

## **Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 9<sup>th</sup> June 2025 at 7.30pm**

Members of the public present: Three member of the public and Ward Councillors Gina Lewis and Stuart Bingham attended.

Members of the Council present: Cllr Leech (Chair), Cllr Cotterill, Cllr Cronin, Cllr Heath (arrived 7.40pm), Cllr Baldini, Cllr Haigh.

Members of the public were invited to speak:

Residents of Grange Lane attended the meeting to further discuss remedials on Cinder Hill, reported potholes and their frustration of some being filled whilst others were not. They confirmed that Hartford were getting speed bumps. Ward Councillor Lewis confirmed that there is a Highways board meeting coming up, there are two people allocated to work with wards to identify priorities such as signage and road resurfacing, our ward is a very large ward covering Winsford Over and Verdin. Residents confirm they would like a buddy sign on the corner piece of land between Mill Lane and Grange Lane, they confirmed Cllr Rayner was agreeable and have also spoken to PC/PCSO who have no objections; Clerk reconfirmed discussion at previous meeting around the management of the sign, residents confirm no management as it will remain in situ. Meeting agreed for Clerk to order sign, resident to provide link for the order. Clerk searched internet no signs available so has sought a quote for wheelie bin stickers which was circulated to resident. Residents came to meeting with an alternative sign. To have several different signs would be costly, agreed two different signs for quoting. Resident to provide copy of their alternative sign so a quote can be obtained. Meeting agreed that once the price is known they will agree whether to progress via email to speed up the process ahead of the next meeting. Residents further complained about tatty cones being left out by school making the village look untidy, they have since been removed. It was confirmed that the meeting with the headteacher has been delayed as she has not been available. A resident has also agreed to repair the plaque on Church Green.

Action: clerk order buddy and request requote for alternative wheelie bin sign.

### **1.1 Apologise for absence.**

Cllr Rayner, Cllr Campbell – holiday

### **Declarations of interest.**

None

**2.1 To approve the minutes of the Ordinary Parish Council 9<sup>th</sup> June 2025. 1531/25 resolved that the Council approved the minutes of the Ordinary Parish Council meeting held on Monday 9<sup>th</sup> June 2025.**

### **3.1 Matters arising from the minutes of the Ordinary meeting on Monday 9<sup>th</sup> June 2025.**

Old Oak Stables – Cllr Bingham confirmed having reviewed the application that there is no merit in calling the application in as the proposal is for fewer sheds on a smaller footprint. Track already exists and farm gate has been there for 100 years. The amended application is for retention of 3 sheds not 4. Cllr Bingham confirmed overdevelopment is not relevant as need to look at this application alone (previous applications not relevant). The application call-in remains in place, no need to inform residents. The PC confirmed the plans were very confusing, other planning applications in the parish have had to demonstrate viable business. Cllr Bingham confirmed this is agricultural work on agricultural land and irrelevant if they are making money. Further discussion took place regarding a ditch being filled and pumping water on to the highway which has been dealt with previously. Clearly neighbour dispute issues. It was noted that all parish councillors and ward councillor Lewis received a letter of complaint from the owners of the property. This letter is acknowledged at this meeting, the parish council confirmed that the minutes taken at the June meeting were an accurate record of comments made at the meeting, Clerk to confirm receipt of the letter.

Action: Clerk

Grange Lane residents informed Cllr Bingham that Clay Lane residents were concerned about speeding on Clay Lane. Cllr Bingham clarified they need to be careful about wording, he suggested that we need to consider if the speed limit is appropriate for the road and to argue why it is not appropriate. If a speed monitor was conducted it may not indicate speeding over the national speed limit.

- Static caravan on Clay Lane, no updates.
- Grange Lane wheelie bin stickers discussed above.
- Street Lighting on Cinder Hill, Cllr Lewis will follow this up with the street lighting team, as nights will be drawing in in September when school goes back. Action: GL
- Reminded Cllr Bingham that the Parish Council volunteered for the trial road closure for litter picking on Whitegate Road.
- No reply from resident regarding infra red camera.
- Wild flowers – Cllr Heath has spoken to R Goulding about climate action options, he is available in September to discuss further, in the meantime we need to consider sites for wildflower meadows, memorial trees, community orchards, ponds. Concern raised about how to tidy up after wildflowers have finished. What type of land? Public or Private, suggested we look at both. The Beeches is an option but must ensure line of vision.

#### 4. Clerk's report and correspondence

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

CWAC Local Plan consultation runs 4/7-29/8, does parish council want to comment? Local Plan housing allocations not sufficient for next 5 years looking at 15 year allocation supply, where in the borough things should be. Cllr Bingham confirmed we are not in green belt, no land south of A556 corridor is in green belt. Need to think about how 10k new homes proposed for Winsford will impact on Whitegate. Government dictate to the councils what land allocation is needed, councils need to decide where it goes. Cllr Lewis suggested we might want someone to come to our meeting, she has a meeting next week and will make enquiries. All agreed it would be useful at our August PC meeting if that was not suitable then representatives could be at another time, agreed 30 minutes would be sufficient. Action: GL

#### 5. Planning

##### 5.1 1532/25 resolved the following planning application responses:

|              |                                                |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/01577/PIP | Site 1<br>Dalefords<br>Lane Marton<br>Winsford | Erection of 1 self-build dwelling (C3) and associated infrastructure works including access and retention of existing Public Right of Way | <p>The Parish Council objects to application 25/01577/PIP Site 1 and the associated application 25/01592/PIP Site 2.</p> <p>These applications do not comply with CWAC Local Plan STRAT 9 or the adopted Whitegate &amp; Marton Neighbourhood Plan (Policy 1).</p> <p>Whitegate &amp; Marton Neighbourhood Plan was adopted by public vote in February 2017 and reviewed by community representatives in August 2023 to ensure its relevance to current local development needs.</p> <p>The CWAC Local Plan provides the appropriate policy context to address the concerns of the community relating to avoiding development in the open countryside and is consistent with the wishes of the community to prevent any infill property development projects within the parish. Whitegate and Marton is a not a Service Centre, and the neighbourhood plan states that only new build residences have to be for agricultural or forestry use.</p> |
| 25/01592/PIP | Site 2<br>Dalefords<br>Lane Marton<br>Winsford | Erection of 1 self-build dwelling and associated infrastructure works                                                                     | <p>The Parish Council objects to application 25/01577/PIP Site 1 and the associated application 25/01592/PIP Site 2.</p> <p>These applications do not comply with CWAC Local Plan STRAT 9 or the adopted Whitegate &amp; Marton Neighbourhood Plan (Policy 1).</p> <p>Whitegate &amp; Marton Neighbourhood Plan was adopted by public vote in February 2017 and reviewed by community representatives in August 2023 to ensure its relevance to current local development needs.</p> <p>The CWAC Local Plan provides the appropriate policy context to address the concerns of the community relating to avoiding</p>                                                                                                                                                                                                                                                                                                                             |

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|                             |                                 |                                                  | development in the open countryside and is consistent with the wishes of the community to prevent any infill property development projects within the parish. Whitegate and Marton is a not a Service Centre, and the neighbourhood plan states that only new build residences have to be for agricultural or forestry use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 25/01856/PAA                | The Woodlands Shays Lane Marton | Construction of an additional storey to dwelling | <p>The Parish Council object to this pre-application for the following reasons:</p> <p>The addition of a floor results in a large house (increase from 3 bedrooms to 5 bedrooms with increase in floor area of over 40%) which does not comply with STRAT 9 of the CWAC Local Plan or the W&amp; M Neighbourhood Plan (Policy 1).</p> <p>Whitegate &amp; Marton Neighbourhood Plan was adopted by public vote in February 2017 and reviewed by community representatives in August 2023 to ensure its relevance to current local development needs.</p> <p>The CWAC Local Plan provides the appropriate policy context to address the concerns of the community relating to avoiding development in the open countryside and is consistent with the wishes of the community to prevent any large property development projects within the parish.</p> |
| 25/01533/LBC / 35/01532/FUL | Keepers Cottage                 | Replacement windows and doors                    | No objection as long as they adhere to any listed building conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

5.2 Appeal – Hunters Retreat – no update yet.

Appeal - Vale Farm – converting outbuilding to domestic property, no update yet.

5.3 Planning enforcements:

- The mosses – awaiting outcome of planning application
- Bawsgate Farm – update from planning enforcement to confirm windows being changed
- Static Caravan, land on Clay Lane – awaiting pictures to share with planning enforcement, not received.

## 6. Finances

6.1 The bank statements: Barclays account showed a balance remaining of £102,886.79. The total account balances is £106,141.21 after payments (including savings accounts). **1533/25** agreed the following:

6.2 Pay Cheshire Community Action £50

6.3 Pay Simply Signs for wheelie bin stickers once agreed, also Clerk to order School Buddy sign at costs of £180.

## 7. Road Safety update

7.1 Discussed above. Noted a motor cycle accident at the Beeches.

## 8. Parish Issues

8.1 The Beeches - noted camper van parked at night, options discussed.

8.2 United Utilities – no further updates.

8.3 General parish issues – none.

8.4 Footpath action log – clerk to put updated version on website.

9.5 Climate Action – discussed above.

Cllr Lewis further confirmed that she attended a meeting regarding climate action and confirmed a young speaker gave a great speech, it became apparent that nobody is asking our young people about what they want, they have some great ideas.

**9. Items for information and discussion only.**

9.1 Nova Scotia road hedge overhanging, near miss with field opposite. Clerk confirmed the property is empty and this was reported, not sure what else we can do? Suggest the near miss is reported to CWAC by concerned party.

White lines worn away junction Sandy Lane and Nova Scotia lane are to be reinstated by Highways. Cllr Leech has spoken to Forest school to remind parents that it is a junction.

Noted that DIY SOS will be at the Joshua Tree in September.

There being no further business meeting was closed by the chairman at 8.50pm.

**Signed by the Chairman ..... Dated .....**

### Outstanding actions (if removed they are complete)

| Ref | Date    | Action Log                                                                                                                                                                | Responsible                              |
|-----|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|     | June 25 | Grange Lane wheelie bin stickers "Please do not drive on our pavements, quote for new sign                                                                                | Clerk find out price and order if agreed |
| 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:<br>Follow up on street lighting on Cinder Hill – chase for update<br>Put WMPC forward as volunteers to trial road closures for litter picking | GL<br>SB                                 |
| 8.3 | May 25  | Check availability of Headteacher for resident meeting – meeting deferred until Headteacher available                                                                     | Defer                                    |
|     | July 25 | Order buddy sign                                                                                                                                                          | Clerk                                    |

### Agenda Call forward

| Ref | Call forward date | Description                 |
|-----|-------------------|-----------------------------|
|     | Tbc               | VRA re gritting, nuns grave |
|     | Feb 26            | Littler pick date           |
|     | Sept 25           | Savings account             |
|     |                   |                             |
|     |                   |                             |

Notes: PB not at August meeting