

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 Meeting on Sunday 4th January 2026 to be held in Hargrave Village Hall, which will begin at 5.00pm for the transaction of the business set out below.

Signed *Trudy Ryall-Harvey*, Clerk

29/12/2025

clerk@hargravehuxleypc.co.uk

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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 2 nd November 2025	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 receive a verbal update. 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 its recordings. 4) United Utilities – to discuss recent correspondence regarding poor water supply in the area. 5) To discuss and agree any actions to be carried out by the Parish Council with regards to the request for the PC to fund the maintenance of the Millennium Garden in Hargrave. 6) Peak Cluster – to review information received regarding the Peak Cluster Project and how it will affect the parish 7) To note any other correspondence that has been received since the agenda was sent out.	MP LS SR LS LS LS Clerk
7.	PLANNING	1) 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 seek approval of the budget for 2026-27. 4) To agree the Precept level to be set for 2026-27. 5) To approve the submission of the churchyard Grant Application for January 2026. 6) To approve payments made since last meeting.	Clerk Clerk Clerk Clerk Clerk Clerk
9.	PARISH COUNCIL MATTERS	1) To agree the training needs for the Parish Council for 2026 2) To approve the Clerk's Training for 2026.	Chair Clerk

		<p>3) Parish Meeting – to agree the date and time for the Parish Meeting for 2026.</p> <p>4) To receive an update on the conversion to a gov.uk website.</p> <p>5) To receive an update and agree any recommendations following any working group meetings that have taken place since the last PC mtg:-</p> <ul style="list-style-type: none"> - CIL Money Working Group - Neighbourhood Planning Working Group 	Chair Clerk Chair
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.	CN
	DATE OF NEXT MEETING	Sunday 1 st March 2026 at Huxley Village Hall at 5.00pm	

MINUTES OF THE PARISH COUNCIL MEETING HELD ON 2nd NOVEMBER 2025 AT 5.00PM AT HUXLEY VILLAGE HALL

In Attendance: Cllr R Bird
Cllr F Halton
Cllr R Jones
Cllr C Nicholls
Cllr M Pilkington

Cllr S Ratledge
Cllr L Sackett (Chair)
Cllr S Martin
Cllr C Warburton
Members of the Public: 18

APOLOGIES: Apologies were received and accepted from Cllr Mike Jones (Ward Councillor) due to family commitments.

DECLARATION OF DISCLOSABLE INTERESTS - None were received.

PUBLIC SESSION

A resident of Long Lane attended the meeting and spoke on behalf of a group of residents that felt strongly about the recent planning application to extend the intensive farming at Brick House Farm.

He reported that there is already an existing development which resident have concerns over if it meets the existing planning application. Residents have taken it upon themselves to undertaken research over the last few months, and submitted FOI requests to with the Environment Agency and Environmental Health at CWaC.

The resident notified the parish Council that in late September several properties were informed of the planning application, but not all residents were informed. Following these residents have sought to engage experts to assist them in objecting to the application.

The resident has asked for the Ward Councillor to call in the planning application to enable the application to be delayed and allow the residents more time to pull the information together.

Residents are not against development or agricultural development, but they feel that this application is intensive farming which does not suit the area. Residents feel it is highly inappropriate, and they are looking for the Parish Council to support them in their concerns.

A resident reported that the odour incidences that he is reporting to the Environment Agency seem to take place, mostly during the cover of night. Resident do not feel the current sight is being sufficiently regulated and is being farmed above their licenced limits.

Another resident went on to report that they believe the site is an industrial site rather than a farm which could have severe consequence i.e. emissions, drainage, traffic. Fundamentally the residents believe there is a risk to their health.

The residents are concerned that because planning department is taking so long currently to review planning applications, that the applicant may use the 13-week rule to request that a planning officer makes a decision.

It is the residents plan to produce a letter to respond to specific issues in relation to emissions, drainage and

traffic initially.

Another resident who lives at the Barns at Higher Huxley Barns confirmed that the field relating to the planning Application is a green field site, has in the past been well kept, with hedges trimmed etc, however, the current owner is looking after the land/hedges as well. The resident reported that even though the planning application states that were not protected species on the land, he is aware of two protected species (Barn Owls and Great Crested Newts) that utilise this field. Additionally, he has witnessed Lapwings, Curlews and Sky Larks which are all on the protective species list.

Residents feel that the community should welcome all wildlife to the area and feel it would be disappointing to lose site of these species in the future due to intensive farming and its knock on effects to the environment.

Residents are also concerned about the runoff; and what may end up in the Gowy which could impact on nature reserves downstream.

A resident reported that he felt the key arguments that the residents group could use against the planning application were impact of run off and emissions on the environment, however he also shared concerns about the traffic and the amount of large heavy goods vehicle that would visit the area if planning permission was granted.

A resident raised concerns that they saw no benefit to the local community, the application stated that an increase in employment of 3 members of staff would be required. There was only disbenefit to the community.

The Parish Councillors had a conversation with the group and listened to their comments.

Cllr Sackett reported that a Planning Officer had been assigned to this application, and she undertook to speak to the Planning Officer this week. A resident from the residents group also confirmed they would contact the Planning Officer and share the groups concerns about the lack of resident's consultation.

ACTION: Cllr Sackett to speak to Planning Officer.

16 members of the public left the meeting.

MINUTES

RESOLVED 25/035 that the Chairperson signs, as a true and correct record, the minutes of the meeting held on 7th September 2025 proposed by Cllr Ratledge and seconded by Cllr Jones.

ACTIONS

Volunteer Day – it was reported that this event had been cancelled due to the poor number of volunteers that came forward prior to the day.

Empty Homes – no further update.

Flooding in Huxley – Following the Chair reporting on a blockage between the gully outside of Greenfield Cottage and the main carrier line in the footpath, Cllr Sackett confirmed that Cheshire West and Chester had recently been in the area jetting the gully.

ACTION: Get update from Highways as to the half day jetting that they undertook in Huxley.

ACTION: Check with resident if they have any feedback following

ACTION: Check when the gully along Hoofield Lane, Huxley are going to be cleared – already raised with CWaC.

Running Race – it was reported that the organiser had confirmed that this would be going ahead, subject to receiving approval from CWaC to close the road on 19th July 2026.

BUSINESS AND CORRESPONDENCE

Public Right of Ways – It was reported that the PROW officer had spoken to Mr Bebbington regarding the bridge and stiles on FP3 and he was hesitant, and she was going to put in an email to him and wait for him to get back.

2 residents left the meeting.

It was reported that the PROW Officer had suggested that a circular route that took in part of the Eddisbury Way footpath could be converted to kissing gates, she had applied for funding to Peaks and Northern Footpath Society to hopefully assist in updating this route. It was also reported that there was work required to the footpath where canal meets the river but this needed CWaC involvement

Councillors also reported upon a route from the land owned by Elm Tree Farm, along FP5 & FP6, this involved changing 5 stiles to kissing gates. The landowner had given their permission for this work to take place, and information had been provided to the PROW officer to allow her to order the kissing gates.

ACTION: Chase up with PROW route along Green Looms Farm.

Highways – Cllr Sackett requested that all potholes and subsidence be reported to Cheshire West and Chester Council, and any reference numbers be provided to the Clerk to allow her to add them to the Highways list of work outstanding.

Speeding in Huxley – Cllr Ratledge reported on recent activity logged by SID. Disappointingly only 7% of people were within the 20mph limit, 50% of people were driving at 30mph.

It was also reported that 1hr speed survey was undertaken by Cheshire West and Chester Council on 10th October 2025 between 14:30 and 15:30. It was reported that the Mean Speed was found to be 24.3mph which evidences minor non-compliance within the period including school closing time. Cheshire West and Chester undertook to undertake further checks during morning peak time.

ACTION: Send Highways the SID report.

Speeding on Guy Lane - Cllr Bird confirmed he had spoken to the residents of Guy Lane and asked them to raise their concerns with the Police Force, which he believes they had done.

Accident on Long Lane – It was reported that a road traffic accident had occurred on Long Lane by the Croft since the last meeting, it was believed to be a singular vehicle accident due to a medical episode, this information had been passed to CWaC Highways.

Connections Locality Meeting on Wednesday 15th October – Cllr Sackett and Cllr Nicholls provided a verbal report on a recent Connections Locality Meeting that they attended.

Community Litter Picking and Volunteer Day Events - it was reported that the recent Community Litter Picking event that had taken place was well attended and a number of rubbish bags were collected. The Parish Council thanked those that volunteered for giving up their time.

It was also reported that the Volunteer Day had been cancelled due to lack of support from local residents.

Millennium Gardens, Hargrave – a resident had contacted the Parish Council with regards to the Millennium Gardens in Hargrave and sought assistance with the maintenance of this area. Maintenance duties include: cutting hedges between gardens and graveyard along-side the road, prune the dogwood, and general tidy-up

and weeding twice a year. It was suggested that the Church Environment Group be asked to take on this as a joint initiative.

It was confirmed that the Moulson Trust had been contacted and they had agreed to keep the hedge trimmed. It was also confirmed the church garden group had confirmed that they would monitor the gardens on a monthly basis and Cllr Sackett suggested that the Parish Council obtain a quote from a local gardener to undertake bio-annually maintenance at the gardens to be include within the budget for 2026-27.

Cllr Pilkington also asked if the gardener could also quote to tidy up around telephone box.

ACTION: Cllr Pilkington confirmed she had arranged a meeting on Tuesday at 10am with a local gardener.

United Utilities – it was reported that following the last meeting when it was asked if clarification could be sought as to when the repair work would be undertaken. United Utilities had confirmed that they were unable to provide an exact start date for the works at this time, due to the scale and complexity of the project which spans a large area. They have suggested that details of the works will be found on their website once it is scheduled:-
www.unitedutilities.com/my-local-area/news-in-your-area/

ACTION: Raise this issue with the MP –

ACTION: Send copy of letter to Clotton Hoofield Parish Council and Tattenhall Parish Council to see if they would also write in support to the MP.

Japanese Knotweed in Hargrave - Cllr Warburton has reported the Japanese Knotweed in Hargrave to CWaC, it has been sprayed, and the council have it on their list to spray twice a year and monitor.

Other Correspondence – nothing raised.

PLANNING

The Planning Register dated 21/10/2025 was accepted and changes to the planning register from last meeting were noted.

It was noted that the following consultation received since the last meeting:-

- 25/02683/FUL – Brick Kiln Farm, Red Lane, Huxley Chester CH3 9BZ – Erection of a free-range egg production unit and associated infrastructure. The Parish Council 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. In light of residents comments, the Parish Council share their concerns regarding odour emissions and noise levels. The location of new hen houses will also have an impact on visual amenity. The Parish Councillors recognised the concerns of the residents raised under Public Participation and hoped that the residents kept the Parish Councillors informed of their research findings. The Parish Councillors would encourage the residents to challenge the Environment Agency when they felt breaches of licences were occurring.
- 25/03186/DIS - Hatton House Hatton Hall Lane Hatton Chester CH3 9AP - Discharge of condition 9 (Great Crested Newts protection), condition 10 (Tree and Hedgerow protection), and condition 11 (Bat and Bird boxes), of planning application 22/02826/FUL.

It was note that the following Notification of a Planning Appeal has been received:-

- 25/01505/PIP (Notice of Appeal) Land at Long Acre, Mill Lane, Huxley, Chester – Erection of 1 self-build dwelling and associated infrastructure

It was noted that the following planning application had been raised to Cheshire West and Chester Council:-

- 24/03726/FUL – Hargrave Hall, Church Lane CH3 7RH – Erection of a storage building and construction of

manage – it was noted that this work had started even though the planning decision had not been made. CWaC have confirmed that they were likely to support this application.

Planning Enforcement

- Caravan at Old Hall Lane, Hargrave - 24/00325/EMCOU it was reported that a resident had written to the Planning Enforcement Department to chase this enforcement issue.

FINANCIAL ITEMS

Cashbook and Out-turn Forecast YTD

RESOLVED 25/036 Year to date cashbook and out-turn report dated 27/10/2025 was approved as a true and correct record.

Bank Reconciliation against Cashbook YTD – RESOLVED 25/037 – that Cllr Bird signed the Bank Reconciliation and Bank Statements.

Payments for approval:-

RESOLVED 25/038 to accept the income and payments list above since the last meeting for approval.

Income received since the last meeting for approval

Date	Payable to	Gross Amount	Comment
09/09/2025	Bank Interest	£14.35	Monthly Bank Interest
09/10/2025	Bank Interest	£11.70	Monthly Bank Interest
17/10/2025	Hargrave PCC	£60.00	Contribution towards Poppy Wreaths

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
10/09/2025	Hargrave PCC	£28.00	£0.00	£28.00	Hire of Hall for PC meeting
19/09/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
08/10/2025	Walkers Nurseries	£69.90	£13.98	£83.88	Daffodils for planting around village
08/10/2025	PQR Limited	£103.50	£20.70	£124.20	Payroll Services for Oct 25 - Mar 26
20/10/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
27/10/2025	Mrs T Ryall-Harvey	£343.31	£0.00	£343.31	Salary Tax Month 7

Payments not yet made for approval

Payable to	Net Amount	VAT	Gross Amount	Comment
Mrs T Ryall-Harvey	£343.31	£0.00	£343.31	Salary Tax Month 8
Carolyn Nichols	£20.85	£0.00	£20.85	Expenses towards Community Litter Picking Event.
Mrs T Ryall-Harvey	£48.00	£1.24	£49.24	Expenses
PQR Limited	£17.50	£3.50	£21.00	Backpay Calculation

PARISH COUNCIL MATTERS

Action Plan - the draft Action Plan for 2026-27 was circulate and it was unanimously RESOLVED 25/039 to adopt.

Grant Giving Policy – Following the circulation of the draft Grant Giving Policy it was unanimously RESOLVED 25/040 to agree in principle the policy subject to amount being agreed in the budget for 2026-27.

Website Update – following the last meeting, the Clerk had sought quotes from three companies providing email and web hosting/domain services to the Parish Council and it was unanimously RESOLVED 25/041 for the clerk to move forward and explore transferring the website to '*My Council*'.

Working Group Meetings

The notes of the recent working group meeting to discuss projects for spending of the CIL money was circulated and it was agreed to arrange a further meeting.

Neighbourhood Plan Working Group - nothing further to update since the last meeting.

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

- The Parish Council's Role.

NEXT MEETING

The next meeting will be the Parish Council Meeting and will take place on Sunday 4th January 2026 at 5.00pm in Hargrave Village Hall.

The meeting closed at 19:11

Signed:.....

Dated:.....

Issues logged with Cheshire West and Chester Council

Date logged	Call no	Fault type	Description	Update
04/11/2025	HW762722234	Highway maintenance - Pothole	Hoofield Lane,Chester,CH3 - Outside land at Meadowcroft on Hoofield Lane,, road is subsiding into verge, causing vehicles to swerve into middle of the road	Assessment Completed - No Action Required
04/11/2025	HW762721494	Highway maintenance - Pothole	21 Church Lane Chester CH3 9BH- Please inspect road surface where there are potholes	
04/11/2025	HW762720806	Road - Pothole	ChesterChester, United Kingdom - Outside tractor access at Green Farm	
04/11/2025	HW762720289	Road - Pothole	ChesterChester, United Kingdom - At T Junction with Long Lane and Huxley Lane	Examination complete - no action required
20/08/2025	HW742467903	Highway maintenance - Pothole	there are a couple of potholes, from the T junction with Huxley Lane/Long Lane up to the lane down to Mill Farm	
13/07/2025	HW730859390	Highway maintenance - Pothole	Outside Bank Cottage on footpath	Work scheduled
09/07/2025	HW725463644	Resurfacing/lining	Church Lane Huxley	<p>We are currently awaiting confirmation on whether funding is available for the resurfacing of Church Lane during this financial year. We should know more within the next 4 - 6 weeks; we can update you once we know.</p> <p>If the resurfacing is confirmed to take place this year, we shall wait for the road markings to be replaced as part of the scheme. If not, we will arrange works for the markings to be refreshed</p>
09/07/2025	HW729787217	Highways Maintenance - Street Name Place	Missing Street Name Plate on jucntion of Chapel Lane/Church Lane, Hargrave	Work scheduled
09/07/2025	HW729789688	Highway maintenance - Pothole	From the T junction to outside Huxley Primary School	Work scheduled
09/07/2025	SS729898927	Hedge & Shrubs	overgrown hedge on footpath outside the Old Post Office, Chapel Lane, Hargrave	Work scheduled

24/06/2025	HW725461889	Highway maintenance - Pothole	There are a number of issues along this road from the T junction with Huxley Lane down to the pond on the bend. There are several potholes and the carriageway is subsiding in an area from the pond to Meadowcroft.	
19/06/2025	HW724393316	Highway maintenance - Pothole	Guy Lane, Chester, United Kingdom, CH3 7RZ - Outside Ford Farm	Work scheduled
18/06/2025	HW724209261	Street Name Plate - Damaged/unsafe	Missing sign for Hargrave	Work scheduled
18/06/2025	HW724210740	Carriage way - Damage at side of road	missing white lines on Huxley Lane/Red Lane Junction	Work scheduled
13/05/2025	HW714101578	Street Lighting - Bollard Missing	Chevron sign that was at the corner of Long lane and Golden Nook Bridge have disappeared	Work scheduled
13/05/2025	HW714102503	Grid/Drain - Blocked	Blocked gully outside The Beeches, Huxley Lane	Work scheduled
01/10/2024	HW651275093 (previously logged in April 2024 & June 2024 (HW601862737))	Highway maintenance - Gully/Drainage	Outside Ivy Cottage, Hoofield Lane	Work scheduled
06/01/2025	HW675995053	Highway maintenance - Condition of Sign	in ditch opposite the junction to Mill Lane	Work scheduled
05/01/2025	HW574763236	Highway maintenance - Gully/Drainage	standing water on junction of Guy Lane and Martins Lane	Work scheduled



PEAK CLUSTER



SECURING BRITAIN'S CEMENT AND LIME INDUSTRY

Investing in a
sustainable future



INTRODUCING PEAK CLUSTER

PEAK CLUSTER WILL

Peak Cluster will help to secure the future of Britain's cement and lime industries – safeguarding and creating jobs. This will ensure a sustainable supply of building material for our hospitals, homes and rail, purify our tap water and maintain healthy soil on which to graze animals and grow crops.

Why do we need to do this?

We urgently need sustainable ways to produce the materials we depend on every day.

To tackle climate change, many industries are cutting emissions by switching to renewable energy or low-carbon fuels. However, the cement and lime industry faces a unique challenge: the manufacturing process unavoidably produces carbon dioxide (CO₂). This gas, if released into the atmosphere, is the single largest contributor to climate change - making it essential that we find ways to capture and reduce CO₂ emissions.

CEMENT: THE WORLD'S MOST WIDELY USED BUILDING MATERIAL

Cement is the foundation for our homes and other vital infrastructure across the UK. But the British cement industry is at risk. Did you know:

The amount of cement produced within the UK is at its **lowest level since the 1950s**. This leaves us vulnerable to volatile global supply chains and foreign pricing pressures.

Cement imports have tripled in the last 20 years,

meaning that currently, nearly a third of these vital materials bought in Britain are foreign imports.



LIME: FUNDAMENTAL TO EVERYDAY LIFE

Lime is often unseen, but it is used across many key British industries including:



Food production



Treating water and contaminated land

safeguard and create jobs, and boost economic growth:

Creating an additional

1,500 roles during construction

2,000 jobs at the cement and lime operators

Attracting around

£5 billion of investment in the UK

Generating around **£1.8 billion** in value for the British economy

Build on the Peak District's strong industrial heritage
Staffordshire and Derbyshire's cement and lime industry has roots stretching all the way back to Neolithic times, when early communities began using its plentiful limestone supplies for buildings and furniture. The region's current cement and lime industries are now the cornerstone of local communities.

Derbyshire and Staffordshire supply over 40% of Britain's cement
 Focused on evolving the industry to thrive into the future, four major cement and lime producers have joined forces through Peak Cluster to build a resilient, low-carbon future - building on the region's rich industrial heritage while strengthening the local economy and supporting businesses, communities, and livelihoods across the region.

"This is such an important project for local jobs in Staffordshire and Derbyshire - protecting its vital industries and retaining the deeply engrained skills that have been passed down through generations. But our ambitions are to go even further: Peak Cluster will be the world's largest cement and lime decarbonisation project - using this tried and tested technology to establish this region as an international leader in responsible, sustainable manufacturing, and opening up low-carbon ways of constructing our infrastructure, growing crops in fertile soil and keeping clean water flowing."

John Egan
CEO - Peak Cluster Ltd



"Buxton Lime has been operating here for over a century, and while we've grown to a much bigger team, it still feels like one big family. Many of our people come from the local area, with skills and experience often passed down through generations - something we're really proud of. At the same time, the lime we produce here in Buxton plays a vital role far beyond our community - supporting industries across the UK and around the world, from water treatment and construction to environmental and industrial processes."

Joseph Bowers
SHEQ Manager, Buxton Lime



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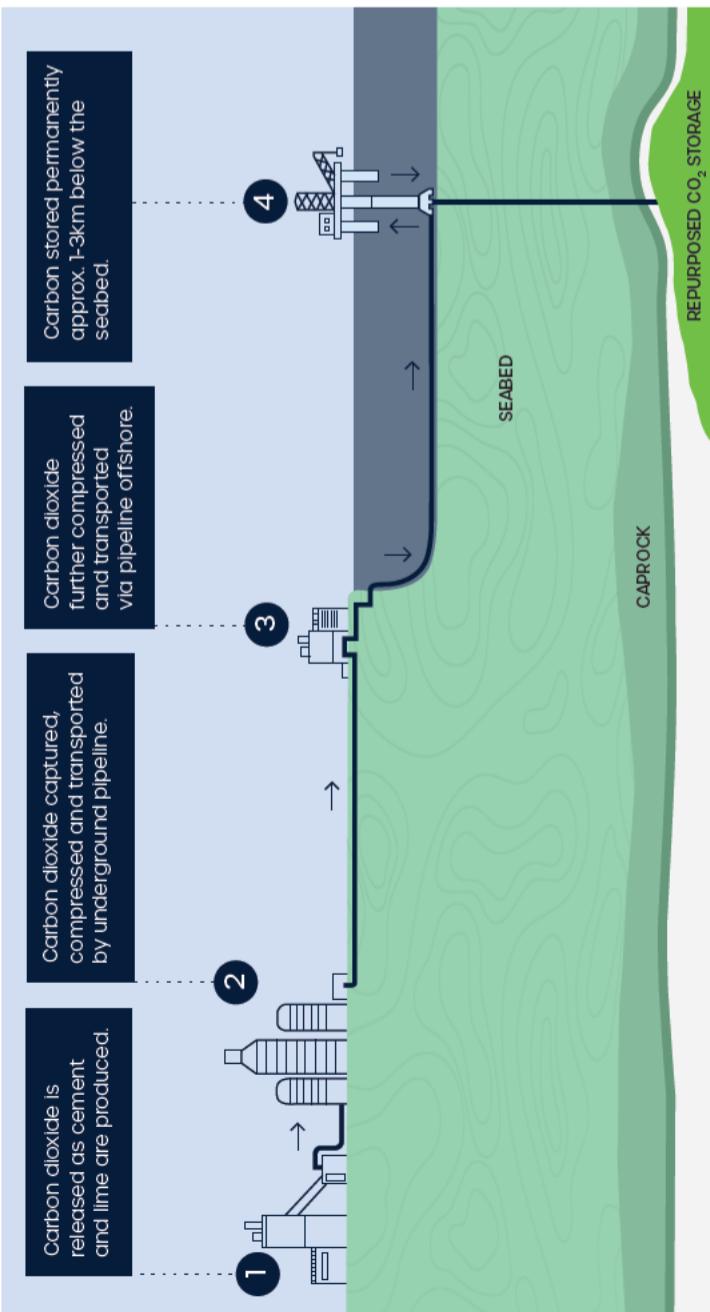
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ABOUT THE PROJECT

PIPELINE ROUTE

How it works

Carbon Capture and Storage (CCS) technology will capture CO₂ emissions from cement and lime production at plants in Derbyshire and Staffordshire. The captured CO₂ will then be transported via a secure underground pipeline to a permanent storage site deep beneath the East Irish Sea, under rock formations (known as caprock), that act as a natural seal and trap the captured CO₂. The stores have held natural gas for millions of years.

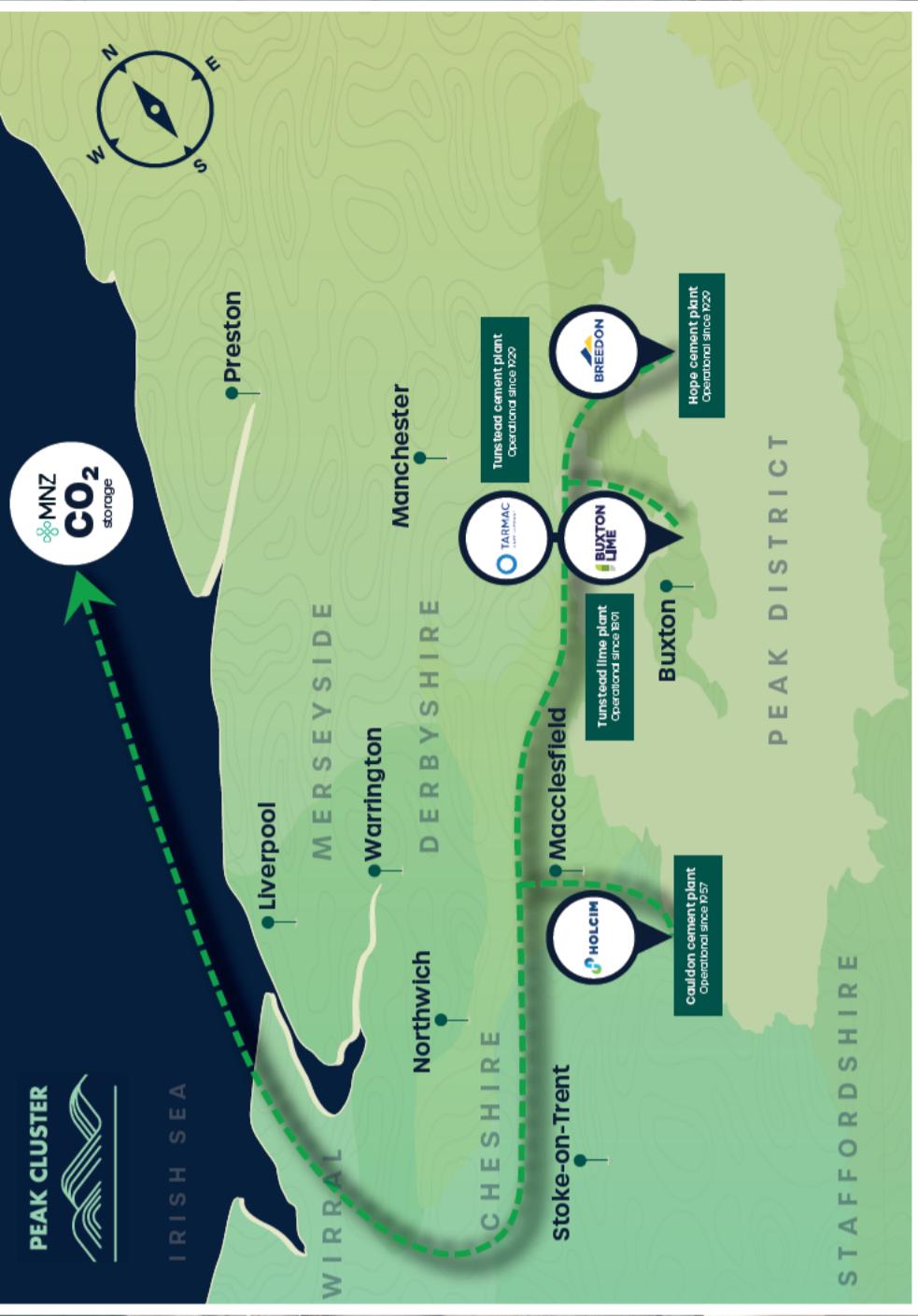


The world is making the transition to a low-carbon future, which is vital to protect our climate and help us achieve net zero. This includes the construction industry which is increasingly moving towards sustainable building methods and materials.

"If we want to protect UK industry and compete on the world stage, we must embrace Carbon Capture and Storage (CCS), which is a tried and tested technology.

"Doing so will provide a long-term, viable supply of domestic cement – reducing Britain's reliance on imported building materials, enabling market stability and supporting the delivery of the homes, healthcare and transport that communities across the country need."

Lee Sleight
CEO, Holcim UK



Our illustrative map gives an indicative idea of the search area where the pipeline could potentially be located, based on our current assessments. This takes into account built up areas, other infrastructure, and environmentally sensitive areas.

We are now beginning to carry out detailed studies which will help us to determine a more specific route within this search area.



GET INVOLVED

How we will engage with communities

We understand how important the cement and lime industry is to the region, and also how much the local environment means to the communities living in and around it.

Gaining input from a wide range of stakeholders is critically important and will help us develop a project that is able to anticipate, understand and address potential local impacts.

Throughout the project, we will work closely with communities and organisations to develop an approach that minimises disruption and impact, and ensures work is delivered safely and efficiently.

We will listen closely to those who are interested or may be affected by Peak Cluster to hear their thoughts, views and suggestions and let you know how your feedback has shaped our thinking.

 **Website:** www.peakcluster.co.uk

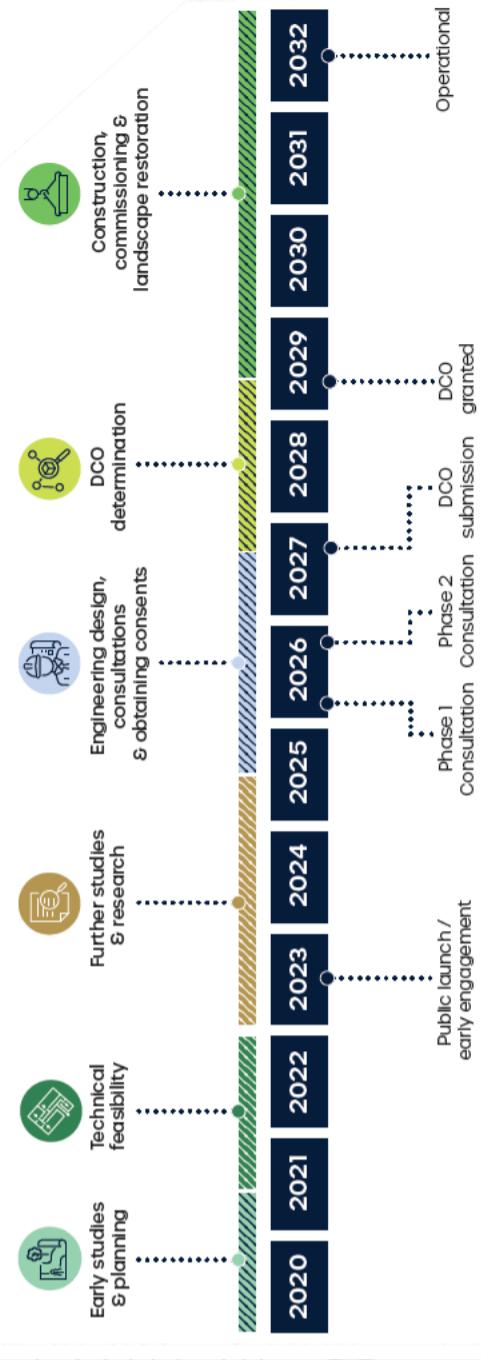
 **Email:** consultation@peakcluster.co.uk

 **Phone:** 0800 0129 167 (free phone number)

 **Freepost:** FREEPOST PEAK CLUSTER

PROJECT TIMELINE

What is the project schedule?



FIND OUT MORE



The Peak Cluster project website

<https://peakcluster.co.uk/>



Understanding carbon capture and storage

<https://www.bgs.ac.uk/discovering-geology/climate-change/carbon-capture-and-storage/>



Learning more about the cement industry

<https://www.mineralproducts.org/Mineral-Products/Cement.aspx>



Learning more about the lime industry

www.mpalime.org



Learning more about the Morecambe Net Zero (MNZ) project

www.spirit-energy.com/our-operations/mnz



Planning Register 2023-24

Date	Application Number	Address	Description	PC View	CWaC Decision Status
Wed 31 Jan 2024	24/00014/FUL	Barn At Bridge Cottage Whitchurch Road Saighton Chester CH3 9AU	Demolition of two agricultural buildings, and conversion and extension of a further barn to create a single dwelling.	The application is in green belt and although the applicant's planning support statement says that the barn is on previously developed land, it is not the case as it is on agricultural land, as according to the NPPF agricultural land does not count as previously developed land. The fact that the barn is in green belt means that extensions to buildings may also be considered inappropriate.	Awaiting Decision

Planning Register 2024-25

Date	Application Number	Address	Description	PC View	CWaC Decision Status
				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.	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.
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.	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?	
21-Oct-24	24/02969/FUL	Stapleford Mill Farm Ryecroft Lane Bruen Stapleford Chester CH3 8HH	Demolition of existing barn buildings. Erection of two storey dwelling, garden room, garage and office	Demolition of existing barn buildings. Erection of two storey dwelling, garden room, garage and office	No observations
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 month of the demolition.		
Fri 17 Jan 2025	24/03633/FUL	Lane End Farm Leadgate Lane Clotton Chester CH3 9BT	Two storey extension		No Objections
Thur 13 Feb 2025	EN687229270 - 25/00068/EOPDEV	The Beeches, Huxley Lane, CH3 9BG	Brick built stable block being erected.		
Fri 01 Nov 2024	24/03261/FUL	Land At Guy Lane Foulk Stapleford Chester Cheshire	Change of use of land for dog walking/training, hardstanding for parking with turning area and new access.		No Objections
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		
10-Apr-25	25/00859/FUL	Long Acre Mill Lane Huxley Chester CH3 7RQ	Demolition of the existing rear extension and car port, and erection of single storey rear extension and front porch	No Objections	Approved
Tue 13 May 2025	25/01502/PIP	Land At Long Acre Mill Lane Huxley Chester	Erection of 1 self build dwelling and associated infrastructure works	Objected	
Thu 22 May 2025	25/01594/PIP	Land Adjacent To St Peters Church Church Lane Hargrave Chester	Erection of 7 dwellings and associated infrastructure works	Objected	
14-Aug-25	24/03726/FUL	Hargrave Hall Church Lane Hargrave Chester CH3 7RH	Erection of a storage building and construction of manège.		
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		
15-Oct-25	EN757/287665 - 25/00415/EBCN	Higher Huxley Hall Farm, Red Lane, Huxley CH3 9BZ	Landscaping and screening has failed.		
22-Oct-25	25/01502/PIP - Notice of Appeal	Land At Long Acre Mill Lane Huxley Chester	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.	Erection of 1 self build dwelling and associated infrastructure works	
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.		
11-Dec-25	24/03261/FUL	Land At Guy Lane Stapleford Chester Cheshire	Change of use of land for dog walking/training, hardstanding for parking with turning area and new access.		

Hargrave & Huxley Parish Council

Outturn 2025-26

Hargrave and Huxley Parish Council
Bank Reconciliation to Cashbook
Presented at Council Meeting - Sunday 4th January 2026

Balance show on Cashbook	
Lloyds On-Line Accounts at 15th December 2025	
Treasurers Account	£1,631.63
Deposit Account	£23,755.23
Less: Unpresented payments	-£19.20
TOTAL	£25,367.66
Current Account as per Cashbook	£1,612.43
Deposit Account as per Cashbook	23755.23
	0
	£25,367.66
Reconciliation	YES

COMMUNITY ACCOUNT [REDACTED]
HARGRAVE AND HUXLEY PARISH COUNCIL

£ 1,631.63 Current balance

HARGRAVE & HUXLEY PC - [REDACTED]
£ 23,755.23 Balance

Hargrave & Huxley Parish Council

DRAFT BUDGET 2026-27

Income received since the last meeting for approval

Date	Payable to			Gross Amount	Comment
10/11/2025	Bank Interest			£12.48	Monthly Bank Interest
09/12/2025	Bank Interest			£11.32	Monthly Bank Interest

Payments made since the last meeting for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
11/11/2025	Royal British Legion	£76.67	£3.33	£80.00	Poppy Wreaths for Remembrance Sunday
20/11/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges
03/12/2025	Mrs T Ryall-Harvey	£355.91	£0.00	£355.91	Salary Tax month 9
29/12/2025	HMRC PAYE	£19.20	£0.00	£19.20	PAYE Payment for Q3
20/12/2025	Service Charge	£4.25	£0.00	£4.25	Bank Charges

Payments not yet made for approval

Date	Payable to	Net Amount	VAT	Gross Amount	Comment
	Mrs T Ryall-Harvey	£343.31	£0.00	£343.31	Salary Tax Month 10
	Mrs T Ryall-Harvey	£27.50	£0.00	£27.50	Expenses