

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 8th July 2024 at 7.30pm

Members of the public present: Eleven members of the public attended.

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

Residents attended to talk about Sandy Lane tankers, Parking and planning breach at holiday lets.

Sandy Lane – Summary of concerns: Property is at the top of Sandy Lane, there is some speeding, but that is not her concern, during wet weather tankers go to the verges which become mud, this travels onto property and into drains, which is blocking drains and soak aways. Have spent lots of money at property to address problems, the soak aways are not built to withstand rain and mud. Lip outside cottage shallow, concerns of potential for water to get into kitchen, ground floor in heavy rain and flood. Resident has written to United Utilities, had a reply thanked her for writing in and confirmed would look into the matter.

Parish Council replied this needs to be reported to CWAC, highways online reporting tool. Resident asked why PC / CWAC not acting on her behalf? Confirmed its needs reporting by resident to the Highways department for them to look at any issues of water flowing off the highway.

The issue of the tankers goes back many years, when the Paddocks was first built, was badly designed. Used to be smaller tankers and less frequent, now huge and very frequent. We have corresponded with United Utilities over the years, as have other residents.

Resident asked if ever water had come into the house? confirmed never had water come into the house.

Resident accepted need for drainage which she has put in, also dug own trench to divert water on to the garden not property (where the cone is). Constant movement of water, horrendous rain will wash mud into drain. Speeding not the issue for me, can hear them. Property in danger of flooding. Dairy farm, not troubled by this, slight camber in road means water flows towards her property. Noted soak aways only work with clean water, will block with mud.

Parish Council recommends contact CWAC to report the issue of water flowing off the highway onto property. Talking to United Utilities is a good thing, breaking up the roads, speed and size of the vehicles. PCSO has been monitoring speed along Sandy Lane.

Parish Council further confirmed that it is our understanding that rainwater is leaking into the septic tank system, creating the increased number of tankers daily. United Utilities are also collecting waste from Grange Lane on a frequent basis too.

Recommend Resident reports problem with Highways and uploads photos as evidence, they will come back to you with a report reference and investigate. Come back to the Parish Council if any problems with that.

Cinder Hill – holiday lets: Any changes? Couple of occasions had to ring owner due to noise. Their response was that they tell users to read literature and close windows (planning condition should not be able to open them). Wrote to MP Mike Astbury but then the election was called and no longer our MP.

Stuart Bingham was asked to raise it, no further update. Encroaching on 90 days letting out, not got planning permission beyond this period. It was confirmed that the Parish Council reported immediately to enforcement, have chased the matter and informed in a queue, have stressed the urgency of this matter and impact on residents. Registering CWAC noise – raise 4 times since last here.

Noted Purdah / election may have something to do with delays.

School parking – as actioned at previous meeting, group residents and parish council met Headteacher and deputy headteacher last Friday, PCSO also attended. Cllr Rayner took notes of the meeting for circulation. Three areas of discussion:

- 1) school numbers currently 165 reducing to 149 in September. Capacity assessment carried out by CWAC, base their capacity on classroom and facilities and need for places, don't look at road or requirement for more parking due to higher numbers. Need to make them aware of the impact of additional numbers on local residents due to parking, think that should be carried out by Head about access and parking.
- 2) Congestion on roads, Cinder Hill, Vale Royal Drive and Grange Lane and behaviour of parents, noted that there are 20 members of staff parking cars.
- 3) Temp issue with construction traffic accessing the site.

Headteacher does send out regular reminders to parents to park considerately; currently trailing a walking bus from Vale Royal Abbey; PCSO involved in monitoring for some time, and has facility to issue penalties, not sure he has done yet.

Our desire for a 20 mph does not meet the requirement; Vicarage Green project on hold due to access to the land.

Agreed to involve police inspector, ward councillors - PC follow through this action. Suggestion to paint H bars to mark access for residential properties and provide passing places. Successfully used in Warrington (different LA) and locally in Cuddington. When we asked about H bars advised residents have to pay for them. Clerk to make enquiries, funding is not an issue. We cannot paint them ourselves, must be done by Highways.

Invite Police Inspector, David Levins, Neighbourhood Inspector to a future meeting. PCSO Lewis Railton has been really helpful, but when here everyone slows down. Gathered lots of photo's of driving on pavement.

Do we want H bars, only need 6 on the left. Mapped out marking houses on left – Lynn give Clerk the list. H's pull in for vehicles passing. Need to move staff parking elsewhere, 20 cars, look at options (potential for parking near school field). Cinder Hill, where trees are parents don't park there, but do mount verge, observed several vehicles doing 3 point turns in road on Cinder Hill.

Further discussed the vicarage green parking (on hold due to access). We have planning approval, require line of sight for highways approval. We have had discussion with diocesan, who offered 20 year lease, this is not sufficient, need to change their view. Bishop is visiting, Headteacher to arrange for Cllr Rayner to meet as we need the vicarage land for access. Tree close to October Lodge would remain, BT box in way.

Because of behaviours of motorists dangerous driving, being confrontational, agreed to work with school due to concerns about child safety. Parents observed on Cinder Hill walking in road, school can only advise them.

Highways have refused our request for permanent speed awareness signs, we invited them down to see site, head of highways confirmed they were understaffed and had no time.

Noted, historically decades ago, a child was killed on Cinder Hill.

Agreed regular communications with school where events are likely to impact on resident. Cllr Cotterill to circulate something to residents. Agreed to review progress of actions in 6 months' time.

Cllr Rayner and C Henretty to meet 10am to review parking area for staff.

Some residents left meeting, except 3 who remained for the rest of the meeting.

1.1 Apologise for absence.

Cllr Heath – work

Declarations of interest.

None declared by Parish Councillors

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 8th June 2024. 1491/24 resolved that the Council approved the minutes of the Ordinary Parish Council meeting held on Monday 10th June 2024.

Thanked Cllr Cotterill for Chairing the meeting.

3. Matters arising from the minutes Ordinary meeting on Monday 10th June 2024.

3.1 no matters arising not included on the agenda.

3.2 action log update was noted:

- A54 Chester Lane Brook – Complete
- Zig Zag lines have approval, we have no idea of implementation date, chase up again. Ask Cllr Lewis to enquire too.
- Cllr Baldini to order 20 tonnes of MOT to fill potholes at Recreation Room layby. For benefit of members of the public, it was confirmed that the PC own the land, but forms part of the adopted highway. Recreation Room is managed by volunteer trustees, used by Pre-school and other community groups such as WI.
- Speed survey completed, average 25.5, need to lobby ward councillors to amend the policy when due for review next year. Highways are implementing the policy which uses 24mph as its trigger to reduce to 20mph.
- Cllr Campbel – liaise with Cassia Green committee, as a fellow resident, have tried contacting them, they are supposed to be meeting with United Utilities, not heard anything.
- Headteacher meeting completed.
- Flyer draft ready to go.
- Finger post ordered and delivered, needs installing (on agenda).

4. Clerk's report and correspondence

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

Concern received from a resident's relative regarding telegraph poles and trench on Vale Royal Drive. It was confirmed the trench was the action of some individuals to stop car parking in Church Wood, a resident has agreed that he will remove it, and it has been agreed to plant trees rather than have the gully. For concerns regarding the telegraph poles, this is a highways issue. Clerk to reply and suggest they need contact CWAC highways for enforcement of telegraph poles if obstruction of the highway.

Action: Clerk

Correspondence of H bars in Warrington received and a newspaper article shared whereby Kinglsey PC went to the press regarding lack of maintenance on pavements, referring to the CWAC plan quality of life, work is being completed.

5. Planning

5.1 1492/24 resolved the following planning application responses:

24/01728/CAT	Delamere Sutton Field Whitegate Winsford CW8 2BD	x 4 Pine trees - cut down and remove stumps	The Parish Council does not have the expertise to comment and we defer to the recommendation of the CWAC Tree Officer.
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24/01819/TPO	Guest Cottage 1 Vale Royal Courtyard Vale Royal Drive	Broad-leaved Lime (T1001) - Reduce height of tree by 7m. Re-prune lower W crown back to previous pruning points, remove any decayed wood from ends of limbs by cutting back to sound wood. Reduce remaining limbs on W / SW side by similar amount by cutting back to suitable growth points. Remove deadwood 2.5cm diameter. Broad-leaved Lime (T1002) - Remove deadwood 2.5cm diameter.	The Parish Council does not have the expertise to comment and we defer to the recommendation of the CWAC Tree Officer.
24/01856/CAT	Whitegate Church of England Primary School	Tree pruning works to various trees including removal as detailed in the appended Arboricultural Method Statement	The Parish Council does not have the expertise to comment and we defer to the recommendation of the CWAC Tree Officer.

5.2 To discuss enforcement/complaints:

Resident raised concerns about tree damage to the limes on Cinder Hill, this has been investigated by Tree Officer and he has no concerns. Resident said Cinder Hill should protect trees and verge by controlling numbers at the school.

Cllr Rayner attended the drop-in local plan workshop, waste of time, local plan is being reviewed but because of change of government, the planning system is going to change.

Rushmere lodge – response circulated, Planning Inspectorate taking no further action on the submitted appeal against the refused planning application as it was not received within the timeframes allowed. Planning enforcement report with team leader for reviewing/determining whether to proceed with issuing an Enforcement Notice in relation to the fence. Cllr Matthews raised that the Head of Planning confirmed this would be enforced when he visited our meeting.

No update from planning enforcement regarding The Mosses mobile home.

Bawsgate Farm – Ward Councillor Gina Lewis reported it to Rob Charndley who was looking at the conditions of the planning application, no further update, did say that rental policy vague. Cllr Lewis mentioned conversion of barns on Whitegate Lane and access problems (outside our parish).

Whitegate Café –Cllr Rayner has spoken with Mike Baynham who confirmed there are currently no planned evening events.

5.3 Updates Granted/declined/public speaking/enforcement –Appeal Hunters Retreat for Change of use from Holiday lodge to permanent dwelling, and use for equestrian business. Still no update on appeal.

6. Finances

6.1 The bank statements: Lloyd's account showed a balance remaining of £61,056. The Barclays account balance is £31,345.08 (£95,344.51 including savings accounts)

1493/24 agreed the following payments

6.2 Paid Cheshire Community Action £50

6.3 Paid The Acorn Workshop £228 (including VAT) for finger post

6.4 Paid Clerk reimbursement for Office 365 £79.99

6.5 to pay reimbursement to C Leech for costs of installation of bench £198.

7. Road Safety update

7.1 Discussed above. Noted taken 5 years to implement the speed limit reduction on A54 at Chester Lane Brook.

Agreed to write to new MP Andrew Cooper, invite to a future meeting in the Autumn. Action: Clerk Meeting with Headteacher, noted above and results of speed limit review on Cinder Hill.

Clerk to distribute the Safer road flyer, and enquire about H Bar with CWAC. Action: Clerk

9. Parish Issues

9.1 The Beeches potholes – order MOT and complete works over the summer.

9.2 United Utilities – noted resident has contact details for secretary of Chief Executive

9.3 BT are trying to put better internet into the village, problem with underground blockage so looking to install overhead cables to improve internet.

9.4 Finger post has arrived, C Leech has postcrete to cement in, C Leech / P Baldini to install.

10. Items for information and discussion only.

Noted GRT site at Tarvin has been given planning permission.

There being no further business meeting was closed by the chairman at 9.10pm.

Signed by the Chairman **Dated**

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
8.1	June 23	Zig Zag lines – pending - clerk to chase up	
9.4	Jan 24	Purchase replacement bulbs green/yellow for tree	CL
9.1	Apr 24	The Beeches - Order MOT for filling in the summer holidays/when dry.	RM / PB
9.4	Apr 24	Order litter pick circles	Clerk
6.1	Apr 24	Saving account's investigate	Clerk
9.2	Apr 24	LC to liaise with Cassia Green residents and find out contact details for UU	LC
3.2	July 24	Actions from meeting with Headteacher 5/7 Speak to Bishop Communicate events with residents Explore installation of H bars with CWAC Explore staff parking options Capacity review – should consider parking	Various KR VC Clerk KR/Headteacher Headteacher
8.1	Apr 24	Flyer special newsletter – print 50 pages for distribution after election	Clerk
9.4	July 24	Finger post Beauty Bank install	CL / PB
4.1	July 24	Respond to resident VR drive	Clerk

Agenda Call forward

Ref	Call forward date	Description
	Tbc	VRA re gritting, nuns grave

Notes: