

Minutes of the ordinary meeting of the Parish Council held at Whitegate Primary School Hall on Monday 8th September 2025 at 7.30pm

Members of the public present: No members of the public attended.

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

1.1 Apologise for absence.

Cllr Cotterill due to attend late but delayed

Declarations of interest.

Cllr Leech for Sandiway planning application

2.1 To approve the minutes of the Ordinary Parish Council 11th August 2025. 1537/25 resolved that the Council approved the minutes of the Ordinary Parish Council meeting held on Monday 11th August 2025.

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

3.2 Action Log:

- Planning enforcement for static caravan, we have not got any photographic evidence but clerk has already chased with planning enforcement. An officer has not yet been allocated.
- Headteacher has confirmed some availability week commencing 6th October, agreed Wednesday 8th October at 2pm. Cllr Rayner will invite residents to the meeting. Clerk to invite PCSO and confirm to headteacher. Action: KR / clerk
- Clerk asked ChALC for assistance with the definition of agricultural land, the response was helpful but doesn't really assist with our concerns regarding the difference between agricultural and equestrian. Equestrian is ratable but agricultural is not; Agricultural holding has a holder number, a horse for own use does not need a holding number. Agreed no further action.
- Agreed we need a list of areas which need cutting back hedges.
- Confirmed by planning enforcement that the obscured glazing has been completed at Bawsgate Farm, to remove from the list.

4. Clerk's report and correspondence

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

4.2 Cllr Rayner and Cllr Leech to attend the connections meeting on 29th October, Clerk to confirm attendance. Action: Clerk

5. Planning

5.1 1535/25 resolved the following planning application responses:

17 St Marys Drive Whitegate	17 St Marys Drive	Single storey front extension with enclosure of existing porch, enlargement of existing side window opening.	No objection
25/02419/TPO	Cassia Lodge	Horse Chestnut (T30) - Fell the tree to ground level. Plant a replacement tree. Common Beech (T6) - Undertake a 1-1.5m crown reduction as part of the staged reduction process identified in the Arboricultural report	We defer to the CWAC Tree Officer as the Parish Council does not have the capability to comment
25/02215/FUL & 25/02134/LBC	Marton House	Conversion of existing barn / machine store into a games room and utility including extension to form a garden tool store to the rear	No objection

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; chase enforcement.
- Bawsgate Farm – update from planning enforcement to confirm windows have been changed to obscured glass, remove from list.
- Static Caravan, land on Clay Lane – awaiting pictures/activity log to share with planning enforcement, not received from residents, clerk followed up with planning enforcement who confirm an officer has not yet been allocated.
- Folley Cottage – Clerk has reported to planning enforcement.
- Rushmere Lodge fencing due to be replaced in September, clerk to follow up with enforcement.

Action: Clerk

5.4 There are no updates on planning appeals.

5.5 Local Plan draft identified high level issues, no comments relevant to us at the moment.

Discussion regarding the planning applications proposed in Sandiway (CL declared an interest), he explained how the process works with the developers. Potential 350 houses across both applications, impact for the village in relation to additional traffic.

6. Finances

6.1 The bank statements: Barclays account showed a balance remaining of £102,563.59. The total account balances is £103,920.01 after payments (including savings accounts). **1538/25** agreed the following:

6.2 Noted payment of ICO fee (taken by direct debit) £35.

6.3 Pay clerk wages £1120.

6.4 Pay HMRC PAYE £280

6.5 Pay Quay Payroll fee £15

6.6 Pay Grass cutting contractor (once completed) £245

6.7 Pay room hire Sep 24 – Aug 25 (no meeting Sept) £288

6.8 Agreed clerk pay increase 5.5% increase agreed.

6.9 As the financial markets are still not settled, agreed we are risk adverse at the moment and will continue to retain funds in the current account. NS&I is an option but difficult to access if needed.

6.10 Clerk has publicised the annual donation deadline and reminded community groups.

7. Road Safety update

7.1 Resident of Chester Lane Brook has asked about traffic monitoring. Previously confirmed not suitable for enforcement, clerk has asked again. We do have signs on bins and will look at possible SIDS, but currently difficult to get hold of.

As discussed above date for meeting with headteacher agreed 8th October. Residents have been given the wheelie bin stickers and buddy sign.

Noted markings for filling pot holes on half of Cinder Hill, Clerk to enquire regarding the remainder there is a raised manhole causing problem as well as potholes lower down.

Action: Clerk

8. Parish Issues

8.1 The Beeches - discussed as one possible area for rewilding, subject to safe line of sight for traffic. Possibly bluebells or daffodils. Discussed other areas including newt fields, Clay Lane verge; verge by football field and possible a piece of land at back of houses. Cllr Leech to provide details of location using what three words. Cllr Heath to liaise with Roger Goulding regarding the locations, agreed to share all five for review, we don't have to do them all. He will make a recommendation of what would be suitable for each location. Need to be mindful of mowing.

8.2 United Utilities – Cllr Haigh has spoken to site manager who confirmed site would be complete end of October, then further work at the Winsford Water treatment before returning to reconnect, timescales likely end of the year.

8.3 Reported new wall at entrance to Marton Hall, the listed monument sign is not visible. Cllr Haigh and Cllr Campbell to investigate and Cllr Baldini to speak to owner if necessary.

Action: SH/LC/PB

Cllr Rayner has cleared some of the signs identified last meeting. Further hedge cutting / tree trimming required at various locations to be reported, to remind residents to report directly to increase the number of reports:

- Oak tree opposite The Chestnuts/Limes
- Nova Scottia hedge on bend causing problems for drivers
- St Mary's drive pond pavement overgrown by 1-3 St Marys Drive now impassible
- Hedge before the SID by Recreation Room

Action: clerk

8.4 Footpath action log –next meeting expected in November. Fallen tree FP6 reported. Crops cut back but still not passible on FP12/13.

8.5 Climate Action – List of suggested areas discussed above. Continue to investigate solar panels at the Recreation Room.

Action: CH

Use of infra red camera – clerk to further enquire with resident.

Action: Clerk

Litter picking – clerk to thank residents for their ongoing support

Tree planting – to discuss at October meeting with a view to planting November / December.

9. Items for information and discussion only.

9.1 Noted ward councillor Gina Lewis has arranged for the school to receive new traffic cones.

Noted date of Christmas lights switch on Sat 6th Dec 2025 at 5.15pm, clerk has already sent reminders to community groups. Cllr Haigh not available this date.

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
	Aug 25 reminders	Actions for Stuart Bingham / Gina Lewis: 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.	KR / Clerk
3.2	Sep 25	Date 8 th October 2pm. KR invite residents / Clerk invite PCSO	
5.3	Sept 25	Clerk chase various enforcement actions	Clerk
7.1	Sept 25	Ask GL to chase resurfacing on Cinder Hill	Clerk
8.3	Sept 25	Listed monument sign, investigate where it has gone	PB / SH / LC
8.3	Sept 25	Report various over grown hedges / trees as listed above	Clerk
4.2	Sept 25	Confirm attendance at connections event (KR / CL)	Clerk
8.5	Sept 25	Continue climate actions – wild flower planting locations / solar panels / infra red camera	CH / Clerk

Agenda Call forward

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

Notes: