

Minutes of the Heritage sub- committee meeting Monday, December 21st, 2020 at 10.00am

1.Present: Helen Fuller, Chris Jackson, Drew Bellis, Jeannie Willan (Kathryn Sather and Associates) and James Dixon (Conservation Officer)

Apologies: Maureen Hassell and Andy Ankers

2. James was invited by Jeannie following information gained from Rob Edwards. As the group is looking at extending the **listed items** in the village and also creating a list of **non-designated items** it was felt that James's input, at this stage, would be most valuable. James explained that he has been in office for 5 months. It is his role to arrange for listings to be made and to set up non- designated listings. Jeannie has the full list of these items (barring a few which Drew still needs to complete).

James is also looking at all the conservation areas across the borough. He mentioned that by including him in our plans we are actually helping him . He has begun the job of reviewing Local Lists in Ellesmere Port and Vale Royal. National Government funding has been applied for (Cheshire East and Halton also applied for) but James is not sure if this will be successful. Even so, the local lists will be looked at with the view of extending where appropriate. The criteria for this work have not yet been set up. Criteria will need to be overarching. He would like to get all the lists done at the same time so we cannot "jump the queue". Cheshire East criteria has been used for our Conservation Area appraisal.

So, what happens next?

Once Jeannie has finished the Conservation Appraisal, and suggested extension for our N Plan, she will send it to James for approval. Letters will go out to all the residents of Ince (via the Parish Council). On-line sessions will be offered for those who want to question the work (via James). Local interest in this is considered. A decision is then made as to whether the Conservation Area can be extended as planned.

Jeannie went through the proposed Conservation Area Boundary extension draft plan. Maps were shown for the areas in question.

Encroachment area between Ince and Elton (Station Rd) -aim is to protect the boundary in order to keep the 2 villages separate.

Lower Green Farm and Village Green Farm-aim is for the boundary to go around the buildings of the 2 farms and to push the conservation area out further.

Station Road-old photos show cultivated land associated with the old Vicarage and that glebe land was pastureland. Remains of the old wall can still be seen along Station Road reflecting its history. Although the houses here are not old, they reflect the story of the village Conservation area to extend along here on both sides (to include The Cricket field which has TPOs on it). Photos of the cricket field show how important it has been

to the village over the years (mention of its use can be traced back to 1906). James did not think there would be problem with this proposal. In fact, when areas are included in a conservation area improvement to houses etc can be suggested at a later date in order to maintain the conservation area.

Marsh Lane -aim to include the lower part of Marsh Lane, through to Kinsey's Lane and up as far as Hall Farm (to include Wood Farm field). Once again, the houses, although 1960s, tell the story of the village with the replacement of the Old Monastery Row cottages. The village pump is still in existence. James said he thought this plan was acceptable.

Next, we looked at Listed buildings. Potential risks in the future -farm buildings at Lower Green Farm, Village Green Farm and Yew Tree Farm. James was asked what advice he could give on these and he suggested SPAB which looks at old buildings and makes suggestions for their future maintenance. This advice should be included in the Neighbourhood Plan.

Next, we went through the Non-designated list. James will aim to look at each in turn but agreed that the list seemed well thought out and justified in **most cases**. The importance of the wall was mentioned in relation to safeguarding land in the village.

1. Entrance to Ince Hall on Pool Lane
2. Northern gate -Bridge abutments
3. Bier House
4. Monument to the men who died in the Ship Canal accident
5. Village Hall
6. Smithy House Farm
7. Duke of Wellington pub
8. Village pump
9. Rose Cottage
10. Anvil Lodge*
11. Unlisted parts of the wall
12. Gun turret-should be listed as similar one in Hale is listed
13. Badger Cottage *
14. Pump at Yew Tree Farm
15. Beech House *-tree about to push wall out and needs looking at
16. Decoy Wood
17. Big Wood-has TPOs on it

Some of the above * may not be appropriate for either listing or Non -designated listing but James will look at all of them.

Positive Contributors was mentioned next. A Positive Contributor is the next level down from Non designated assets so some of above may make this list. Also, the following were mentioned as Positive Contributors:

Village Green Farm and the barn behind it /4-6 The Square (owned by Griffiths) Lower Green farm barn /farmhouse at Hall farm.

Open spaces can be protected by the Conservation Area extension so any pieces of land within this extension will be covered.

Character Areas

It was noted that there are several character areas mentioned in the existing Character Appraisal /conservation area document. It was suggested that these separate areas are confusing and that we should aim to talk about Ince as one-character area although The Square should be treated separately. It was also mentioned that it might be good to return The Square (by the Coronation Lamp) to its original cobblestones.

Footpaths /bridleways

Drew mentioned that he had been in touch with The Ramblers Association and that they had found a map of "lost footpaths/bridleways". It appears that these are within the land that Peel has plans for development. James mentioned that footpaths /bridleways cannot be barred or closed off. He said that he would look into this and examine planning applications around the area of these "lost paths". Enforcement rules might apply. "Don't lose your way" document shows footpaths/bridleways around the Parish.

James said that he thought the documentation provided by Jeannie was thorough and that he would arrange to visit Ince and look at the area on foot.

Views and green spaces information will follow in another document.

The Parish Council has access to maps through a licence which will then allow Drew to access them more easily. Chris will look into this.

Action Points from meeting:

1. Helen to send Jeannie the link to Frodsham Bird Watchers
2. Jeannie to send James the "Lost Footpaths/bridleways" document
3. Chris to take photos of the above lost footpaths /bridleways and send to Jeannie and James
4. PC licence for access to maps to be sought by Chris and information sent to Pam and Drew
5. Drew to use licence to include maps in the NPlan
6. Helen to send Jeannie Pam's e mail address
7. James to look at planning in connection with "lost footpaths /bridleways" to see if enforcement might need to be addressed
8. Helen to ask Robbie Worrall about photos of Cricket field
9. Chris to send photo of Coronation Lamp to Jeannie

10. Draft copy of Character Appraisal /Conservation extension to be sent to James and Kirsty H for comment.

The meeting concluded at 12.00