

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 8th August 2022 at 7.30pm

Members of the public present: None

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

1. Apologise for absence.

Clerk - holiday

Declarations of interest.

Cllr Cotterill – Land at Beeches

Cllr Matthews – Hunters Lodge

2.1 To approve the minutes of the ordinary Parish Council meeting held on Monday 11th July 2022. 1396/22 resolved that the Council approved the minutes of the ordinary meeting held on Monday 11th July 2022.

3. Matters arising from the minutes of the AGM and ordinary meeting on Monday 11th July 2022.

3.1 No matters arising

3.2 Notes from action Log:

- It has been confirmed that no letter has been sent to home owners yet regarding A54 speed limit reduction consultation.
 - Whitegate Lane – remains in progress, money has been set aside form 3 local councillors and Parish Council (four-way split)
 - Sutton Field – Average of 28mph so no further action.
 - Cllr Haigh has reported footpath as overgrown to CWAC
 - TPO application, Vale Royal - comments sent to planning (application now withdrawn)
 - Area for grass cutting Beeches confirmed by Clerk
 - Sewage pumping station – holding back planning application.
 - No update on getting TPO for 2 oak trees at the proposed sewage pump site. Cllr Haigh waiting for response from CWAC
 - Visibility at Beeches – some lower branches cut back by Cllr Baldini and Cllr Roston
- More trimming required round signs.

Action: SH

Action: PB / DR

4. Clerk's report and correspondence

4.1 Discussed and agreed action to Clerk's report and correspondence: actions complete or on the agenda. No questions were asked.

6. Planning

6.1 1397/22 resolved the following planning application responses:

22/01876/FUL	Land Rear of St Mary's Church Whitegate Road Winsford Cheshire	Erection of 1.5 storey double garage and workshop with office accommodation above with rear balcony, to replace existing double garage	The Parish Council object to this application on the grounds of visual impact due to the height of the proposed building. Whilst we welcome the removal of the existing dilapidated timber structure the construction of a 1.5 storey structure will negatively impact the conservation area at the centre of Whitegate. Due to the close proximity of St Mary's Church and Mews the character of the area would be adversely affected by the proposed construction. A single storey construction is likely to be less visually impactful.
22/02523/FUL	Abbots Moss Wood Tarporley Road Oakmere Northwich	Installation of 4 glamping units, recycling/waste station, service hut/store, parking/turning area, upgrading of associated access track, installation of landscaping and drainage treatment plant with associated soakaway and groundworks	The Parish Council have no objections to this application. The development borders the Whitegate Way on the northern side and we recommend that the property is well screened to maintain the rural nature of this leisure facility.

5.2 To discuss enforcement/complaints:

- Case Farm – no update, on hold.
- Clay Lane Farm (Old Oak Stables) application submitted for 4 sheds. Enforcement have indicated that this would require demolition of 2 existing buildings. Clerk to contact planners to ensure we will be consulted. **Action: Clerk**
- Dalefords Lane. Owners asked to make an application
- Rushmere Lodge – called in.
- Foxwist stable – replacement – remove from actions.
- Hunters Lodge – Enforcement has checked with estate agents. Clerk to whether enforcement have checked the lettings log. **Action: Clerk**
- Coachwood Farm – static caravan. Response from enforcement received, work not completed so not able to move in yet as no electrics or sign off from building control. Currently no breach. PC revisit in 6 months.
- Vale Royal courtyard oak trees. Application withdrawn. All community members to discuss with tree surgeon for an agreed action.

Enforcement resources – the Parish Council have continued to express concern regarding delays with planning enforcement matters due to insufficient officers. Ward Councillor Mike Baynham raised the issue at council meeting.

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 Our Planning application process was discussed. A sub-group consisting of four makes recommendations to the Parish Council. Agreed we need to make comments as close to the closing date as possible, site visits may be relevant in some applications. It was agreed that we shouldn't be afraid to change our decision in light of new information.

6. Finances

6.1 The bank statement for the current account remains unchanged from the previous meeting and was not presented.

6.2 To pay for any further associated costs for purchase of land (tree surveys). Cheques prepared after meeting for signature. No payments required.

6.3 Clerk's Pay Review Policy

In view of inflation rates discussion about payment was held. It was suggest an award as normal plus a bonus for 1 year. Cllr Rayner and Clerk to review workload, which may include a quarterly newsletter just on the website.

7. Road Safety update

7.1 Vicarage Green – no updates.

7.2 Road Safety updates – noted accident on A54 at junction at the end of Clay Lane and Accident on Whitegate Lane between church and flyover.

7.3 Litter, footpaths and styles – A question was raised has the footpath on Mill Lane been signed off; Cllr Haigh to contact the Footpath Officer to enquire. Cllr Haigh to also arrange a meeting with Footpath Officer in November.

Action: SH

8. Parish Issues

8.1 United Utilities proposals for pumping stations in the parish - planning application currently on hold.

8.2 The land at the Beeches (non-confidential matters) All the land searches have been received back and we will shortly receive a report back from our solicitors regarding any issues. PC had to apply for three sets of searches (as the land is in three pieces) so there will be an unavoidable cost variance of a couple of hundred pounds.

With regards to the contract, both the vendor and PC have agreed not to have a contract, which is common practice for low value land transactions and so we will be going straight to transfer. Anticipate the transfer happening towards the end of August

8.4 Discuss any general parish issues

New field off Common Lane: Cllr Roston reported the weeds were cut back on the fields last year. There is lots of ragwort now and local landowners are concerned. He has not received a response from owner or CWAC and the PC has been asked if they can help, CWAC should uphold the statute. Clerk to enquire contact CWAC

Action: Clerk

Runners on Whitegate Way report cars meeting at the far end of the car park. Cllr Ranson to contact PCSO.

Action: IR

Defibrillator Recall – Cllr Rayner and Cllr Cotterill to check our units.

Action: KR / VC

9. Items for information and discussion only.

It was noted that there has been a hacking attempt of PC member's email. Councillors to be aware that this is happening and not respond

There being no further business part one of the meeting was closed by the chairman after part 2 matters at 9.10pm.

Signed by the Chairman Dated

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
3.2	Oct 20 ongoing	Road safety - A54 speed limit reduction (40mph) / Whitegate Lane (50mph) / Speed survey 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 of sight with original plan liaise with DC	KR / DR KR
9.1	June 22	DER check if Christmas tree suitable at IR's property	DER / IR
8.2	July 22	GL to confirm planning process for the UU pipe and pumping station (Planning application on hold)	GL
8.2	July 22	ST to explore TPO process and if needed for trees Nr proposed pumping station at Cassia Green – awaiting CWAC to respond	SH
8.4	July/Aug 22	Tree visibility – The Beeches / overhanging signs and interactive signs – cut back signs	DR / PB
10.1	July	Progress matters at the Beeches	RM
5.2	Aug 22	Clay Lane Farm – to enquire if PC will be consulted. Application since received for PC to comment upon	Clerk
5.2	Aug 22	Hunters Lodge – to contact to enquire if lettings book has been reviewed	Clerk
6.3	Aug 22	Review Clerks workload	KR / Clerk
7.3	Aug 22	Mill Lane footpath signed off? Arrange meeting Nov	SH
8.4	Aug 22	Weeds in field / Ragwort	Clerk
8.4	Aug 22	Whitegate Way carpark	IR
8.4	Aug 22	Defib recall	VC/KR

Agenda Call forward

Ref	Call forward date	Description
5.2	Feb 2023	Static caravan - Coachwood Farm
	Tbc	VRA re gritting, nuns grave

Notes: