

Davenham & Bostock Parish Council

Minutes of Davenham & Bostock Parish Council Meeting held 10th November 2025
Public Open Forum & Council Meeting 7.00 pm
The ROYAL BRITISH LEGION SOCIAL CLUB

Present:	Cllr Ryder (Chair), Cllr Powell (Vice-Chair), Cllr Baynes Cllr Lee, Cllr Jones, Cllr Spare, Cllr Watson, Cllr Ravenscroft. Cllr Garner Elaine Hamlett (clerk)														
1 Freedom of The Parish Award	Voting took place via email vote last week and it was unanimous to proceed to offering the Award to Cllr. Ravenscroft for his 52 years serving the Parish of Davenham. Chairman Cllr Ryder offered the Award and it was accepted by Cllr Ravenscroft who thanked the Council. The official Award Ceremony would take place on 16 th December 2025 at The Christmas Lunch Club and would be presented by the Deputy Mayor of Northwich.														
New Councillor Applications	All Councillors have received the applications and it was confirmed that all three applicants would be invited to join the next meeting on 22 nd November at 6.30pm at 15 minutes intervals, where they can informally chat with Council. Selection process will take place in the main meeting and successful candidates will be notified after the meeting.														
2.Public Session	No public attended														
3. Apologies for Absence and Declaration of Interests	No Absences No Declarations of Interest														
4. PCSO Report	Report received and would be put onto the website and Parish social media.														
5. Approval of Minutes	It was RESOLVED to approve the Parish Council Meeting Minutes from 13 th October 2025 Proposed by Cllr, Powell seconded by Cllr Jones, all agreed.														
5.b. Recap and Update of actions from previous minutes	<p>Action list: Actions not stated as completed: AP09 It was agreed to delay any official opening until the spring of 2026. AP01 Still ongoing investigations AP05 The framer has again delayed completion. Jan will chase this week and if no response will seek to find another framer so that the mosaics can be installed. AP17 Cllr Watson is still chasing the covenant information regarding the use of Firthfields.</p> <p>The information board for the Village Garden can be done by the mosaic team at a fraction of the cost of an engineered one. Details will be discussed when more details given of the design and construction timelines.</p> <p>Following on from the Firthfields Covenant, a group called WSP Transport Planner have contacted Council regarding the monitored use of all school entrance roads during school times. This includes by residents. In order to gain more information, arrangement will be made to meet with this group.</p> <p>Cllr Lee had sought three quotes for the trimming of the trees in the Village Garden but had only received one full quote. It was agreed that this quote should be accepted and work should be done asap and preferably before the Christmas Markets as a H&S concern. <i>Proposed: Cllr Powwell, seconded Cllr Ryder all agreed.</i></p> <p>Also raised was the signage on Butchers Stile and that it needed updating to include stronger metal signage and up dated wording for the field and BMX track. To be included in budgetary discussions.</p> <p><i>Action: Clerk to contact Cllr Marr, Cllr Sinar, Headteacher Joanne & PCSO to ask if they have any knowledge of this group and if they have requested their involvement.</i></p> <p>All other Actions completed</p>														
6. Finance and Administration	INCOME November 2025 <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: yellow;"> <th style="width: 15%;">DATE</th> <th style="width: 15%;">FROM</th> <th style="width: 55%;">DETAILS</th> <th style="width: 15%;">AMOUNT</th> </tr> </thead> <tbody> <tr style="background-color: yellow;"> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr style="background-color: yellow;"> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			DATE	FROM	DETAILS	AMOUNT								
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EXPENDITURE November 2025						
DATE	PAYEE	DETAILS	Budget Transaction Ref	NET £	VAT £	
14/10/2025	Pentagon	50% Invoice 16350	Projects	4250.00	850.00	
	WaterPlus	Water Bill	Inspections/CCTV/Water	9.44	1.89	
21/10/2025	Daveham Bowling Club	CCTV Annual Invoice	Inspections/CCTV/Water			
24/10/2025	Ionos	Website	Website			
28/10/2025	Quay Payroll	PAYE Fees	Payroll			
03/11/2025	HMRC	PAYE	HMRC			
	E Hamlett	Clerks Salary	Clerks Salary			
						TOTAL
Bank Balance @ 03/11/25 £36,775.49						
6. 6.a Budgets 25/26 6.b Precept 6.c Finance report Administration issues Grant Awards	<p>Budget sheets were sent to Councillor's prior to this meeting for consideration.</p> <p>Operational Income and Expenditure for 25/26 has an underspend and could be circa 2k at the end of the year unless further items were needed to be purchased prior to 31/3/26.</p> <p>Discussion around the annual increase in the Precept 26/27 and if it was necessary to increase by 5% again this year if there would be such an underspend. This would be decided at the next meeting ahead of submission of application in January</p> <p>Further CIL would be received this month and would be used for further projects, Discussion around the H&S of our trees on Green Spaces and if a survey should be done to ascertain the work needed to ensure the safety of our users. For mention further in the agenda.</p> <p>Finance Report Sent to all Councillor prior to meeting: Expenditure approved. <i>Motion</i> Proposed by Cllr Watsonl, seconded by Cllr Baynes, all agreed.</p> <p>Grants were awarded to: Davenham WI £100 Bostock WI £100 awaiting bank details confirmation Davenham Bowling Club £250 Baby & Toddler Group £300 Mini Police £175 Davenham Scouts £300 Dads Club £200 Proposed by Cllr Watson, seconded by Cllr Baynes, all agreed.</p>					
7. Planning	£575 would be carried forward to the next tranche of Awards.					
7a) Applications Received for Consultation:						
Item No.	Application No	Proposal	Location	Comments by:		
1	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		

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2	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 th Oct 25
3	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 th Oct 25
4	25/02648/FUL	Replacement of windows and patio door	37 The Courtyard Bostock Hall Bostock Road Bostock Middlewich CW10 9JN	14 th Oct 25
5	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 th Nov 2025
6	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 th Nov 25
7	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 th Nov 25
8	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 st Nov 25
9	25/02758/FUL	Single storey rear extension	66 Hartford Road Davenham Northwich CW9 8JF	28 th Nov 2025
	: 25/02757/FUL	Single storey rear extension	64 Hartford Road Davenham Northwich CW9 8JF	28 th Nov 2025

6b) CWAC Planning Decisions:

Item No.	Application No	Proposal	Location	Decision
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1	25/02124/TPO	T1 lime - reduce crown by approximately 1-2m and thin crown by removing epicormic growth throughout	511 London Road Davenham Northwich CW9 8NA	6 th August 25
2	25/01969/FUL	Demolition of Conservatory and Erection of Single Storey Rear Extension	25 Firth Fields Davenham Northwich CW9 8JB	15 th August 25
3	25/02589/CAT	T54 - Sycamore - remove hanging branches and reduce crown by up to 3m	Woodland Bostock Road Bostock Middlewich	18 th Sept 25

<p>7c</p> <p>7d. Planning Focus Group</p> <p>7e. Paving</p> <p>7f Village Traffic Focus</p> <p>7gHyNet/Airports/HS2</p> <p>8. To receive updates on PC Managed Assets and related Projects</p> <p>8.a</p>	<p>Cllr Spare reported to Council that following a survey of the Green Avenue planning request he had responded with concerns regarding the render being proposed was not consistent or uniform with the surrounding.</p> <p>371 London Road had requested a change of access to the property but further investigation was needed with regard to access to the Wain Estates proposed development.</p> <p>The Caravan site new entrance at Peckmill has now been taken to enforcement.</p> <p>Cllr Ryder reported on the meeting earlier this evening with Annette McDonald from Tatton Estates. Their development proposal would now be changed following official consultation and would now include proposal for up to 120 properties. Tatton Estates would like to include the PC in its progress, planning options/requirements, and arrangements would be made to meet and update in January and February next year. Also felt that further updating consultations would be necessary for residents to be kept in the loop of all proposed developments. <i>Action: Group to arrange a meeting in January with Tatton Estates and also to look at further consultation updates.</i></p> <p>Ongoing</p> <p>Cllr Garner had taken on the lead for this group and was awaiting training from PCSO Robertson. <i>Action: Cllr Garner to check in with PCSO Robertson to arrange training.</i></p> <p>Cllr Powell reported that HyNet had been delayed for a further two years and that the proposed work at Stanlow, Chester & Widnes had been cancelled. Nothing further from HS2 ManAir: Action Plan now closed</p> <p>Laburnum: Cllr Spare reported that the ginnel at the Laburnum/Church Street entrance still required a gate to allow wheelchair users to enter the field with ease as this could not happen at the moment. It was agreed to get Lawton to look at costing for the replacement of the barrier with a gate. <i>Action: Clerk to contact Lawtons.</i></p> <p>Butchers Stile: Permission for the DJFC Container had been given by FiT and we are just waiting on DJFC to inform us of when they intend to install. The BMX Track had been re-addressed as Cllr Garner reported on several issues in the design and overall appearance to the Track. Lawtons had returned and made the requested changes along with help from Mr Rob Garner, who has also agreed to maintain the grassed area of the track in the future.</p> <p>Following the non payment of the annual rental by DJFC, Cllr Ryder met with a representative of the club to discuss the invoice. It was discussed by PCs and as DJFC no longer use Laburnum field for training, a reduction could be made in the rent. Councillors still felt the non payment was unacceptable as no one had contacted us to say there was a problem. <i>ACTION : Cllr Ryder/Powell to re issue a new lease for DJFC to include the new annual Fee of £300</i></p>
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<p>8.b Projects Remembrance/Xmas Events</p> <p>War Memorial</p> <p>Pentagon Play Equipment</p> <p>9. To receive reports from Councillors on any external meetings of relevance to the Council</p>	<p>DCC – DCC felt it was not their responsibility to pay towards the cutting of the trees around the cricket field. The lease would need to be updated to make this requirement clearer. The work on all the trees needed to have a survey to ascertain what really needed doing to comply with H&S on all our Green Spaces. <i>Action: Clerk to request survey from North Tree Work.</i></p> <p>Village Garden: . Cllr Lee was congratulated on his success with the RHS Award. Cllr Lee and his Green Spaces Volunteers have put so much work into the Village Garden and have received an OUTSTANDING RHS Award presented at their Conference at Bolton Wanderers Stadium last week. This Award is well deserved and with so many new communities now involved in this section of Awards, it is all the more relevant to receive Outstanding. The group is meeting on Sunday to plant the Spring bulbs in the Garden and at the Fountain.</p> <p>Bostock: No new updates</p> <p>Remembrance Sunday: Excellent attendance at this event and thanks made to the RBLSC for delivering a brilliant evening of Remembrance on Saturday and the lunch and refreshments following the Parade. The Village War Memorial was so well attended and a real feel of community spirit. Thanks also to Rev Rob Iveson for his ministrations throughout both events.</p> <p>Christmas Event: There was a meeting planned for Friday 14th Nov at the Bulls Head to fine tune the details for the event. There were plenty of stallholder applied to attend and all applications were in and approved. Marquee and stage booked. Updates at next PC meeting.</p> <p>War Memorial: Not discussed <i>ACTION: Clerk to add railings to next agenda</i></p> <p>Pentagon had been paid the first tranche for the Play Equipment but had cancelled the installation and would re schedule.</p> <p>Meeting with Tatton Estates reported earlier in agenda</p>
10. Urgent Matters	None
10. Date of next meeting	
	<p>To note date of next meeting: Davenham & Bostock PC Meeting will be held on 24th November 2025 at 6.30 pm at THE HAYHURST</p>
11. Closure of Public Meeting	9.10 pm