

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 15th May 2023 at 7.30pm

Members of the public present: Ward Councillor Stuart Bingham, C Heath, P&J Cronin, I Ranson.

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

Mr & Mrs Cronin attended to answer any queries regarding their application for a garage. They had previously applied for a garage which was rejected on several grounds. The new application is the smallest can make it, no windows, just brick walls. Applicants feel they have met objections of the planning. (Smaller than other local property garages). It is not joined to the existing property, and no access around to the back. They confirmed there is nowhere else it can be located, it has the lowest pitch possible for a double garage. Original height was 4.7m now approx. 4.2m. The Parish Council confirmed there were no dimension on the plans there would like to see limit as low as possible to limit impact on neighbour.

The Parish Council did object to first scheme, but are not objecting to this one. Will continue to be visible from the public realm but less overall size. Height should be minimised as much as possible.

Mr & Mrs Cronin Left 8pm

1. Apologise for absence.

Cllr Cotterill

Declarations of interest.

Mr & Mrs Cronin neighbour to K Rayner

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 17th April 2023. 1435/23 resolved that the Council approved the minutes of the ordinary meeting held on Monday 17th April 2023.

2.2 To approve the notes of the Annual Assembly meeting held on Monday 19th April 2023. 1436/23 resolved that the Council approved the notes of the ordinary meeting held on Wednesday 19th April 2023.

3. Matters arising from the minutes Ordinary meeting on Monday 17th April 2023.

3.1 updates noted as follows:

- Road safety speed limits A54, all fully funded informed delays are due to change of contractors. A54, Whitegate Lane and Cassia Lane – all waiting implementation.
- Rushmere Lodge – no update, informed an officer has been allocated.
- Highways and Legal – We cannot understand why there is not a standard answer to this as it won't be the first piece of land in this situation. Ward Councillor Gina Lewis did escalate and was informed only two solicitors available. Clerk to ask Cllr Lewis to follow through again.
- Cllr Matthews yet to visit Barclays Bank at Northwich to set up as online signatory
- Fly-tipping was reported and has been removed
- Clerk emailed Highways regarding a meeting, discuss below.
- Grass cutting of the three quadrants to be completed June and September.
- New larger dog bin put in by street scene. Clerk to report the rusty bin lid by café – send a thank you for resolving so quickly.

4. Clerk's report and correspondence

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

Table Tennis table has been ordered and awaiting delivery. School suggested a photograph rather than a plaque, to be arranged.

It was agreed that fibre proposals is not within the remit of the Parish Council. Similar letter received by residence of Cassia Green, which was changed only a few days later.

Co-option of vacancies. Clerk included on the revised AGM agenda which was not listed on Cllr Rayners earlier copy, so was missed for discussion. Two people continue to be interested, one person has not responded to our emails. Lynn Campbell was not able to attend tonight but is still interested, and Clare Heath attended the meeting. Clare has previously helped with litter picks and involved in the A54 speed limit reduction. Due to Clare's work commitments, she cannot attend every meeting, but will attend as many as possible. **1437/23 Agreed to co-opt Clare Heath and Lynn Campbell.**

5. Planning

5.1 1438/23 resolved the following planning application responses:

23/0 128 7/C AT	Whitegate Cottage Whitegate Road	Dead Conifer (T1) - Remove. Large Conifer (T2) - Section fell to ground level, cut timber into rings and stack near house	No objection
23/0 120 2/F UL	Land Adjacent To Monks Well Cottage Vale Royal Drive	Installation of ground mounted stand-alone solar array for microgeneration	No objection
23/0 131 3/F UL	Rustlings Vale Royal Drive	Erection of detached garage	The Parish Council note that the revised application has addressed many of the oversize concerns from the original application (19/00220/FUL). We recognise that the position forward of the principle elevation will still impact the street scene but minimising overall building height will reduce this impact. The proposed development drawing is not fully height dimensioned and we recommend that the building height is reduced to a minimum to reduce the visual impact.
23/0 088 1/F UL	Larch Cottage, VR Drive	Single storey rear extension. Conversion of outbuilding first floor to granny flat and new garage	Whitegate and Marton Parish Council has no objection and suggest adding conditions that (1) it can only be used as a Granny Annex dependent on the main dwelling and (2) that it can't be sold off separately.

5.2 To discuss enforcement/complaints: No updates to planning queries, all pending.

We have received a response from planning enforcement manager to our letter. Cllr Matthews was thanked for writing the letter outlining three examples where we were dissatisfied. We received a long 6 page response, which ignored all our points with overall response no fault of theirs. We understand it costs money to enforce and there is a legal process (and cost) to do so. Agreed to send our letter and response to Ward Councillor Stuart Bingham to read and give his view before considering our next steps such as complaints process.

Action: clerk

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

The following applications were refused: none

6. Finances

6.1 The bank statement for the Lloyds account showed a balance of £41,335.81 there are 2 cheques to be cleared and two receipts through the bank. The Lloyds account balance remaining will be £60,825.81. The Barclays account balance is £23,566.48 with payments detailed below leaving a balance of £20,905.78 (£84,978.08 including savings accounts) **agreed 1439/23 the following:**

6.2 Note reimbursement made to Clerk for purchase of defib pads £174

6.3 Note payment to Tesco for rent £720 to be paid

6.4 Note awaiting invoice for table tennis table which will be processed upon receipt.

HMRC – follow up payment

Action: Clerk and KR to arrange payment via Barclays online account (dual approval process).

7. The Beeches

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

8. Road Safety update

8.1 To discuss general road safety updates / speed limits objectives around parish - many of the pot holes have been indicated for repair but still not completed, discussed is it worth raising? Agreed this is a county issue, we are not alone. The dangerous ones reported by Cllr Baynham were repaired the following day but the remaining ones up Cinder Hill have not been done. Need to continue to use the report it too, it's the only thing we have.

8.2 Proposed meeting with highways, we received a response from Jerry Gibbs which said he wasn't aware of a previous meeting with Cllr Baynham and the officer has now retired, due to current staff resource can't commit to an onsite meeting. He suggested we prepare a proposal for his consideration looking at parking restriction between exit used as a rear access to school. It was suggested it will need to be formalise as an exit to be recognised for highway action (with barriers and zig zag lines) and to do that the school would need to apply for planning permission. Cllr Rayner to update the Vicar.

8.3 Litter, footpaths, styles, tree planting. We completed a parish litter pick on 23rd April, a huge amount was collected this coincided with earth week too. Agreed to continue with our once per annum we are aware individuals do litter picks more frequently. Clerk to ask CWAC to litter pick along Whitegate Lane which we cannot complete due to safety reasons.

Footpaths – no issues, Trees defer until November. In the recent ChACL newsletter was an article from the Mersey Forest regarding planting wooded areas. Action: Clerk

9. Parish Issues

9.1 United Utilities (UU) update – no further updates.

9.2 General Parish Issues – noted the road was not closed despite the signage.

10. Items for information and discussion only.

Cllr Baldini received an enquiry from Beauty Bank residents regarding their unadopted road (after the pub). PC confirmed nothing will be done by CWAC so would need to fund repairs together. It is unclear why the council purchased farm land at the rear of the council housing some years ago but the road in from remains unadopted.

There being no further business meeting was closed by the chairman at 8.45pm

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. Ask Gina Lewis to chase again	RM/Clerk
7.4	Feb 22	Add RM to bank signatory for Barclays Ac	RM
4.1	Apr 23	Meeting after election with Jerry Gibbs – JG not available to meet. Suggest we put proposal together and send. Investigation confirms planning permission for access will be needed, school will need to apply. KR to update Vicar.	KR
AGM	May23	NOI forms / co-option paperwork to CWAC and website	Clerk
AGM	May 23	Display accounts and send to external auditor	Clerk
6	May 23	Make online payments	Clerk / KR
3.1	May 23	Report dog bin lid at cafe	Clerk
5.2	May 23	Send enforcement info to S Bingham	Clerk
8.3	May 23	Whitegate Lane litter pick request CWAC	Clerk

Agenda Call forward

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

Notes: CH absent June meeting due to work commitments