



WHITEGATE AND MARTON PARISH COUNCIL



<https://www.whitegatemarton-parishcouncil.org.uk/>

July 2026

Your Parish Council met at Whitegate Primary School Hall for our ordinary parish council on Monday 29th June 2026, the meeting was brought forward to allow the Parish Council to consider their response to a contentious planning application, which was developed without planning permission over the Bank Holiday weekend. Seven members of the Parish Council were in attendance. 29 members of the public attended.

Planning - 26/01592/FUL - Land at Nova Scotia Lane for change of use of land to form a two pitch gypsy and traveller site, including erection of two utility buildings and access off Nova Scotia Lane. The Parish Council objects to this retrospective application.

Parish Council observations:

- a) Being retrospective, and an unauthorised occupation, the land owner has taken the risk of being required to reverse the development should the application not succeed.
- b) The original application which was subsequently withdrawn (25/02399/FUL) seemed to be a deliberate attempt to mislead regarding use of the land. The proposed hard standing areas and stable blocks were excessive for the limited claimed equine activity. No mention of traveller occupation was included.
- c) It should be noted that Whitegate & Marton already has many areas of affordable housing in the parish consisting of authorised trailer parks and authorised caravan sites for long and medium term occupation.

The Parish Council objects to this application because:

1. The application does not comply with policy STRAT 9 of the Local Plan. This strategy limits residential development in smaller rural areas such as Whitegate & Marton which are described as 'open countryside'. In line with policy STRAT 9 and the objectives of the National Planning Policy Framework development is limited to operational need for agricultural operations, replacement buildings and reuse of existing rural buildings. No new build development has been approved in the parish other than these exceptions. This application would set a precedent. Several applications for infill development have been refused in the past.

Nova Scotia Lane is not a settlement but predominately rural with small isolated pockets of housing. The local small field/paddock character of the area could easily produce other traveller sites if this application is considered appropriate.

2. The site location off Nova Scotia Lane is not sustainable.

- Nova Scotia Lane is a narrow lane not suitable for traveller traffic.

There are two static caravans shown on the proposed site plan (approx 6m X 2m) which are too large for safe passage along this lane.

- There are no footpaths or pavements or street lighting.

- There is no public bus service - the nearest bus stop is Winsford or Hartford (approx 5 km distance).

- The application misleadingly quotes the land being located 1.3km from the Winsford western settlement boundary (with similar distance to the Cuddington settlement boundary). The defined settlement shops are in fact over 5km from the site.

- Access to the nearest primary school in Whitegate is approx 3 km via narrow lane which is not suitable for pedestrian use. Other schools in Winsford are more than 5km from the site. (9 children are described as to be resident but age unknown).

3. The application does not comply with the adopted Whitegate & Marton Neighbourhood plan (Policy 4). Quote: Development proposals must ensure that the countryside is maintained and protected and new development should maintain and enhance wildlife, hedgerows'..and the open rural character of the parish in general. Planning permission will not be granted for development proposals that have a significant detrimental impact on the rural character of the parish. Unquote.

4. The site plan indicates the land area (approx 3 acres) being divided into gravel 'hard standing' and 'Amenity' space. The gravel hard standing created covers approx half of the acreage- this will have a detrimental impact on the rural character of the parish. The source of this land infill is not known and needs to be assessed for potential contamination.
5. The application proposes disposal of surface water by 'soakaway' which will not be effective due to the waterlogged ground conditions for the site.
6. The retrospective application claims to be exempt from Biodiversity Net Gain assessment. We believe this to be required for this site.
7. Significant noise is being created by portable electrical generator set(s) operating at various times of day and night.

Should this application succeed there should be planning Conditions imposed on the developer:

- Limit the occupation of 2 pitches and number of families, including children
- Development details for sewage disposal by the described sealed cess pit.
- Exclude external lighting of the site
- No commercial activity shall be conducted on the site.
- Limit the time the site can be used for residential purposes until appropriate authorised traveller site capacity is available. After this period the site should be cleared of all development.

26/01666/LBC The Old Vicarage Whitegate Lane for conversion of part of attic to a dressing room with associated storeroom including installation of a new timber access staircase and new attic floor, beams and floor joists to be installed above the existing retained first floor ceiling. No Objection.

The parish council continue to report numerous defects within the parish, we are advised by Cheshire West and Chester Council that the repairs to road defects on Cassia Green are complete. We however, disagree and have further escalated this to our ward councillors and our MP. **A reminder, you can report road defects, public rights of way, grass cutting, fly-tipping and other matters directly with the local council using their online reporting tool which can be found here: [Report it \(cheshirewestandchester.gov.uk\)](https://cheshirewestandchester.gov.uk/report-it).** Please don't ignore potholes or other defects, we all need to take an active role in reporting them. If you suffer a flat tyre as a result of potholes; to ensure a successful claim you have to demonstrate that the council were negligent and were aware of the road defect. Can I therefore encourage everyone to report!

Advance dates for your diary

- Our ordinary meeting is Monday 10th August 2026 at 7.30pm at Whitegate Primary School Hall, all welcome.

A reminder that there will be parish council vacancies next year as a number of current councillors have expressed that they will not be standing for election. If this is something that interests you, more information is available on the role of a Parish Councillor can be found on our website [Parish Council elections 2027 - are you interested in becoming a Parish Councillor? - Whitegate Marton Parish Council](https://www.whitegatemartonparishcouncil.org.uk/parish-council-elections-2027). You are welcome to attend meetings to find out more about the role.

Remember that your Parish Council is on Twitter, Next Door and Facebook, this is the quickest and easiest way we can keep you up to date on matters within our parish, or visit our website <https://www.whitegatemarton-parishcouncil.org.uk/>

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