

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 12th June 2023 at 7.30pm

Members of the public present: Ward Councillor Stuart Bingham (Ward Councillor Gina Lewis sent her apology).

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

1.1 Apologise for absence.

Cllr Matthews – holiday; Cllr Heath - work.

Declarations of interest.

None

Cllr Rayner read out letter of thanks received from Dave Roston following his retirement gift.

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 15th May 2023. 1440/23 resolved that the Council approved the minutes of the ordinary meeting held on Monday 15th May 2023.

2.2 To approve the minutes of the AGM Parish Council meeting held on Monday 15th May 2023. 1441/23 resolved that the Council approved the minutes of the AGM meeting held on Monday 15th May 2023.

3. Matters arising from the minutes Ordinary meeting on Monday 15th May 2023.

3.1 updates noted as follows:

- Awaiting implementation by contractor, all works have funding: A54 (40mph), Whitegate Lane (50mph) and Cassia 40mph, no progress to report.
- Rushmere Lodge (no update), for benefit of new councillor the background was explained. This has been ongoing for sometime and the PC continues to have concerns about road safety exiting Beauty Bank due to visibility.
- The Beeches – still awaiting a response from legal regarding liability of the adopted highway, nothing is planned until we receive confirmation. For the benefit of new councillor, the background was explained and out potential improvements.
- Enforcement – Ward Councillor Bingham agreed it was a ‘sorry tale’ having read the letter send by the Parish Council to Planning Enforcement Team and their response. The PC are not sure what further steps to take, following a detailed discussion regarding the three examples and clarification of points to Ward Councillor Bingham, it was agreed Ward Councillor Bingham would take up the matter with Planning Enforcement Officer in relation to Clay Lane and Cassia Green holiday let, but would not progress with Dalefords Lane example. It was noted that all three of our ward councillors are on the planning committee, with Gina Lewis being the chair.

Action: SB

4. Clerk's report and correspondence

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

5. Planning

5.1 1442/23 resolved the following planning application responses:

23/01483/FUL	Beechfield	Single storey rear extension and first floor side extension, replacement glazing	The Parish Council object to this application as the proposal does not comply with the adopted W&M Neighbourhood Plan (Policy 1) with expansion to 4 bedrooms and (Policy 2) extension with full height windows on both ground and first floor is out of character with the existing dwelling (architectural guidelines Village Design Statement VDS). Roof windows on the public facing extension elevation does not comply with the VDS guidelines.
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			There are no dimensions given on the proposed extension, however a rough calculation indicates that the extension is just within the permitted 30% limit.
23/01498/TPO	Rustlings Vale Royal Drive Whitegate	Oak Tree on rear boundary with neighbour - Minor prune back of the lowest overhanging branches that are touching the greenhouse to prevent damage to the building.	This application is to partially prune a tree with TPO. The Parish Council does not have the expertise to comment and defer to the recommendation from the CWAC Tree Officer.
23/01475/TPO	Jade House Sandy Lane Whitegate	Oak at the front of Jade House, to be crown lifted to 5.5m house side, to match and balance crown as road side has already been carried out due to phone wires. Dead wooding of rest of canopy for health of the tree and good practice.	The Parish Council does not have the expertise to comment and we defer to the recommendation of the CWAC Tree Officer.
23/01348/FUL	Marton Hall Farm Dalefords Lane	Retrospective Agricultural Grain storage unit	This retrospective application for a large agricultural building has a significant detrimental visual impact on the rural character of the parish given its size (30m x 18m x 8.7 m) , materials and colour. The application does not consider the requirements of the adopted Whitegate & Marton Neighbourhood Plan and specifically Policy 4, Landscape. The Parish Council recommends that as a condition of approval a Tree Plan is submitted for approval by CWAC Planning to provide screening from the public road and Whitegate Way a major tourist attraction for the parish.

5.2 To discuss enforcement/complaints: No updates to planning queries, all pending. A casefile has been opened regarding Coachwood Farm for removal of static caravan.

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 were 2 cheques to be cleared but have been lost in the post and Clerk has cancelled them at the bank. The Lloyds account balance remaining will be £61,085.81. The Barclays account balance is £20,905.78 with payments detailed below leaving a balance of £19,039.53 (£83,371.83 including savings accounts) **agreed 1443/23 the following:**

6.2 Note 2 lost cheques (cancelled with bank). Replacement online payment for HMRC payment (paid 7/6) and Quay Payroll for period to Mar 2023 (not paid see below).

6.3 Pay Clerk £980 (Mar-May 2023)

6.4 Pay HMRC £245 PAYE (Mar-May 2023)

6.5 Pay for payroll services £15 and payment to replay lost cheque £15 = £30

6.6 Pay grass cutting contract £245, noted R Jackson has done a great job.

6.7 Pay AC&E Ltd £120 (email hosting)

Noted the school need to arrange for a picture of Chair of PC and Mike Baynham with the Table Tennis table in commemoration of the Kings Coronation.

Clerk to arrange voucher for Internal Auditor as a thank you.

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:

- Noted accident earlier this evening at the Beeches, no one was injured, this is the first accident in a while. The interactive signs have been a success. Cllr Cotterill and Clerk have both reported loose gravel at the beeches to Highways on the other side of the road (which has not been removed following filling in of potholes).
- It was noted the school need to consider applying for planning permission to make the rear access a designated school access, before further options can be considered, Cllr Cotterill with discuss further with school/Governing board. Action: VC
- Clerk has reported that litter pick is needed on Whitegate Lane as it is not safe to do without traffic calming measures.
- Cllr Campbell reported drains near her property were full, she was informed this can be reported using the online reporting tool, just search 'CWAC report it'. Action: LC

8.2 Litter, footpaths, styles, tree planting.

- It was noted Cllr Heath and partner carried out further litter pick along Chester Lane Brook resulting in another haul of litter.
- As with the time of year, lots of footpaths are overgrown with nettles etc.. suggested another meeting be scheduled with the Footpath Officer, Cllr Haigh and Cllr Rayner. Action SH
- Tree planting deferred until the October meeting, for planting in November.

9. Parish Issues

9.1 United Utilities (UU) update – no further updates. It was confirmed for the benefit of the new councillor that the proposal has nothing to do with adding properties to the mainline, its is about pumping sewage from elsewhere to Winsford.

9.2 General Parish Issues – Councillor enquired about a review of our Neighbourhood Plan. Cllr Rayner confirmed the government has dropped the current planning reforms, not clear if we should consider a review of our Neighbourhood plan. A discussion took place, it was agreed for Clerk to email planning to seek any Neighbourhood planning advice. A review would entail a referendum, if there is not significant changes a review may not be justified.

10. Items for information and discussion only.

Ward Councillor Stuart Bingham gave an update on the proposals for Winsford Town Centre.

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.	RM/Clerk
7.4	Feb 22	Add RM to bank signatory for Barclays Ac	RM
3.1	June 23	S Bingham to discuss our planning enforcement concerns with the officer	SB
6	June 23	Thank you for auditor	Clerk
6.1	June 23	Make online payments	Clerk / KR
8.1	June 23	Report blocked drains by property – using CWAC report it tool	LC
8.1	June 23	Liaise with school regarding planning permission for rear access	VC
8.2	June 23	Arrange meeting with CWAC footpath officer to discuss progress	SH

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: