

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 13th February 2023 at 7.30pm

Members of the public present: Ward Councillor Mike Baynham, Helen Conlon.

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

1. Apologise for absence.

Cllr Rayner, Cllr Baldini.

Declarations of interest.

RM – Hunters Retreat

SH – United Utilities

PC Niamh Curran (Beat Manager) and new PCSO Lewis Railton attended the PC meeting, as an introduction for Lewis. We confirmed our request for speed monitoring and enforcement in the parish. PCSO Railton has recently completed the Truman speed camera training and will undertake monitoring at the locations approved (including Cinder Hill). Concern raised about people parking on zig zag lines, and double yellows, PCSO/PC confirmed due to wearing high viz jackets, drivers park considerately when they are in the area, it was suggested they arrive just after school pick up time to provide enforcement opportunities. We outlined concern by residents regarding children's home on Clay Lane where there was a recent missing person which involved the police helicopter late at night searching the local area and another six months ago where a child was abusive to a local resident, as well as staff parking on the bend which is a hazard. PC Curran confirmed she was not aware of children's home existence and will undertake a visit. Parish Council also mentioned the adult care unit on Cinder Hill. Cllr Roston queried the Cheshire Police alert which details crimes in progress and solved, it refers to a video link but there is no link, PC will query with the comm's team, Cllr Roston has written to the Police Crime Commissioner about it also.

PC/PCSO left 19.41

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 9th January 2023. 1413/23 resolved that the Council approved the minutes of the ordinary meeting held on Monday 9th January 2023.

3. Matters arising from the minutes Ordinary meeting on Monday 9th January 2023.

3.1 No matters arising

3.2 Notes from action Log:

Ward Cllr Mike Baynham was not at the start of the meeting so items involving him were deferred.

- Cllr Cotterill is aware Cllr Baynham is arranging a meeting with Highways, it was noted the school has altered their gate opening times to alleviate congestion at school drop off. Gates open at 8.30am and bell rings at 8.40am, the earlier opening time has eased pressure in the mornings. The Governors are writing to the Parish Council to ask for their support to put in zig zag lines, they are aware the carpark is not feasible. Parish Councillor asked about the numbers on roll and if the school is expanding. It was confirmed that the school cannot expand further. Parish Councillor asked making 'laybys along Cinder Hill to alleviate parking as another option? Parents have been asked not to park on both sides of Cinder Hill.
- Clerk contacted interested resident about home watch co-ordinator role, but never received a reply. We understand he may still be interested, but give them some time to consider.
- Replacement light bulbs – Cllr Roston still to purchase later in the year.

4. Welcome PC and PCSO

Discussion with PC and PCSO took place at start of meeting, see above.

5. Clerk's report and correspondence

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

MB arrived

Cllr Baynham was reminded to circulate the response to his question at Council regarding enforcement resources. There is still no update regarding Rushmere Lodge and Cllr Baynham will make enquiries. Cllr Baynham as met with Highways to discuss a number of matters:

- Cassia Lane is to be reduced to 40mph
- Whitegate Lane – 50 mph is going to be done, expecting notices imminently
- Chester Lane Brook – at the 'objections' stage
- Line painting and zig-zags - Highways advise this is not their policy to put white lines across property entrances, it will set a precedent and will not deter drivers from parking there, Cllr Baynham agrees with this advice and will not support from his member's budget. Cllr Baynham has informed the property owner who requested white lines. Highways confirms the zig zags are statutory length and cannot extend them. The vicar is concerned about vehicles parking too close to the vicarage driveway impacting on his entry/exit; the school is concerned that the PCC are considering closing the 'back' entrance to school which provides parents safe access without walking on Cinder Hill to school. Parish Council after consideration of the advice from Highways also confirm they are not in favour of white lines across driveway entrances unless there is a road safety consideration. The PC await the letter from school governors and will respond regarding the zig zag lines not being an option. Cllr Roston to mention to the vicar about zigzag lines. Agreed to put parking as a specific agenda item at the next meeting.

Parish Conference 2nd March, Cllr Rayner and Cllr Matthews not available, asked for another representative. Cllr Cotterill confirmed subject to time, she might be available. Clerk to confirm details with Cllr Cotterill and book if she is available.

Action: Clerk/VC

6. Planning

6.1 1414/23 resolved the following planning application responses:

23/00015/ TPO	Badgers Wood Dalefords Lane Marton	Removal of all Rhododendron Ponticum and Cherry Laurel within ancient woodland Badger Wood, part of the Petty Pool woodland complex.	The PC recommend that this application is decided by the CWAC Tree Officer as the Parish Council is not qualified to comment
22/04547/ FUL	Monks Well Cottage Vale Royal Drive	Installation of ground mounted stand-alone solar array for microgeneration	No objection
22/04532/ FUL	Hunters Retreat	A steel framed equestrian storage building, along with an arena for the exercising of horses.	Whitegate and Marton Parish Council strongly object to the application. • The site is over developed. • The structure is imposing on a residential area being 6m (h) x 20m x 11m which is 2- 3m higher than the adjacent stables so it will adversely impact the character of the open countryside. The high ridge is of particular concern and lighting. • Concerns that the site is being subdivided and two new buildings built and a new hardcore roadway through the field created. • This land is agricultural land and the proposed equine use and developments (new buildings and roadway) mean there has been a material change of use.
23/00152/ FUL	23 St Marys Drive	Single storey rear extensions	No objection

23/00153/ FUL	Hunters retreat	Change of use of building from holiday lodge to permanent dwelling	Whitegate & Marton Parish Council objects to the application, non-compliance with the Neighbourhood Plan Policy 1 and Strat 9. The Parish Council strongly objected to the original planning application for a holiday lodge being constructed in open countryside: • Other planning applications locally have been turned down because the area is classed as unsustainable whereas Emery claim that due to the close walking distance to Winsford that the area is now sustainable from a development perspective. Shops are 3 miles away; there is no public transport infrastructure within the village. • The original planning permission (1205461/FUL) was only granted for a holiday lodge and would not have been approved originally as a residential unit in open countryside, contra to Stat 9 and W&M NP. • Continual over development of the site is a big issue – in recent years there have been approx. 35 planning applications – this is across the Cassia Green Farm/barn and lodge site (originally one site).
------------------	-----------------	--	--

6.2 To discuss enforcement/complaints:

Cllr Baldini attended property on Vale Royal Drive regarding flooding in courtyard. As Cllr Baldini was not at meeting, Cllr Matthews asked parishioners if this could be discussed separately to the meeting. The PC understand that the responsibility is of the landowner, it is a private lane not part of the highway.

- Case Farm – no update.
- Wooden buildings on Dalefords Lane – awaiting copy of written response to enforcement backlog from Cllr Baynham, remove from agenda.
- Rushmere Lodge – wall over 1m - called in a while ago, no one has been assigned to it, it was called in. Cllr Baynham to enquire and respond back.
- Barn at Marton Hall farm – clerk has enquired, no further update informed could take a while.
- Hunters Retreat – applications received above, Cllr Baynham to call in both applications due to over development and previous history. **Action: MB**
- Land off Nova Scotia – contacted enforcement to notify of two caravans on site and postbox.
- Poachers Pocket – concern raised by residents, building a large building in garden.

Addendum – there is a LDC application which PC are not invited to comment upon on the planning system. Clerk has raised concern with Planning.

PC discussed concern regarding enforcement, and delays. Suggested writing a letter of complaint. Agreed to invite planning enforcement to a meeting with the PC and Cllr Baynham before consider writing a letter of complaint. If we don't hear from them or they decline we will progress with the letter of complaint. **Action: Clerk**

Noted the following applications were granted: none
The following applications were refused: none

MB left 8.47pm

7. Finances

7.1 The bank statement for the current account showed a balance of £44,390.68 there are three cheques to be cleared through the bank. The current account balance remaining will be £42,455.69 (£69,268.66 including savings accounts) **agreed 1415/23 the following:**

7.2 Pay reimbursement to clerk including wheeliebin stickers, printer, website domain, dropbox, antivirus software. £991.34

7.3 Pay reimbursement Chairmans Fund to Cllr Rayner £143.65

7.4 Noted agreed to use online account for new financial year. Agreed to add Cllr Matthews as bank signatory. Action: RM / Clerk

8. The Beeches

8.1 No update, we are awaiting update from CWAC Highways/Legal team.

9. Road Safety update

9.1 items discussed elsewhere on the agenda.

9.2 Litter, footpaths, styles. – No updates.

9.3 Clerk delayed purchasing stickers at the request of Chairman, subject to further discussion.

Agreed at meeting to buy stickers for D restricted properties, Cllr Ranson to decide which stickers he wants on his bin and Clerk to purchase 100. Agreed not to include picture on note to be circulated. Clerk to prepare for distribution by all when the other stickers arrive.

Action: Clerk / IR

10. Parish Issues

10.1 United Utilities (UU) update – the application has currently been withdrawn subject to review of alternative technology.

10.2 Agreed meeting date changes due to bank holiday 17th April and 15th May.

10.3 Agreed date of annual assembly Wed 19th April.

10.4 Elections 2023 – consider if anyone suitable for vacancy, Cllr Rayner is considering stepping down as chairman, Councillors were asked to consider the role.

Member of the public left the meeting

11. Items for information and discussion only.

None

There being no further business meeting was closed by the chairman at 9.30pm

Signed by the Chairman Dated

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
3.2	ongoing	Road safety - A54 speed limit reduction (40mph) PENDING/ Whitegate Lane (50mph) PENDING/ Speed limit 40mph Cassia Lane PENDING	MB
5.2	Nov 22	Circulate response from Full Council regarding planning enforcement	MB
5.2	Nov 22	Rushmere Lodge – chase up	MB
7.1	Nov 22	The Beeches awaiting response from Highways	RM/Clerk
6.9	Dec 22	Buy replacement bulbs (12)	DER
5.1	Feb 23	Parish Council conference – VC to attend	VC
6.2	Feb 22	Invite Planning Enforcement to a meeting	Clerk
7.4	Feb 22	Add RM to bank signatory for Barclays Ac	Clerk / RM
9.3	Feb 23	Order more stickers. IR to decide what goes on them	Clerk / IR

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: VC absent May meeting