

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 14th February 2022 at 7.30pm

Members of the public present: Peter Dickenson. Ward Councillors Gina Lewis and Mike Baynham sent their apologies.

Members of the Council present Cllr Rayner (Chair), Cllr Baldini, Cllr Leech, Cllr Matthews, Cllr Haigh, Cllr Roston, Cllr Ranson.

1. Apologise for absence.

Cllr Cotterill – diary clash

Declarations of interest.

None

Beauty Bank resident attended regarding the wall at junction with Beauty Bank. He wanted to clarify that his daughter had an accident, she was at fault turning in to Beauty Bank, it was not because of the wall visibility.

2.1 To approve the minutes of the ordinary Parish Council meeting held on Monday 10th January 2022. 1365/22 resolved that the Council approved the minutes of the ordinary meeting held on Monday 10th January 2022.

3. Matters arising from the minutes of the ordinary meeting on Monday 10th January 2022.

3.1 No matters arising

3.2 Note updates from 'Action log, outstanding actions will remain on the log until complete. The following updates were noted:

- Wigwag signs – Recreation Room funds are currently needed towards improvements with the heating system, so the wig-wag signs are on hold.
- Speeding – we are awaiting the outcome of discussions with neighbouring parish regarding the proposed speed reduction on A54; Whitegate Lane came out as 50mph Ward Councillor Baynham agreed to find out the financial contributions needed to reduce to 50 mph; Sutton Fields and Cassia measurements have not yet been completed. Sutton Fields is already 30mph but is used as a 'rat run' from Winsford and a 20 mph is desirable, discussed other options such as speed bumps.
- Footpaths: this is a neighbourhood plan action. Cllr Haigh has walked a couple of routes and documented each with pictures and located on a map, the information has been passed to Cllr Rayner to review, it was suggested we draw up an action list of things we would like.
- Awaiting Perspex.
- The school hall has been booked for free training CPR/Defib on 28th February.

4. Clerk's report and correspondence

4.1 Discussed and agreed action to Clerk's report and correspondence: actions complete or on the agenda:

New Councillor Code of Conduct – CWAC have reviewed their code, most parish councils adopt their code of conduct, Cllr Rayner cannot see any reason not to adopt, minor changes regarding gifts to declare and including the Nolan principals. We will agree to the new code at our AGM in May 2022.

Hydrogen pipeline – noted it's running not too far north of the parish, Cllr Ranson has some information which he will share via the WhatsApp group.

5. Planning

5.1 1366/22 resolved the following planning application responses:

21/04824/FUL	Abbeystone Dalefords Lane Whitegate	Garden room to front elevation to replace existing conservatory. New rear garage and single storey rear extension to existing bedroom. Replacement side porch.	No objection
21/05020/FUL	Pinehurst Cassia Green Marton	Erection of front porch, single storey rear extension, alterations to windows and doors, installation of flue, alterations to external finishes	No objection
21/05023/FUL	Marton Hall Farm Dalefords Lane	Demolition of existing dwelling, erection of new dwelling	The Parish Council have no objection to the demolition of the existing derelict farmhouse we wish the design and materials of the replacement house to be in keeping with the character of Whitegate & Marton eg the use of Cheshire brick. The new building should be compliant with W&M Neighbourhood plan (Policy 2) and the accompanying detailed guidance in the W&M Village Design Statement.

Discussion took place about the replacement dwelling at Marton Hall farm, some members were not aware that there has been a lot of damage to the building which was damaged by vandals and taps left running, the building is not fit to live in. The PC have therefore suggested that a rebuild must maintain local characteristics and comply with the Village Design Statement (VDS).

5.2 To discuss enforcement/complaints:

- Case Farm – no change still monitoring.
- Clay Lane Farm – a Lawful Development Certificate application 21/03403/LDC is available on the planning portal but the PC have not been consulted. We recall from previous LDC applications that there are certain instances where the PC are not consulted, when it is proposed we are not consulted but when retrospective (like the football field container) we are. Clerk to make enquiries. We have also been alerted that there may be a container on site which based on other containers in the parish also requires planning permission.
Action: Clerk
- Wooden structures, Dalefords Lane – Clerk was asked to confirm location of sheds in field, this was confirmed by Cllr Leech after the meeting ended, we have not received any further update on this.
- Foxwist Green Lane – there is a large wooden structure approx. 10mX4m on left hand side, we do not recall a planning application. Clerk to enquire with planning enforcement.
Action: Clerk
- Rushmere Lodge – no further update, we are still awaiting the planning application for comment, we believe the delay is because Legal are involved.

Question: asked by member of public regarding affordable housing in rural area; it was confirmed we come under Strat. 9 where there is no further development except for reuse of agricultural buildings. Also noted broadband problems on Beauty Bank.

5.3 updates regarding the following planning applications:

Noted the following applications were granted: none

The following applications were refused: none

5.4 Parish Council/Resident Action Group update on Gypsy Traveller Sites – no further updates.

5.5 Neighbourhood planning reforms – no further updates.

5.6 NP non-policy objectives – discussed footpaths on the agenda above.

6. Finances

6.1 The bank statement for the current account showed a balance of £50,099.07 there are three cheques to be cleared through the bank. It was agreed for clerk not to chase up Tesco regarding the second unrepresented cheque as there are movements happening with the lease. The current account balance remaining will be £48,668.07 (£75,477.70 including savings accounts) after the following payments:

6.2 Pay Whitegate Primary School (CWAC) room hire £176

6.3 Pay reimbursement to David Roston for Christmas tree planted on the green £46. The tree is small but good quality.

6.4 Signed bank mandate to update bank signatories which new councillors will take to the bank with proof of ID.

Action: IR, SH

6.5 It was acknowledged that the school are proposing to increase the rent due to imminent energy price rises expected from April, which will place significant pressure on the school budget, the increase was accepted.

7. Road Safety update

7.1 Vicarage Green – no further update from the last meeting.

7.2 Road Safety updates – discussed above.

7.3 Wig Wag signs – discussed above – project on hold.

7.4 Litter, footpaths and styles – litter remains a big problem, annual litter pick agreed Sunday 8th May at 9.30am meeting at the Recreation Room.

8. Parish Issues

8.1 Football field lease update. We are awaiting a lease imminently with a 10-year break-clause and rent cap. The Football club require this being resolved as they are looking to apply for a grant and require details of the lease for the grant application; agree the PC could prepare a letter of intent if the lease isn't resolved quick enough. Cllr Rayner wished to express his thanks to Cllr Matthews for his perseverance.

8.2 General parish issues – Jubilee event 5th June, it is proposed that we have a vintage tea party, with refreshments and formal ceremony for the plaque unveiling, suggested ask Pat Fleet to do the unveiling. Cllr Rayner to liaise with the PCC to ensure the event doesn't clash with their activities (PCC lunch) and to seek approval for attaching the plaque to the church wall. Wording circulated and agreed simple jubilee logo and to add donated by WMPC, Cllr Matthews will get quotes for the plaque. Clerk to put a note on social media to see if parishioners are keen on doing their own street parties. Clerk to enquire if we can use the school hall in the event of bad weather. If weather is nice intention to put a gazebo on the green with bunting, provide cream tea, and a vintage dress with prizes.

Allocation of tasks:

Gazebo – Julie and Iain both have pop up gazebos

Electric supply (external socket at the mews)

Urn for hot water – Peter may have one, if not Iain will enquire if we can borrow one from café.

Provision of tea/coffee/juice and cakes/scones

Hall availability as back-up – Clerk to enquire.

Prizes – contact local businesses.

Action: All

8.3 Annual Assembly – agreed Wednesday 27th April at 8pm, Clerk to invite community groups and ward councillors. Cllr Rayner will invite church wood.

8.4 Parish Magazine – Cllr Rayner keen to resurrect the PC summary report which used to be included in the PCC monthly magazine. Discussion took place regarding best place to display. Clerk to draft something to be displayed on social media and website.

Action: Clerk

9. Items for information and discussion only.

9.1 Noted the Recreation Room has been offered to provide free sessions for people with emotional and wellbeing issues.

9.2 Annual Plough visit – Cllr Rayner to book a date in March and invite Gina/Mike.

9.3 – Nova Scotia tipping near pond – Clerk to report.

9.4 – applying for bins online – difficult for elderly who do not have internet access; noted they can telephone to order.

There being no further business this meeting was closed by the chairman at 9.19pm.

Signed by the Chairman Dated

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
Various	Feb 20 ongoing	Finalise football field lease	RM
3.2	Oct 20 ongoing	Road safety - A54 speed limit reduction / Speed survey Whitegate Lane, Sutton Fields and Cassia Lane	MB
5.6	Aug 21 ongoing	Footpaths – linking up / improvements	VC / SH Clerk
7.1	Aug 21	Vicarage green access – farm change of ownership Line if sight with original plan liaise with DC	KR / DR KR
3.1	Sept 21	Replace Perspex at the RR noticeboard	DER
9.1	Jan 22	Jubilee plaque – quotes – ask PCC re fixing to wall?	RM / KR
5.2	Feb 22	Planning enforcement: LDC Clay Lane Foxwist Green large wooden shed Tipping of rubbish on Nova Scotia	Clerk
6.4	Feb 22	Bank mandate to bank with ID	IR / SH
8.2	Feb 22	Jubilee celebrations - Vintage tea party - various	All

Agenda Call forward

Ref	Call forward date	Description
	Tbc	VRA re gritting, nuns grave

Notes: