

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 17th April 2023 at 7.30pm

Members of the public present: Ward Councillor Mike Baynham, H Conlon (Lib Dem candidate standing for election), L Campbell

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

L Campbell is interested in joining the parish council. Lynn gave an introduction to herself. Cllr Rayner outlined the process and mentioned another parishioner was also interested, but was unable to attend this evening.

1. Apologise for absence.

Cllr Matthews

Declarations of interest.

None

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 13th March 2023. 1419/23 resolved that the Council approved the minutes of the ordinary meeting held on Monday 13th March 2023.

3. Matters arising from the minutes Ordinary meeting on Monday 13th March 2023.

3.1 updates noted as follows:

- Road safety – all speed limit changes are funded, we are awaiting them to be completed (Cassia Lane, Whitegate Lane, A54) we need to thank Cllr Baynham for his support.
- Rushmere Lodge – another planning officer has been appointed to take forward.
- The Beeches – we received an initial response from Highways which confirmed they have passed to Legal, who are busy. Ward Councillor Gina Lewis was asked to intervene and she received the same answer, there is only two solicitors for CWAC at moment.

(for the benefit of parishioner - the Beeches purchased by the parish council as a community asset and to protect the parking at the recreation room, currently we have a legal issue to establish who can carry out work on it as it forms part of the adopted highway).

- Christmas lights replacement bulbs have been received and Chris has them.
- Robert Matthews – bank signatory – not known.
- We have received a copy of Aston Hayes planning checklist, which is on the agenda for discussion.
- Planning enforcement – we have sent a detailed response and received a holding email response (for the benefit of parishioner we have a lot of enforcement issue in parish, lots of getting around the planning system, CWAC not done anything about it. We have provided three serious examples of the implications of planning enforcement not acted on them).
- Planning validation checklist - nobody came back to Cllr Rayner, CWAC using it as part of planning checks.
- All wheelie bin stickers have been distributed.
- Litter pick – date agreed 23/4.
- Sandy Lane fly tipping - dumped left hand side up in the first layby – clerk to report.

Action: Clerk

3.2 Notes from action Log: noted above.

Cllr Baynham reiterated about Rushmere Lodge; he had previously chased with planning enforcement, it has still not been determined yet and Nick Smith agreed to confirm to Cllr Baynham the latest position.

4. Clerk's report and correspondence

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

Clerk sent a response to the school governors; the wording was amended as requested by the chairman from that agreed at the meeting due to further correspondence between the vicar and chairman. The letter suggested a meeting between parties regarding the unofficial gate access to make it official. Cllr Cotterill said the letter was discussed that their recent meeting and they also queried if the zig zag line could be moved closer to the vicarage than the church. The Parish Council are concerned this might open up parking problems nearer the church on the bend.

Agreed to contact Jerry Gibbs after elections to ask for a meeting to discuss school entrance and how to managed safe access to school, it was suggested the meeting should be scheduled for 3pm on a school day, to enable officers to appreciate the difficulties. **Action: Clerk after 8th May**

5. Planning

5.1 1420/23 resolved the following planning application responses:

23/00606/FUL	Land Adjacent To Ostlers Cottage Chester Lane Farm Chester Lane Marton Winsford	Erection of stable block and tack room on hard standing base	No objection
23/00823/LDC	Blakeden Cottage Chester Lane Marton Winsford CW7 2QL	Material change of use of the land	No objection
23/00354/OUT	Land Adjoining Marton Green Clay Lane Marton Winsford	New 3-bedroom dormer cottage, with front and rear garden areas, parking for 2 cars and provision for turning vehicles within the site.	The Parish Council objects to this application as it does not comply with requirements of STRAT 9 of the Local Plan and as such does not comply with the W&M Neighbourhood Plan (Policy 1). Also the applicants statement that this is likely to be supported by the Parish Council is not correct as no such statement has been made. There are no precedents for infill development in the parish.
23/00926/FUL	Langdale Clay Lane Marton	Alterations to existing garage to change door a window, single storey rear extension	No objection

5.2 To discuss enforcement/complaints: No updates – discussed letter above.

Case farm – continues to be a watching brief

Rushmere Lodge – retrospective wall extended beyond the curtilage, not yet resolved, asked if it was still a problem? It was confirmed it depended upon the type of vehicle driven as visibility differs between vehicles.

Marton Hall Farm barn – awaiting planning application.

Hunters Retreat – no update yet.

Coach Wood farm – static caravan still on site, we understand the owners have now moved into the property, raise with enforcement.

We received a copy of the Ashton Hayes planning checklist, it is a 14 page document which they apply to every application following their neighbourhood plan policy. We mentally apply our neighbourhood plan without the use of a checklist, so not sure if it adds anything, but does provide a consistent approach which is clear to see.

5.3 Updates Granted/declined/public speaking/enforcement - none

Noted the following applications were granted: none

The following applications were refused: none

6. Finances

6.1 The bank statement for the Lloyds account showed a balance of £42,599.34 there are six cheques to be cleared through the bank. The Lloyds account balance remaining will be £41,075.81. the Barclays account balance is £23,566.48 there are four payments detailed below leaving a balance of £21,799.78 (£66,122.08 including savings accounts) **agreed 1421/23 the following:**

6.2 Note internal audit review and external audit requirements. Julia Rosher (local accountant) has reviewed the accounts as per last year, and we have been selected for external audit review too, so more information will be sent off. We also do not meet the criteria for exemption as we have spent over £25k.

6.3 Pay reimbursement to Keith Rayner £59.50

6.4 Pay ChALC affiliation fee £352.61

6.5 Pay Mid Cheshire Footpath Society £8

6.6 Pay Zurich insurance £303.79

6.7 Pay Tesco (awaiting invoice), reminder sent.

6.8 King Charles Coronation Commemorative gift to Whitegate Primary School – additional costs for postage £100 plus additional contribution towards costs (previously agreed £500 from WMPC, £250 from Cllr M Baynham coronation funding grant) £769 plus postage plus VAT = £1042.80 to reimburse Clerk to purchase on behalf of PC. Agreed to pay the additional £100. Clerk to wait for response regarding delivery before purchasing. It was suggested a plaque could be made, alternatively it was suggested that Cllr Baynham and Cllr Rayner have a picture taken presenting the commemorative gift.

Action: Clerk and KR to arrange payment via Barclays online account.

MB arrived 20.10

7. The Beeches

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

7.2 Grass cutting contract quote agreed confirmed £245 with first cut in June and second in September. Clerk to prepare contract and request insurance information.

Discussion took place regarding cutting outside the property on the adjacent corner, it was agreed not to include as this sets a precedence for other properties, highways cut the 1m verge.

Action: clerk

8. Road Safety update

8.1 To discuss general road safety updates / speed limits objectives around parish (letter from Whitegate School Governors) all discussed above.

Cllr Baynham reminded the Parish Council that the A54 is paid in full from his members budget, and neighbourhood pride funding the speed limit order was printed 26/1).

There are some really bad potholes on Cinder Hill, these have been repeatedly reported by clerk, parish councillors and others but have still not been repaired. One in particular had been marked by a resident with a sign, Cllr Baynham left the meeting to take pictures and will take up with Highways.

8.2 Litter, footpaths, styles. Cllr Haigh has walked the Bark House footpath. Footpath 10 Swallows nest (Beauty Bank/Boggart brook) closed 11/4 – 6/5. Cllr Haigh has reported a fault with footpath 69, however there is a problems with the reporting tool and she will contact the footpath officer. .

8.3 Annual litter pick this Sunday 23rd April at 9.30am, outside the Recreation Room, Clerk has obtain more bin bags.

8.4 Dog bin clearance at old Vale Royal Drive, is often overflowing and needs a more frequent collection. Cllr Baynham suggested contacting Mark Brazil.

Action: Clerk

9. Parish Issues

9.1 United Utilities (UU) update – no further updates. (for the benefit of resident – the pumping station will connect Little Budworth to Winsford and is a government initiative to address the high phosphorus levels.

Resident has been told by their management company that the properties on Cassia were being connected, however the Parish Council was not aware of this. The Parish Council objected to the 'industrial looking pumping station' so visible within the parish, the removal of trees and loss of carpark bay.

9.2 General Parish Issues - Agreed to plant six new trees in the hedge by football field in the autumn, need to be careful what we plant so the roots don't dig up the tarmac. Not sure if CWAC will give us free trees now, Cllr Roston says often the free trees are too small, will establish nearer the autumn if we buy or if any from CWAC are suitable. Forward plan for October. Action: PB/Clerk

9.3 There were six applications for parish councillor, so the parish council is uncontested. We are awaiting confirmation from CWAC as to when we can co-opt to the two vacancies and will advertise accordingly. Potentially two people interested so far. Action: Clerk

9.4 Annual Assembly arrangements, all in hand, PCSO cannot attend this time. Suggested inviting the rural crime unit to a future meeting.

10. Items for information and discussion only.

Cllr Baldini wanted to let the parish council know that he has put a pipe into the open ditch along Nova Scotia Lane, in case any resident's make enquiries.

Cllr Rayner formally thanked everyone for their efforts over the past four years. Cllr Iain Ranson is standing down after his second short stint on the Parish Council due to other commitments. Cllr Roston is also standing down after 25+ years service, and we hope he can join us for the annual assembly on Wednesday. The parish council also thanked Keith Rayner for his time as chair and clerk. The Parish Council also wanted to thank Mike Baynham for his time and effort as our ward councillors for the past eight years, the parish council has achieved a lot in terms of road safety with Mike's support.

There being no further business meeting was closed by the chairman at 8.54pm

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	Pending implementation
5.2	Nov 22	Rushmere Lodge – chase up	This has been chased
7.1	Nov 22	The Beeches awaiting response from Highways	RM/Clerk
7.4	Feb 22	Add RM to bank signatory for Barclays Ac	RM
3.1	Apr 23	Fly-tipping Sandy Lane	Clerk
4.1	Apr 23	Meeting after election with Jerry Gibbs	Clerk
9.3	Apr 23	Advertise vacancies – co-option process	Clerk
6	Apr 23	Make online payments	Clerk / KR
7.2	Apr 23	Grass cutting contract	Clerk
8.4	Apr 23	Dog bin frequency of emptying VR drive	Clerk

Agenda Call forward

Ref	Call forward date	Description
5.2	Apr 2023	Static caravan - Coachwood Farm
	Tbc	VRA re gritting, nuns grave
	Oct 23	Tree planting PB

Notes: VC absent May meeting