

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 11th August 2025 at 7.30pm

Members of the public present: Six member of the public attended.

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

Members of the public were invited to speak:

Residents thanked the parish council for organising wheelie bin stickers and buddy sign, to be given to Cllr Rayner to pass along to residents.

Resident confirmed he was now the chair of the PCC fabric committee and is currently drafting a list of improvements required for the church including improvements within the conservation area, replacing wooden stakes on Church Green, he enquired about the Vale Royal cast iron crest but the parish council were unaware, it was noted Vale Royal does not exist as an entity. Cllr Rayner confirmed that the community donations application process is available with a deadline to apply of end of September. The sign at the Lych Gate is wobbly and J Creed has volunteered to repair the conservation sign. Residents confirmed lorry's mounting the verge.

1.1 Apologise for absence.

Cllr Baldini – work; Cllr Campbell – holiday

Declarations of interest.

Cllr Heath – Folley cottage

2.1 To approve the minutes of the Ordinary Parish Council 14th July 2025. 1534/25 resolved that the Council approved the minutes of the Ordinary Parish Council meeting held on Monday 14th July 2025.

Cllr Leech was thanked for Chairing the July meeting. Cllr Rayner confirmed additional matters for discussion under 8.3 including a letter from Andrew Cooper MP to resident; letter being circulated by a resident who wishes to build further houses on his property.

3.1 Matters arising from the minutes of the Ordinary meeting on Monday 14th July 2025.

3.2 Action Log:

- Clerk to remind ward councillors of their outstanding actions.
- Clerk to contact headteacher regarding resident meeting which was postponed.
- Wheelie bin stickers and buddy sign ordered and delivery imminent.

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 1535/25 resolved the following planning application responses:

25/01814/LBC	Vale Royal Abbey Vale Royal Drive Whitegate	Chimney repair works	No objection
25/02216/CAT	St Marys Parish Church Whitegate Road	Felling of T355 Cypress (Cupressus sp)	No objection
17 St Marys Drive Whitegate	17 St Marys Drive	Single storey front extension with enclosure of existing porch, enlargement of existing side window opening.	Awaiting comment from planning sub-committee

5.2 Appeal – Hunters Retreat – no update yet.

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

Appeal - Old Oak Stables – recent appeal for retrospective extension.

5.3 Planning enforcements:

- The mosses – awaiting outcome of planning application
- Bawsgate Farm – update from planning enforcement to confirm windows were going to be changed. Clerk to check this is completed before removing from the list.
- Static Caravan, land on Clay Lane – awaiting pictures/activity log to share with planning enforcement, not received from residents, clerk to follow up again with planning enforcement.
- Folley Cottage – correspondence received regarding felling of trees, it is not believed the trees had TPO's on then so nothing we can do regarding the felling of trees. Further correspondence received regarding shed on land being used for storage of wood and lawnmower on agricultural land. Clerk to report to planning enforcement.

Action: Clerk

6. Finances

6.1 The bank statements: Barclays account showed a balance remaining of £102,886.79. The total account balances is £105,189.73 after payments (including savings accounts). **1536/25** agreed the following:

6.2 Pay reimbursement to Clerk for Buddy sign for Grange Lane and auditor thank you £324.48

6.3 Pay Cheshire Community Action £50 as agreed last month

6.4 Pay external auditor fee £252

6.5 Pay Simply Signs £375 for Grange Lane wheelie bin stickers

6.6 Noted review of clerk wages in September, Cllr Rayner will email parish councillors with his proposal for agreement in September.

7. Road Safety update

7.1 Cllr Cotterill and Cllr Leech attended highways meeting regarding the siting of the 20mph signage. Very positive with common sense approach to location of signage – From Hartford direction two 20mph to replace on the current 50mph pole with 20 mph on road. Cinder Hill Lamppost No 10. Only one sign required from side road, facing towards school right hand side, up against fence up across and out. Same Vale Royal Drive – (don't own land this side of gate, left hand side). All sounded sensible. Generally right-hand side as approach junction, got to be within 15m of junction which restricts options. There was no mention of a drawing being provided. Some delay expected as a different company providing signage. Highways recommend embedding signage first wait and six months before installing interactive signage. There will be some monitoring of speeds before the interactive signs are installed. Noted 20mph through Little Budworth and they do not have a school. Consultation ended on 4th, there were no objections a few days before. Andrew Cooper MP note to resident confirmed no objections. Quote was £9800 for signs.

Andrew Cooper MP wrote to resident with update which was shared with the parish council, the updated confirmed that there were no objections to the consultation, zig zag lines extended outside school was completed, expectation 20 mph should be completed in Sept, and PCSO asked to support monitoring and enforcement. Cllr Rayner to remind MP about our interactive signs. Grange Lane needs to be a 20mph too.

Noted motor cycle accident at the Beeches before the last meeting, also accident at Chester Lane young driver skidded on gravel spun around in garden, missed car/house was very lucky. To update the road safety risk register to note we continue to seek 20 mph on Grange Lane.

Action: Clerk

8. Parish Issues

8.1 The Beeches - noted caravan overnight visiting area.

8.2 United Utilities – still working on Cassia Green with a road closure this week. We have not received any communications of their plans. Cllr Haigh to speak with residents to see if they have further updates. We understand Grange Lane is complete but tankering away, informed this would continue for a few months.

Action: SH

8.3 General parish issues – Resident has circulated his email to the parish council to wider residents in the community regarding a desire to build houses on his land and donation towards the car park. The parish council responded to resident on 14th April to confirm we do not have access to the land and therefore this could not proceed. Resident also spoke to Cllr Leech who informed him that the parish council could not get involved with a proposal to build several properties on his land.

Church warden attended meeting to confirm Vicar Paul Dawson is not in a position to grant access, Cllr Rayner confirmed we have corresponded with previous vicar and diocese regarding the matter and are aware this is not an option.

Secretary to football club emailed parish council for their support regarding a replacement memorial bench, the parish council has a policy on memorial benches to be shared with football club.

Action: clerk

8.4 Footpath action log – update on website, next meeting expected in November, we are really pleased with the work to FP46.

9.5 Climate Action – List of suggested areas include Beeches, bank outside football field, left hand verge on Clay Lane as leaving the parish. Also suggested the ecological area on Clay lane as there are two fields owned by CWAC for the newts. Cllr Leech also mentioned to a landowner regarding possibility of wild flowers on land behind Dalefords Lane houses, near Poachers Pocket, resident open to suggestions.

Solar Pannels on Recreation room, the committee are agreeable to exploring this, Cllr Heath is trying to get hold of person who is able to provide advice.

Infra-red camera – clerk to contact resident again in September.

CWAC officer can attend or attend via video link at our September meeting regarding planting, Cllr Heath to arrange.

Action: CH

9. Items for information and discussion only.

9.1 Parish Councillor interested to understand what the definition of agricultural land is. We have many examples of land now with horses on them. In the past the land needed to be viable piece of land to hold animals with a holding number. Cllr Leech will enquire with NFU and clerk to enquire with ChALC regarding definition.

Action: Clerk / CL

9.2 Noted still issue with waggon trying to get to Salt mine and had to reverse back. Sign part down Mill Lane partly covered, signs at the beginning and top of road. Cllr Rayner volunteered to clear sign along with sign on St Marys Drive/Whitegate Lane.

Action: KR

Noted date of Christmas lights switch on Sat 6th Dec 2025 at 5.15pm, clerk to send reminders as some community groups are making arrangements.

There being no further business meeting was closed by the chairman at 8.32pm.

Signed by the Chairman Dated

Outstanding actions (if removed they are complete)

Ref	Date	Action Log	Responsible
9.1	Feb 25	Static caravan Clay Lane junction with Dalefords Lane – need photo evidence and log of usage.	PB
5.3	Aug 25	Clerk to email enforcement to attend, as no evidence has been received	Clerk
	Mar 25	Actions for Stuart Bingham / Gina Lewis: Follow up on street lighting on Cinder Hill – chase for update	GL
	Aug 25 reminders	Put WMPC forward as volunteers to trial road closures for litter picking	SB
8.3	May 25	Check availability of Headteacher for resident meeting – meeting deferred until Headteacher available	Clerk
	Aug 25		
5.3	Aug 25	Folley Cottage – storage shed on land	Clerk
7.1	Aug 25	Update risk register to incl Grange Lane 20 mph desired outcome	Clerk
8.3	Aug 25	Share memorial bench policy with football club	Clerk
9.5	Aug 25	To arrange meeting regarding planting with CWAC officer either in person or via video conferencing	CH
9.1	Aug 25	To enquire with ChALC and NFU what the definition of agricultural land is	Clerk / CL
9.2	Aug 25	Clear signs	KR

Agenda Call forward

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

Notes: