

## **Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 14<sup>th</sup> June 2021 at 7.30pm.**

Members of the public present: Ward Councillors Mike Baynham and Gina Lewis.

Members of the Council present Cllr Rayner (Chair), Cllr Baldini, Cllr Matthews, Cllr Cotterill.

### **1. Apologise for absence.**

Cllr Roston – isolation

Cllr Pickering – child unwell

Cllr Leech - working

### **Declarations of interest.**

Cllr Matthews – Vale View  
application knows owner.

### **2. Minutes**

**2.1 To approve the minutes of the Annual General Parish Council meeting held on Monday 10<sup>th</sup> May 2021. 1339/21 resolved that the Council approved the minutes of the AGM held on Monday 10<sup>th</sup> May 2021**

**2.2 To approve the minutes of the ordinary Parish Council meeting held on Monday 10<sup>th</sup> May 2021. 1340/21 resolved that the Council approved the minutes of the ordinary meeting held on Monday 10<sup>th</sup> May 2021.**

### **3. Matters arising from the minutes of the ordinary meeting on Monday 10<sup>th</sup> May 2021.**

3.1 No matters arising

3.2 Note updates from 'Action log, outstanding actions will remain on the log until complete.

A brief update as follows:

- WIG wag – on hold
- Defibrillator at café – has been installed and just need to register with NWS – remove from action list.
- A54 speed limit reduction – speed monitoring in progress, wider range of data collection, that will determine if there is support for a 40 mph by Highways.
- Cinder Hill 30 mph – progress a pole has been installed. The sign at the top of the hill obstructed by overhanging branches. Cllr Baynham will take a photo and report.

**Action: MB**

- Whitegate Lane speed monitoring will be done in Autumn when schools go back to provide an accurate measure.
- Website noted not all councillors are on, reminded to send clerk pictures.
- Website has been updated with statutory notices and policies.

3.3 Parish Council Vacancy – Co-option – No nominations were received following the notice of vacancy. The Parish Council can now co-opt to the position. All asked to think of anybody who might be interested in joining.

### **4. Clerk's report and correspondence**

4.1 Discussed and agreed action to Clerk's report and correspondence:

Cheshire Police contacted the Clerk to confirm senior officers had received correspondence regarding the speed limit along Whitegate Lane. Officer confirmed that speed limits remain the responsibility of Highways and not the Police. The police can enforce the limit where appropriate. Police undertake speed monitoring and speed enforcement; due to the layout of the road neither are appropriate at the location.

It was noted CWAC have reviewed and consulted on their waste collection service. There will be additional charging for green bins £40, and getting bigger fortnightly bins for recycling. The PC were concerned that people would dump their green waste in the verges.

## 5. Planning

### 5.1 1342/21 resolved the following planning application responses:

|              |                                               |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------|-----------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21/01602/FUL | Land Adjacent To Vale View Cottages           | Construction of an agricultural access                                              | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 21/01497/FUL | Land rear of 15 the Paddocks                  | Change of use of land from agricultural to caravan storage                          | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 21/01467/FUL | Land At Coach Wood Farm                       | Construction of a new double garage with loft storage room above                    | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 21/01725/FUL | Barns 2 and 3 Covert Farm Barns Foxwist Green | Alteration to the roof of Barn 2 and 3 at Covert Farm. Reduction in existing ridge. | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 21/01646/FUL | Land at Clay Lane Farm                        | Erection of 2 timber sheds for breeding and agricultural storage                    | <p>The Parish Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The location of this application is not appropriate for a chicken breeding operation due to close proximity of residential neighbours.</li> <li>2. The size of the sheds don't appear to be sufficient in size to sustain enough chickens for full/part time workers nor are they currently of a construction that would facilitate breeding.</li> <li>3. An Environmental Impact study will be required to assess the impact of noise and smell. Sewage and waste disposal will need to be defined.</li> <li>4. Drainage from this land onto the public highway has recently been the subject of an enforcement order by CWAC Highways.</li> <li>5. No agricultural activities have taken place in the recent past and we consider that the land area is not sufficiently large enough to support a viable agricultural business. Has there been any assessment done to see if the site is appropriate for breeding rare breed chickens?</li> </ol> <p>There is a long history of attempts to develop accommodation at this site (10/01424/FUL and 11/05004/FUL and 20/02079/FUL) the latest of which is currently being appealed by the applicant. There is a concern that a precedent would be set if the timber sheds are classified as agricultural/breeding structures with potential to convert them to residential accommodation. This would not comply with the Whitegate &amp; Marton Neighbourhood plan and STRAT9 of the Local Plan as infill housing development is not permitted</p> |

## 5.2 To discuss enforcement/complaints:

Case Farm – no change

Wooden shelters, Dalefords lane, land opposite Fourwinds – Clerk has enquired with planning enforcement, there is a backlog and will take some time.

## 5.3 updates regarding the following planning applications:

APP/A0665/W/21/3268590 Land adjacent to Clay Lane Farm Appeal allowed. The PC outlined their frustration at this decision. From the outset the building was constructed with another intention in mind (insulated, wood burning stove, satellite dish). The information supplied at appeal was inaccurate, stating sustainability DAR, new dwellings in residential area including Clay Lane is incorrect. This can only be overturned at High Court. Queried if a judicial review of decisions could be requested? Cllr Gina Lewis agreed to enquire with planning manager is there a mechanism to challenge this decision? It is noted CWAC will be liable for the costs of the appeal. It undermines the goodwill of community in PC roles, where applications railroad the planning process.

**Action: GL**

5.4 Parish Council/Resident Action Group update on Gypsy Traveller Sites DPD – no update.  
– keep on agenda as a watching brief.

5.5 Neighbourhood planning reforms - general view it's a developer's charter. A discussion took place about change of use from commercial to residential due to redundant buildings as a result of home working and limited ability for councils to object

5.6 NP non-policy objectives – this is due to review next year.

Cllr Rayner confirmed within our neighbourhood plan there are 11 non policy objectives for review to consider if we have achieved the objective:

- 1 Develop pedestrian connections – open countryside footpaths Cinder hill/Dalefords Lane we have investigated; it would be easier to do it on Dalefords Lane.
- 2 Tesco lease – in progress
- 3 Village focal point outside old PO – agreed it would be nice to enhance the area, but cannot progress until something done with old post office. Initial idea was for a village sign. The area is used for parking and turning traffic. We don't own the land (owned by Delamere Trust) but has allowed community to use it for many years, we could get a more formal approval if needed.
- 4 Community green space – on hold
- 5 Reuse of Whitegate Station community asset – complete
- 6 Road safety areas – continue to improve and monitor
- 7 Whitegate School loop – linked with community green space
- 8 Improve parking at Recreation Room – looking at alternatives for safe crossing (wig wag signs)
- 9 Continue funding community
- 10 Support group for elderly such as snow angels. We previously funded taxi (soup & Sandwich) Discussed the need within the parish, no demand that we area ware of, maybe wait the 2021 census data and talk to church Chris Ball any demand – clerk email.
- 11 NP review after 5 years – due next year.

**Action: Clerk**

## 6. Finances

6.1 The bank statement for the current account showed a balance of £54,999.66 there are 3 cheques to be cleared through the bank. The current account balance remaining will be £52,660.18 (£79,469.81 including savings accounts). **1338/21 agreed:**

6.2 To Pay – Clerks wages £870 (problem with payslips for this meeting)

6.3 To Pay – HMRC £217.50

6.4 To Pay – Payroll Provider £15

## **7. Road Safety update**

7.1 Vicarage Green – no updates

7.2 Road Safety updates – some actions already had this discussion above

Cllr Rayner has received two complaints regarding speeding through Sutton Field which is used as a rat run between Northwich and Winsford via Mill Lane. CWAC have been approached and said in order to do speed monitoring they need authority from PC. Cllr Mike Baynham will look into it, but confirmed that there is a backlog on speed monitoring so it won't be for a while. Cllr Rayner to respond to residents.

**Action: KR**

It is noted the grass at the Beaches will be cut later this week, it is very long. It was noted that there are highways issues around the country due to CWAC contractor having equipment issues. It was also noted that crossing at the Beeches is difficult due to overhanging trees obstructing the line of sight, and signs are covered, Cllr Baynham will report.

**Action: MB**

7.3 Wig Wag signs – on hold

7.4 Litter, footpaths and styles – no updates

7.5 To discuss request for memory bench in the parish - Clerk has been approached regarding a memorial bench in memory of a former resident. Family will pay for bench and maintain. A location was not specified but suggested near school or near a walkway to woods. The ownership of other benches around the parish was discussed. It was suggested that an additional bench in Church wood may be a suitable location, is on private land and would need to be secured and fitted on. Clerk to ask for drawing of the bench and details regarding material to be used. Our proposal would be to site the bench in Church Wood if they are agreeable. Clerk to find out more from parishioner. **Action: KR / Clerk**

## **8. Parish Issues**

8.1 Football field lease update – Cllr Matthews provided an update. It has been agreed one rent instalment; there was a minor spelling mistake; final document being prepared for the Chairman to sign, lease remains 20 years. Cllr Matthews will then prepare the sub-lease which will follow the main lease for the Football club to sign. Registration with land registry also required.

**Action: KR / RM**

8.2 General parish issues – 40 mph repeater signs on Clay Lane 2 sets slid down pole, and damage pothole on Clay Lane has been repaired but has sunk. MB repeater signs down will report.

**Action: Clerk**

8.3 Covid-19 any matters arising within the Parish - none. It was noted there are pop up sites moving around the area as Cheshire is included in area within North West badly effected with high infection rates due to the delta variant. DPH advising getting second vaccine after 8 weeks.

## **9. Items for information and discussion only.**

No items for discussion.

There being no further business this meeting was closed by the chairman at 20.48 pm.

**Signed by the Chairman ..... Dated .....**

### Outstanding actions (if removed they are complete)

| Ref     | Date             | Action Log                                                                                       | Responsible     |
|---------|------------------|--------------------------------------------------------------------------------------------------|-----------------|
| 7.3     | Nov 19           | Order wig wag signs - 3.3 10/2 noted VC to meet with expert at supplier company – <b>on hold</b> | VC / Clerk      |
| Various | Feb 20 ongoing   | Finalise lease                                                                                   | Clerk / RM / KR |
| 3.2     | Oct 20 ongoing   | A54 speed limit reduction / Cinder Hill 30 mph repeater sign – in progress                       | MB              |
| 8.4     | Nov 20 – ongoing | Pictures of councillors for Website                                                              | All             |
| 3.2     | June 21          | Beeches / Cinder Hill – line of sight cut branches, overhanging branches obstructing signs       | MB              |
| 5.3     | June 21          | Appeal – enquire with Planning what we can do regarding the decision                             | GL              |
| 5.6     | June 21          | Clerk contact Chris Ball regarding elderly in parish                                             | Clerk           |
| 7.2     | June 21          | Sutton Fields speeding – KR provide feedback to residents; MB request speed monitoring           | KR / MB         |
| 7.5     | June 21          | Memorial bench                                                                                   | Clerk           |
| 8.2     | June 21          | Clay Lane repeater signs and pot hole                                                            | Clerk           |
|         |                  |                                                                                                  |                 |

### Agenda Call forward

| Ref | Call forward date | Description                 |
|-----|-------------------|-----------------------------|
|     |                   |                             |
|     | Tbc               | VRA re gritting, nuns grave |
|     |                   |                             |
|     |                   |                             |
|     |                   |                             |
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**Notes:** KR not available July meeting; Clerk not available August meeting