

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 14th April 2025 at 7.30pm

Members of the public present: 5 members of parish and Ward Councillor Stuart Bingham.

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

Members of the public were invited to speak:

1.1 Apologise for absence.

Cllr Heath - working

Cllr Cotterill, Cllr Cronin – holiday

Declarations of interest.

None declared by Parish Councillors

2.1 To approve the minutes of the Ordinary Parish Council meeting held on Monday 10th March 2025, and extra-ordinary meeting held 24th March 2025. 1513/25 resolved that the Council approved the minutes of the Ordinary Parish Council meeting held on Monday 10th March 2025 and extra ordinary meeting held 24th March 2025.

3.1 Matters arising from the minutes Ordinary meeting on Monday 10th March 2025 and Extra-ordinary meeting held 24th March 2025.

- £50k – investment account put on hold until markets are more stable.
- Grange Lane residents have decided that buddies not the answer, they are considering wheelie bin stickers which are put out once per week. The buddies are not legally allowed on highway, and would require someone to look after them, residents are not minded to do it nor school and at risk of getting damaged. It was noted that parents and pupils have signed up to a parking charter with school. Parents are reminded often. Noted the buddies would likely be tolerated if the pavement was wide enough.
- VE day – Parish Council has purchased decorations (plates, flags etc) for school who are holding a VE Day lunch, and dressing up in 1940's clothing.
- Co-option paperwork – received on website and shared with CWAC.
- Clay Lane –remove from list regarding water on highways, have to provide evidence to highways before they will do anything about it.
- 6th July new date for the T&PC event, KR not available.
- 20mph scheme approved and in the queue. Highways cannot confirm when this will be progressed. Motion by CWAC to implement 20 mph outside all schools. There are approx. 25 schools to be assessed and go on the list.
- PowerPoint of Parish Council activities updated for annual meeting by Cllr Rayner, no comments.
- Online auction of access road at the Paddocks not sold. Confirmed it is Highways adopted land and any changes would require highways approval.
- Litter pick Whitegate Lane estimated costs to close the road £1100. Standard option is to close the road. Cllr Stuart Bingham informed the meeting that CWAC are testing options full road closure / rolling road closure so volunteers can get involved, Parish Council asked Cllr Stuart Bingham to put us forward as volunteer. Sandy Lane / Clay Lane Flytipping. Sandy Lane gone, Clay Lane was still there and has been reported again.
- Streetlights on Cinder Hill have not been fixed, it has been several months, Cllr Bingham to follow up.
- Field on Nova Scotia, they have laid stone for a track and installed large gates and planted lots of trees, it has been named Redwood on post and postbox. A mini-digger has been there a few weeks. Parish Council agreed to keep watch, nothing at present we can report, they are able to put whatever gate they want to.

- Resident raised concerns regarding speed limit on Clay Lane, the 40pmh ends by post box, and is d-restricted the rest of the way to A54 junction where it is a 50mph. Huge vehicles tyre tracks on verges. Want illuminated signs and extend 40mph speed limit. Parish Council confirmed we have 6 priorities, at present this is not one but is reviewed regularly. We have prioritised certain roads in the area, getting to them one by one. Action: Clerk

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 1513/25 resolved the following planning application responses:

25/00705/FUL 27 Beauty Bank Whitegate for single storey side and rear extension - No objection subject to neighbour approval due to proximity of the boundary.

25/00719/FUL Old Oak Stables Clay Lane Marton for retention of agricultural sheds (amendment to 22/02907/FUL) and agricultural access track (retrospective) - Our concerns applied to original application still applies 22/02907/ful and 20/02079/ful . The Parish Council object to this application on the basis of overdevelopment of the site in terms of the number of buildings (estimated 12 buildings) leading to an adverse impact on the rural character of the countryside.

25/00842/FUL Building and Land East of Swallows Nest Foxwist Green Winsford for works to agricultural building to facilitate commercial use of B8 storage with ancillary office, including cycle storage - associated with application 25/00747/NOT (Conversion of the building under Class R Notice) - The Parish Council object to this application. The agricultural building will require substantial reconstruction to achieve the necessary utility services and structural strength for commercial use B8 storage and ancillary office.

5.2 Appeal – Hunters Retreat – no update yet. Another appeal at Vale Farm – converting outbuilding to domestic property, we objected due to the structural needs of the building should require full planning permission.

The mosses – awaiting outcome of planning application

Bawsgate Farm – seeing confirmation regarding the windows.

Static Caravan, land on clay Lane – awaiting pictures to share with planning enforcement.

7. Finances

7.1 The bank statements: Barclays account showed a balance remaining of £105300. The total account balances is £108,571.61 after payments (including savings accounts). 1514/25 agreed the following:

7.2 Investment account – leave funds where they are until markets settle.

7.3 Grass cutting quote £245 (no change)

7.4 Pay room hire, Whitegate School (CWAC) £312 (to August 2024)

7.5 Pay affiliation fee Chalc £365.82

7.6 Pay Mid Cheshire Footpath Society £8

7.7 Pay Cllr Cotterill reimbursement £35.94, expecting more invoices to pay

7.8 Agreed continuation of J Roscher to audit the accounts

8. Road Safety update

8.1 Email from resident offering to make a considerable contribution to car park and oversee project if the parish allows him to build new houses. Cllr Rayner has drafted some wording for response, focusing on the fact that we do not have access to the land. Action Clerk

9. Parish Issues

9.1 The Beeches - no update.

9.2 United Utilities – looks to have nearly finished at Grange Lane, external fencing complete, still tankering material so not yet operational. They are still working at the Marton compound.

9.3 General parish issues – Pothole outside Cllr Baldini's property, Clerk to report. Action: Clerk

9.4 Footpath action log – Footpath 46 needs to be addressed, nothing happening and is now impassible. Cllr Haigh to sort new date for meeting with footpath officer. Action: SH

9.5 Annual village meeting – 24th April at 7.30pm. Clerk to send reminder email to everyone and include request to keep update to 5mins. Climate change, what we should focus on, Cllr Rayner has updated slides. Action Clerk

10. Items for information and discussion only.

10.1 Cllr Stuart Bingham suggested that we review our Neighbourhood plan. It was confirmed we have reviewed published it. Worth a conversation with CWAC as the new local plan NPPF is changing. If NP's predate new local plan may not be relevant and will be disregarded. Land allocations is the scary one. Clerk to send reminder to Mike Duggin regarding forthcoming meeting. Action: Clerk

There being no further business meeting was closed by the chairman at 8.41pm.

Signed by the Chairman **Dated**

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
6.1	Apr 24	Saving account's invest £50k	On hold
	Dec 24	Grange Lane residents to investigate Buddy's and if they do want to go ahead with self-funded H-bars.	
9.1	Feb 25	Static caravan Clay Lane junction with Dalefords Lane – need photo evidence and log of usage	PB
	Mar 25	Actions for Stuart Bingham: Follow up on street lighting on Cinder Hill Put WMPC forward as volunteers to trial road closures for litter picking	Stuart Bingham
8.1	Apr 25	Respond to email with KR response around access to land for carpark	Clerk / KR
9.4	Apr 25	Arrange meeting with footpath officer and follow up on FP46	SH
9.5	Apr 25	Send out reminders regarding Annual meeting	Clerk
10.1	Apr 25	Contact CWAC re NP, do we need to do anything else	Clerk

Agenda Call forward

Ref	Call forward date	Description
	Tbc	VRA re gritting, nuns grave
	Feb 26	Littler pick date

Notes: