

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 10th October 2022 at 7.30pm

Members of the public present: H Conlon, C Ball, A Haigh, Ward Councillor Mike Baynham, Ward Councillor Gina Lewis.

Two residents attended to discuss the water treatment application on Daleford Lane/Cassia Green. The PC draft response has been circulated by email which in summary objects to the planning application as inappropriate industrial development, loss of trees, ugly fencing. The application is an easy fix and not considered other locations. It does not comply with our neighbourhood plan being a development in open countryside. It overlooks 4 listed buildings providing visual impact. There is no environmental impact statement with concern about overflow into to Brook which passes through neighbourhood gardens. The lay-bye is being used for access, there is an existing pumping station nearby and away from properties and less visible, and we question why not at that location. Also, the Paddocks sewage system which has many takers daily has been ignored.

Residents concerned trees and 7m hedge will disappear and be replaced by a 2m high steel fence. There is detailed weekly operational visits and monthly deliveries of tankers, so significantly more activity. Residents informed by liaison officer for C2V who have played down the impact. Having read all the application there will be significant impact. MP onboard, who has agreed to object via letter. Closing date varies between 13th – 27th October, planning notice has only recently appeared which says 25th October.

A presentation at Mews held earlier this year, Cllr Rayner attended. The documents says the clerk attended which is not true. One resident attended and had a long conversation, there was not enough detail to establish if there would be impact or not. Duration of project estimated to be Jan 23 to Apr 24 that's without the decommission of the other site. The site is at Whitegate Road (not Dafelfords). Cllr Rayner has shared concerns with Cllr Baynham and asked that the application is call in for planning committee decision, which then give the PC opportunity to give views at public speaking. Regretfully only 4 comments so far on the planning portal were noted.

Mike Baynham arrived 19.42. VC arrived 19.43

Ward Councillor Mike Baynham was brought up to speed regarding the discussion. He said he would look at it, he has not yet agreed to call in the application as cannot at present find a reason to call in the application. It was agreed that Cllr Baynham and Keith Rayner meet at site to discuss further, date to be agreed (Cllr Baynham is busy during the week).

It was noted that the planning application is made by United Utilities, it is not known if the landowner objects. We don't know if there is a compulsory land purchase either.

There is also the need to bring onboard the Paddocks due to disruption of tankers elsewhere in the parish. Those most effected by the site are all on septic tanks. This treatment works is bringing waste from Eaton & Little Budworth,

Outcome, Parish Council to respond and ask neighbours to do the same.

2 residents left 8pm

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

1. Apologise for absence.

None

Declarations of interest.

TPO Oak Trees – RM neighbour
Waste treatment – SH neighbour
Green Ridges – KR neighbour

2.1 To approve the minutes of the ordinary Parish Council meeting held on Monday 12th September 2022. 1401/22 resolved that the Council approved the minutes of the ordinary meeting held on Monday 12th September 2022.

3. Matters arising from the minutes ordinary meeting on Monday 12th November 2022.

3.1 No matters arising

3.2 Notes from action Log:

- A54 speed limit reduction, money has been allocated and approval given. It's in the Highways queue; Sutton field speed monitoring remove from list; Cassia Lane 60mph – no further update. Cllr Baynham will chase these up.
- Christmas Tree Cllr Ranson has a very tall (40ft tree). Cllr Roston confirms it looks satisfactory, but won't know for certain until it is cut down, can't take down until week before to find out if not suitable. Therefore need to be prepared to buy one if not suitable. Agreed if unsuitable to buy one.
- TPO process - application has been made; delayed due to staffing problems. We will include in planning comment that there is a TPO in progress.
- Grass cutting at the Beeches has been completed, looks good. The small trees are now established.
- Ragwort – Cllr Roston has put in complaint to CWAC due to lack of response. Cllr Baynham has offered to follow-up and escalate if necessary. Now too late if it was untreated as gone to seed.
- Manor Keep – owner has visited all properties and the parked vehicles have gone.
- Grange Lane parking, Harvest festival this afternoon, cars parked on double yellow lines.
- £100 given to PCC at last meeting; they are keeping a record of money allocated for travel.
- Neighbourhood pride – Cllr Baynham confirmed that all proposals are being looked at. He can't confirm which will be completed, agreed to put on agenda for next month.

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.

Clerk has registered Cllr Rayner and Cllr Matthews to attend the Chalc annual meeting. Cadnet hydrogen line – impact small on the parish, Cllr Ranson looked last time, not reviewed in detail, its more of an awareness outside of parish. The nearest point is the other side of Vale Royal golf course, skirting around us.

5. Planning

5.1 1402/22 resolved the following planning application responses:

22/02907/FUL Old Oak Stables (Clay Lane) Erection of No 4 agricultural sheds and hard standing - The Parish Council object to this application on the basis of overdevelopment of the site in terms of the number of buildings (estimated 12 buildings) leading to an adverse impact on the rural character of the countryside.
Factors contributing to the overdevelopment concerns are:

a) the original planning application for a residential conversion (20/02079/FUL) stated that - "para 3.4 the re-use of the building would not see any further physical encroachment onto open countryside". The Planning Inspectorate endorsed the small scale nature of the conversion - "para 7. The proposal would result in the conversion of an existing building, with limited external alterations. The proposal would not extend the built form onto open land."

b) the height of one of the proposed sheds is 4.7 metres which would be visible above the screening hedge.

c) proximity to neighbouring houses is less than 50 metres - noise impact is a material planning consideration as we believe one of the existing sheds is being used as a workshop with music played which is audible outside the site boundary.

d) the application does not make clear what will happen to the two existing sheds. Removal should be a condition.

e) access to the proposed sheds is unclear. Access is described as "There would be access between the dwelling and the location for the sheds through an existing gap in the hedge" but not shown on the drawings.

22/03047/FUL The Old Stables Foxwist Green Equine stables including hardstanding and fencing - Retrospective No objections

22/03313/FUL Land At Dalefords Lane Marton Winsford Change of use from agricultural field to wastewater pumping station and construction of associated infrastructure Whitegate & Marton Parish Council object to this application on the grounds listed below.

Although the applicant held a public display of the proposal in the Mews on 10th May 2022 the event was poorly advertised and lacked detailed location drawings and visual impact. We are disappointed that the United Utilities project representative (David Schofield) refused several invitations to attend a Parish Council meeting to explain the scheme.

1. The application is not compliant with the W&M Neighbourhood Plan (Policy 4.3.2). The proposed development would lead to an industrial installation which will detract from the open rural character and visual setting.

2. Four listed buildings will be directly impacted by the development. Two Grade 2 listed buildings are within 50 metres of the proposed installation with direct visual impact. Construction activities will also significantly impact these properties. (Three of these properties are empty due to a bereavement and two being totally structurally reconstructed - owners may therefore not be aware of the application).

3. There is no Environmental Impact Assessment (EIA) by CWAC with the application. This is essential as potential exists for raw sewage to be discharged into Bogarts Brook on power failure which can be frequent in this rural area. Bogarts Brook runs through residential gardens.

4. We strongly object to the removal of two established and healthy oak trees. These trees are the subject of a TPO application currently with the CWAC Tree Officer. Relocation of the proposed site entrance could avoid the loss of these trees.

5. The existing lay-by performs a vital road safety function on a narrow and dangerous road. The lay-by seems to have been incorporated into the proposed site entrance. Loss of this road safety asset could be avoided by relocation of the site entrance.

The existing waste water treatment station is located in a preferable location away from residential development. There is currently both pedestrian and vehicle access. The Parish Council would like to have the opportunity to discuss a suitable location for the new installation as we believe that the decision to locate the proposed development away from the existing one is flawed and should be challenged. The opportunity should also be taken to link the project to the Paddocks sewage system, which requires frequent daily tanker sewage removal.

22/03236/FUL Green Ridges Vale Royal Drive Two storey front and side

extension - The Parish Council object to this application as it does not comply with the adopted W&M Neighbourhood Plan (Policy 1). The submitted drawings do not show the complete floor plan of the existing house however the number of bedrooms will exceed existing and increase in floor space is likely to exceed the 30% limit.

We note that the existing oak tree is to be pruned and not felled as might be assumed from the application.

22/03615/TPO Freshfield Cassia Green Marton 2x Oak Trees - 20% crown reduction taking account of proximity of trees to house /garage/power lines & lane -

No objection

5.2 To discuss enforcement/complaints:

- Case Farm – no update, on hold.
- Dalefords Lane. Owners asked to make an application. This is a Breach of planning regs and sets a precedent, not satisfactory response from planning enforcement due to lack of staffing resource. Cllr Baynham to ask for an update on enforcement at Full Council, agreed to do nothing until Cllr Baynham has an update.
- Rushmere Lodge – called in a while ago, no further update. Cllr Baynham will request and update.
- Hunters Lodge – property sold, call forward 1 year to Oct 2023 to ensure condition of holiday let is met.
- 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.

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.

6. Finances

6.1 The bank statement for the current account showed a balance of £49,192.18 there are no cheques to be cleared through the bank. The current account balance remaining will be £49,917.18 (£75,727.13 including savings accounts) **agreed 1402/22 the following:**

6.2 Pay £245 grass cutting contract

6.3 Receive first half year accounts and signed by Chairman as a correct record.

6.4 Update from Clerk regarding PAYE penalty charge from HMRC for late payment. The Payroll administrator is confident the fine will be overturned, she has appeal the penalty. We will soon be liable for another fine of £100 for non-payment in 3 months' time from date of letter. Chairman very concerned, Clerk to give Payroll provider 2 weeks to provide update and have the fine rescinded. Clerk concerned our cheque process is contributing to the delay, all agreed to look at online payment account. To await response from payroll provider, she provides a good service, before we challenge who is liable for the fine.

Action: Clerk

6.5 To agree annual donations to community groups as follows:

Whitegate WI	£200
Whitegate Recreation Room	£250
Church Wood	£340
Whitegate PCC	£100
WSCG	£250
Whitegate Scouts	£400
Friends of Whitegate	£250
Total	£1790

7. The Beeches

7.1 The Beeches (Vision, Management Committee, Volunteer Group, Risk Assessments, Ongoing maintenance). It was outlined that Cllr Rayner and Cllr Matthews want to develop beeches to improve it as centre of parish, improving the carpark, having defined edge and make it more attractive and safer, putting in bird boxes etc.. in the trees. Have spoken to Chair of the Recreation Room Committee about a safe route for children crossing to funnel people to cross. It was noted that the tree RA is complete, but not yet received the report. It is recommended that a management committee is established in charge of running the Beeches for budgeting and keep track work done and maintain a volunteer list. Committee members of PC; the PC will continue to have full control money spent.

Suggested chairperson management committee (Robert Matthews has volunteered).

Volunteer group would be and open to anyone interested in volunteering.

Q: Why 5 People? A: to ensure always quorum. Suggest 5 too many as that's only 3 less than a PC meeting, why not 3.

Clerk confirmed if the committee is making decisions and delegated to spend money then it needs to formalise its meetings which should be open to the public with agenda/minutes. If the committee is making recommendations to the Parish Council who is making the decisions, it would not need to have public meetings.

Awaiting the outcome of the Risk Assessment, which will determine the actions required.

Need to tidy up the far side first and put some signage 'use at own risk'. Cllr Rayner to reconsider number of representative and function of the committee, to avoid the need to have a separate public meeting.

Action: KR

7.2 Any other business relating to the Beeches - none

8. Road Safety update

8.1 Vicarage Green – the PC need to decide next steps establishing what land we want and what we are prepared to offer for it, if it is available. However, the situation we face now financially is very different, both costs and interest rates have risen significantly, and therefore the financial viability needs to be reassessed verse the benefits. Cllr Rayner agreed to prepare a pro's /con's viability assessment.

8.2 To discuss general road safety updates / speed limits objectives around parish - Whitegate Lane – traffic survey done, reduction from 60 to 50mph awaiting implementation. Funding 25% all agreed by ward councillors and PC. Ward Councillor Gina Lewis doesn't understand what is taking so long to action and will chase up progress.

8.3 Parking outside school – discussed earlier. Cllr Lewis will also chase up whitelines.

8.4 Footpath action plan update & set new date to meet CWAC – The Footpath officer is covering the whole county. With regards to Bark House diverted footpath he has requested a few things are completed before he puts up waymark signs. He is agreeable to a meeting in November after 10am. Cllr Haigh to propose a few dates.

9. Parish Issues

9.1 United Utilities proposals for pumping stations in the parish -discussed planning application above

9.2 Discuss any general parish issues - none

9.3 Tree planting – would be useful if we could have 20 trees 50% oak remainder other varieties for planting along roadways not orchard. Suggested location is Mill lane (right hand side out of village) to avoid casting shadow on crop on other side.

9.4 Christmas lights switch on date confirmed as 3/12 – 5.15. Take Tree down 28/11 and erect on Church Green.

9.5 Cllr Rayner discussed calling in waste water planning application with Gina Lewis.

There being no further business part one of the meeting was closed by the chairman after part 2 matters at 9.51pm.

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 Cassia Lane. GL will chase up Whitegate Lane	MB / GL
8.1	Oct 22	Vicarage green viability	KR
		Christmas tree cut down and erection	DER / IR
8.2	July 22	Awaiting outcome of TPO on trees	SH
10.1	July	Progress matters at the Beeches – various RA – obtain quotes and instruct Speak to property owner at Rivendell	RM
8.4	Oct 22	Arrange meeting Nov with footpath officer	SH /KR
3.2	Oct 22	Weeds in field / Ragwort – Cllr Baynham to chase up	MB
9.4	Sept 22	Trees 20 (50% oak)	Clerk
3.2	Oct 22	Neighbourhood pride – incl on agenda Nov 22	Clerk
5.2	Oct 22	MB request update on planning enforcement at full council	MB
6.4	Oct 22	Clerk liase with payroll provider re late filing notice	Clerk

Agenda Call forward

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

Notes: