



WHITEGATE AND MARTON PARISH COUNCIL



<https://www.whitegatemarton-parishcouncil.org.uk/>

August 2023

Your Parish Council met at Whitegate Primary School Hall for our ordinary parish council on Monday 14th August 2023. Five members of the Parish Council were in attendance and Ward Councillor Stuart Bingham attended. One member of the public attended and Rob Charnley (Head of Planning and Placemaking).

Planning—the following applications were discussed:

23/02307/FUL Poachers Pocket Dalefords Lane for demolition of existing house and erection of new dwelling. The PC object - The proposed development is an over development for the site (increase of internal area from 145m² to 239m²) and is out of character for the plot size and neighbouring houses. The design does not comply with the adopted Whitegate & Marton Neighbourhood Plan (Policy 1 number of bedrooms exceeds existing, exceeds 30% increase in floor area). It does not comply with guidance in the Whitegate & Marton Village Design Statement (roof windows in front facing aspect).

23/02431/FUL Ringwood Foxwist Green for Single storey front extension and single storey rear/side extension.

Conversion of loft space to include rear balcony. Replacement windows, new roof lights and render to front and rear elevations - No objection

23/02141/LDC Hunters Retreat "Certificate of lawfulness for the existing use of the land, stables and equestrian facilities at Hunters Retreat have and continue to be used as part of a livery yard, for a period in excess of 10 years. In addition, a hardcore track has been in place from the yard area to the muck heap to assist with the collection and removal of the muck all year round - The Parish Council is concerned that there is insufficient evidence to support this application. We are aware that there have been a number of enforcement issues for the site for many years. For this application we would request evidence of use as a livery yard over an extended period (e.g. financial accounts to support usage) and evidence of the existence of the track (e.g. the recent brochure issued by the estate agent does not appear to show a track).

As some of our objections are detailed responses, for full details of our comments please refer to the minutes available on our website, or under comments posted on the Cheshire West and Chester planning portal. Members of the public can make their own representation to any application on the planning portal.

Planning approvals—none

Planning rejection—none

Plans withdraw— none

We were very grateful to Cllr Bingham for organising the attendance of Rob Charnley who spoke at length about the challenges facing Cheshire planners post COVID and offered to support the Parish more in the future regarding planning issues.

Neighbourhood Plan (NP) - we have completed a review of our Neighbourhood Plan, and concluded no changes are needed to the NP as it remains as relevant today as it did when originally produced. It is expected to continue to be a useful tool in planning the parish's future up to 2035 and hopefully beyond, full details of the review are available on our website.

Road Safety – The A54 speed limit reduction at Chester Lane Brook is progressing, residents have received letters. We are also pursuing updates on Whitegate Lane speed limit reduction and Cassia Lane, along with parking restrictions outside of school. A number of road closures are in place this week to address highway defects. Any Highways or Public Rights of Way (PROW) defects should be reported using CWAC online reporting tool which can be found here: [Report it \(cheshirewestandchester.gov.uk\)](https://cheshirewestandchester.gov.uk/report-it) .

The Beeches – we have been advised by CWAC Legal Team that as this forms part of the adopted highway (although we are the landowners) they have legal liability. We are therefore unable to carryout the improvements we had wanted (without considerable expense) and therefore the land will be maintained as it currently is.

Community Donations – community groups from within the parish are invited to apply for community donations by 30th September, please email the clerk with your requests. These will be discussed at our October meeting.

Advance dates for your diary— Our next meeting is Monday 11th September at 7.30pm in Whitegate School Hall.

Remember that your Parish Council is on Twitter, Next Door and Facebook, this is the quickest and easiest way we can keep you up to date on matters within our parish, or visit our website <https://www.whitegatemarton-parishcouncil.org.uk/>

Julie Ellis (Parish Clerk) On behalf of the Parish Council, (Tel 01606 888530) or email clerk@whitegatemartonparish.uk