustainable drainage measures, new public open spaces and landscape/biodiversity enhancements. All matters reserved except for vehicular access to Jack Lane.	Land At Jack Lane Moulton Cheshire	3 <sup>rd</sup> Dec 2025
5	25/03878/FUL	Erection of Dwelling to include boundary walls, and carport, alteration to reduce existing extension at Garden Cottage	Garden Cottage 36 Church Street Davenham Northwich CW9 8NF	25 <sup>th</sup> Jan 2026

### 6b) CWAC Planning Decisions:

Item No.	Application No	Proposal	Location	Decision
1	25/03314/TPO	Mature Oak leaning heavily from The Rectory, over the boundary towards The Old Rectory building. The tree warrants a crown reduction of 2-3m from branch tips due to its lean towards neighbouring property and garden wall. The crown reduction will reduce the weight leaning towards property. A 10% crown thin will also be beneficial to allow wind to pass through the canopy.	The Rectory Church Street Davenham Northwich CW9 8NF	17 <sup>th</sup> Nov 25
2	25/03376/FUL	Demolition of existing garage, side extension, and the addition of two first floor dormers, installation of solar panels, timber cladding to front and render to all elevations (amended description)	73 Green Avenue Davenham Northwich CW9 8HZ	25 <sup>th</sup> Nov 25
3	25/03040/FUL	Removal of existing vehicle access to road, creation of new vehicle and pedestrian access to road and new driveway and landscape	670 London Road Davenham Northwich CW9 8LG	21 <sup>st</sup> Nov 25
4	25/02937/TPO	1x old oak tree - reduce crown by approximately 15-20% (not exceeding 2-3 metres of branch tips where necessary) to reduce the end weight and likelihood of further branch failure	Davenham Cricket Club Hartford Road Davenham Northwich CW9 8JF	20 <sup>th</sup> Oct 25
5	25/02728/FUL	Part single storey, part two storey extensions, including in part, replacing a previous single storey extension to the building.	The Secret Garden Whatcroft Hall Lane Whatcroft Northwich CW9 7SQ	14 <sup>th</sup> Oct 25
6	25/02648/FUL	Replacement of windows and patio door	37 The Courtyard Bostock Hall Bostock Road Bostock Middlewich CW10 9JN	14 <sup>th</sup> Oct 25

# Davenham & Bostock Parish Council

7	25/02940/OUT	Hybrid planning application for full planning application for highway junction improvements to the A556, construction of an electricity primary sub-station and other associated works including internal access road, drainage infrastructure and landscaping; and outline planning application (all matters reserved except for main vehicular and pedestrian access into the Site) for phased commercial industrial/ logistics development (Use Class B2 / B8) with ancillary office accommodation (Use Class E(g)i); car, HGV and cycle parking; land set aside for a future railway station; landscaping and green infrastructure, and other associated works.	Land South West of Gadbrook Park Northwich Cheshire	5 <sup>th</sup> Nov 2025
8	25/03148/TPO	G1 Holly hedge - Reduce height by approximately 1-1.5m reduction to keep screening between properties	Dolobran 19 Firth Fields Davenham Northwich CW9 8JB	25/10/2025
9	25/02758/FUL	Single storey rear extension	66 Hartford Road Davenham Northwich CW9 8JF	28 <sup>th</sup> Nov 2025
10	25/02757/FUL	Single storey rear extension	64 Hartford Road Davenham Northwich CW9 8JF	28 <sup>th</sup> Nov 2025
<b>6b</b> <b>6c</b> <b>6d. Planning Focus Group</b>  <b>6e. Paving</b> <b>6f Village Traffic Focus</b> <b>6g Hynet/Airports/HS2</b> <b>7. To receive updates on PC Managed Assets and related Projects</b>  <b>7a</b>		<p>None received</p> <p>None received from CWAC</p> <p>Cllr Powell updated the meeting on the information received regarding the land at NOR08. Wain Homes had not yet presented pre planning but had approached the landowner. Further information will be sought on this matter and although not located in the Davenham Parish, it will have an affect on traffic etc and input should be made.</p> <p>Stoneham's proposed development is still awaiting updates on the access issues via the Bellway site and the adoption of the road there by CWAC. Enquiries will be made as to when this is likely and if it can be pushed forward.</p> <p>With regard to the potential for a Community building, a spec was to be prepared in readiness for any planning application by Stoneham's.</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p><b>Laburnum:</b> Quote for Ginnel Gate to be chased  <i>Action: Clerk to email Lawtons</i></p> <p><b>Butchers Stile:</b> A meeting with DJFC planned for Sunday at 7pm to discuss a way forward regarding the lease. Councillors want this years rent to be paid before any further discussion on a future lease and rental costs are agreed. Discussion around what costs DJFC have already spent and what D&amp;BPC have spent on upgrading the ground, pathways, car park etc. Whilst it was appreciated there were still great costs to DJFC for</p>		

# Davenham & Bostock Parish Council

<p><b>7.b Projects</b> <b>Xmas Events</b></p> <p><b>War Memorial</b></p> <p><b>8. To receive reports from Councillors on any external meetings of relevance to the Council</b></p>	<p>future ground maintenance, Council accept this field also gives a greater use for all children of the village via DJFC and it was crucial a compromise is made to ensure a fair outcome.</p> <p><b>DCC</b> – Awaiting quote</p> <p><b>Village Garden:</b> . Cllr Lee sent a full report on progress of the Green Spaces work and Councillors were very appreciative of his efforts. The first meeting of the Green Spaces team will be on Sunday 25<sup>th</sup> January where they will make decisions on planting and the work required for the wildflower meadows. The Tiller had been delivered and would need a solution for long term storage but would be very useful in rotovating the meadows. Cllr Lee also added that there was still £215 remaining of the Grant Award and it was hoped that a good selection of wildflower seeds could be purchased for planting this year in Spring.</p> <p><b>Bostock:</b> The proposed lectern table was being discussed and prepared for construction and would contain information on all the proposed sites of the mosaics and their QR Codes. It was discussed that once completed this would make a wonderful mosaic trail information source and could be replicated to be housed on the Oak Tree site in Bostock.</p> <p><b>Christmas Event:</b> Again a wonderful event and very well attended. Still some issues around RTM and a meeting will be held to discuss the future of the event and ways to improve road safety. Thanks to the donations from local businesses the budget came in target with just £32 to spare.</p> <p>War Memorial: It was agreed that this work can go ahead.</p> <p>None</p>
<p><b>9. Urgent Matters</b></p>	<p>Cllr Marr asked that any requests for Members Budget be made asap as the closing date for applications is the end of January.</p> <p><i>Action: Clerk to complete application for MindFest Mental Health Awareness Event.</i></p>
<p><b>10. Date of next meeting</b></p>	
	<p><b>To note date of next meeting:</b> Davenham &amp; Bostock PC Meeting will be held on 9<sup>th</sup> February 2026 at 7.15 pm at <b>THE HAYHURST ARMS</b></p>
<p><b>11. Closure of Public Meeting</b></p>	<p>8.52 pm</p>