



Willaston Parish Council.

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Minutes

of the meeting of the Council held at
Saint Lukes Church, Coppice Rd, Willaston. CW5 6QA
on
Tuesday 30th June 2026 at 7:00 PM

Present: Cllrs. Salisbury (Chair), Cutts, Morris, Bailey, Angier, Newton, Jones

In Attendance: C Coventry - Clerk to the Council

1. Apologies:

Cllr. Gough. Cllr. Barrow. Leave of absence was granted for Cllr. Brazier

2. Declarations of interest:

- a. Disclosable Pecuniary Interests. Cllr. Angier declared an interest that she was a payee on the schedule of payments (item 12)
- b. None
- c. No dispensations were requested or granted.

3. Minutes of the Previous Meeting

The minutes of the meeting held on Tuesday 12th May 2026 were considered, and amendments agreed to Item 9. a. to add "Morton" in paragraph 1 and to record Cllr. Brazier as an estate trustee of Wybunbury United Charities.

Item 15.a. to add a reference to Cllr Newton's contribution to the planning response and amend a typographical error on the word issued (to issues)

RESOLVED: that the minutes of the meeting held on 12th May 2026 are a true and correct record subject to the above amendments.

4. Police

a. Report from Police Representatives

No police representative was present.

b. Report from Council Police Liaison

Cllr Morris gave a report as Police Liaison. She reported a positive meeting with PC Causton and PCSO Barrington. There are currently no cluster meetings covering the three parishes, although Willaston had expressed interest in establishing one and contact is still to be made with Rope. The police's main current focus is zero tolerance of domestic violence. Members discussed the history of antisocial behaviour at Letter Spencer Playing Field, including a recent recurrence after several months without incident, and noted that a further meeting with the police is planned for September. The police had been responsive, including on the Bowling Green parking issue and through regular beat walks, and beat data is available via the Cheshire Police website, which will be provided in future Police Liaison reports.

5. Public Participation

No members of the public were present.

6. Borough Councillor's reports

No reports had been received from Cheshire East councillors.

Cllr Bailey wished it to be recorded noted that Cllr Coiley had now missed 24 consecutive meetings of the council, Cllr Gage 26, and Cllr Simon 30.

Under this item, Cllr Bailey raised a point of order under Standing Order 10(k) concerning the conduct of Cllr Alan Gage.

Councillor Allen Gage's recent actions go against the Nolan Principles of respect, integrity, and accountability. On the 23 June 2026 a post was made on his social media account on Facebook stating in a paid advertisement he was in and I quote: "disbelief that the parish council has supported this application (26/1652/FUL)". On 25 June Councillor Gage further criticised the actions of the Council stating publicly that the Council's response to the application was "on one hand this and on the other that, I say just no".

This Council, in following its Standing Orders has determined that the application demonstrates compliance with Neighbourhood Plan policies E1 and E2, and as policy E1 states applications of this nature will be supported. Not could be, might be or maybe, but they will be supported.

Under provisions of the Localism Act 2011 and The Neighbourhood Planning (Referendums) Regulations 2012), The Willaston Neighbourhood Plan was subject to a binding referendum, reflecting local democracy, in order for it to become statutory planning policy under law. If the Council acts against the Neighbourhood Plan policy statements, it would be acting against statutory local planning policy and therefore against the democratic process through which our residents voted.

No communication has been received by the Council from Councillor Allen Gage regarding the application he has referred to. This has been confirmed by the Clerk.

For these reasons I feel that Councillor Allen Gage's behaviour in publicly stating (in a paid advertisement) that he is in disbelief that the parish council has supported the application, without any reference to the context of the Neighbourhood Plan policy, is disingenuous, unprofessional and is in conflict with the Nolan Principles of Public Office.

On 1 April 2009, at the first meeting of Cheshire East Council on succeeding the former local authorities resolved that: "Unitary Councillors are expected to forge close links with local Councils." I find it hard to comprehend how Councillor Allen Gage's lack of engagement for 27 months, and public criticism of this Council reflects this expectation.

I move that the actions of Councillor Allen Gage be formally reported to the monitoring officer.

Cllr Bailey moved, under Standing Order 10(k), to amend the motion before the Council to record consideration of whether the actions of Cllr Gage should be formally reported to the Monitoring Officer. A named vote was requested.

RESOLVED that the motion be so amended.

For: Cllr Salisbury, Cllr Cutts, Cllr Newton, Cllr Jones, Cllr Angier, Cllr Morris, Cllr Bailey. Against: none. Abstentions: none.

Cllr Bailey then proposed that the Council submit a statement to the Monitoring Officer along the lines set out above, together with a further point that no attempt had been made by Cllr Gage to engage with the Council or the Clerk for clarification prior to his public comments. A named vote was requested.

RESOLVED that a statement be submitted to the Monitoring Officer accordingly.

For: Cllr Salisbury, Cllr Cutts, Cllr Newton, Cllr Jones, Cllr Angier, Cllr Morris, Cllr Bailey. Against: none. Abstentions: none.

7. Planning Applications

a. Planning applications to be noted.

There were no new planning applications to be considered but it was noted that the Clerk had responded to the following two applications under delegated arrangements and following consultation with members.

26/1932/HOUS – 35 Green Lane, Willaston, CW5 7HY
Single Storey Front Extension. Response: Support

26/1652/FUL – Lamb Hotel, 12 Wistaston Road, Willaston, CW5 6PX
Change of use from a public house to children's day care nursery. Response: Support
The Council noted that its comment on this application had been revised, and that the revised comment be recorded in full in these minutes, as follows.

"Willaston Parish Council supports this application, subject to the comments set out below. The proposal appears to be in line with Willaston Neighbourhood Plan Policy E1, which supports proposals that extend existing, or promote new, small-scale employment opportunities within the Neighbourhood Plan area, where it can be demonstrated that the development will positively benefit the local economy and provide opportunities for local employment and training. The proposal also appears to be in line with Policy E2, which seeks to retain existing employment sites. The Parish Council considers that bringing The Lamb back into active use would be preferable to the building remaining vacant, being converted to residential use, or being lost altogether. The Council would welcome an appropriate use which allows the building to continue serving local residents in some capacity.

Since submitting its original representation, the Parish Council has been contacted by Willaston Pre-school, an existing local charity provider, which has raised concerns that the proposed nursery could impact upon the sustainability of its provision. The Parish Council supports existing businesses and community organisations within Willaston and therefore requests that Cheshire East Council considers if there is an identified need for additional nursery provision in this location, taking into account existing local childcare provision and the information provided by existing providers. The Parish Council also notes that concerns have been raised as to whether the demographic need for additional nursery provision in this location has been sufficiently demonstrated, particularly in light of the information provided by an existing local provider. The Council asks Cheshire East Council to carefully assess this matter as part of its consideration of the application.

The Parish Council notes that the proposed nursery provision may not be directly comparable to existing local pre-school provision, particularly if the proposal includes provision for babies and extended age ranges. This should be considered as part of any assessment of local childcare need and impact. The Parish Council also notes that planned and approved housing growth in the wider area may increase future demand for childcare places, and this should be considered when assessing the need for additional nursery provision. The Parish Council asks that the potential impact on existing local childcare providers, including local employment and training opportunities, is considered as part of the overall assessment of whether the proposal would positively benefit the local economy.

The Parish Council considers The Lamb to be a prominent and long-standing building within the village, contributing to the character, identity and historic street scene of Willaston. Any external alterations should therefore preserve, as far as possible, the building's contribution to the village street scene. The Parish Council remains concerned about the existing parking, congestion and road safety issues in this location, particularly given the proximity of Park Mills Close and the current inability to enforce parking restrictions where double yellow lines have not been adequately maintained. The Parish Council requests that these matters are fully assessed before any decision is made. Particular consideration should be given to the impact of morning drop-off and afternoon collection times, when vehicle movements associated with the proposed nursery may coincide with existing traffic and parking pressures in the area.

The Parish Council's support is subject to Cheshire East Council being satisfied on matters relating to highway safety, parking, local childcare need, impact on the local economy, and the retention of the building's contribution to the village street scene."

b. No further planning applications had been received since publication of the agenda.

8. Street Trading Licence Application

The Council considered an application for a street trading licence from Jacob's Pizza to trade from the Social Club car park.

RESOLVED to support the application, subject to comments to Cheshire East Council regarding potential parking and traffic congestion in the vicinity.

9. Playing Field and Open Spaces

a) Lettice Spencer Playing Field, the Spinney, Mike Heywood Green and the War Memorial

It was noted that the tie securing the Queen's memorial tree on the playing field needs replacing and JD Services will be asked to do this. The 2026/27 playground safety report is expected shortly and following receipt further direction will be taken on any concerns raised.

Cllr. Bailey has checked the condition of the trees on the Spinney and found no issues.

The Clerk was asked to write to the relevant estate agent regarding a "For Sale" sign attached to the street sign adjacent to Mike Heywood Green.

RESOLVED to dispose of the water bowser at Mike Heywood Green, which is not held on the Council's asset register, to JD Services.

No matters were raised in relation to the War Memorial.

b) The Council considered a request from the Methodist Church to hold an outdoor service at Letter Spencer Playing Field in July 2026.

RESOLVED to grant permission in principle, subject to the Church notifying the Clerk of the date and providing evidence of public liability insurance and a risk assessment in advance of the event.

10. Clerks Report

The clerk had submitted a written report in advance of the meeting and this was received by the council.

11. Correspondence

Council considered correspondence received on 21st June 2026 from Willaston Pre-school, which questioned the Council's support for planning application 26/1652/FUL.

The Council's comment had subsequently been revised following the receipt of further information and an email received from the pre-school conveying their thanks.

RESOLVED to respond, setting out that the Council's support was properly founded on Neighbourhood Plan Policies E1 and E2, which have statutory effect through a binding local referendum held under the Localism Act 2011 and the Neighbourhood Planning (Referendums) Regulations 2012.

12. Authorisation of Payments

RESOLVED: The schedule of payments for June correctly states the invoices presented and that £3758.44 is approved to be paid (as detailed on page 5093) and that £2,740.93 had been paid to avoid late payment

13. Allotments

Following a site inspection by Cllr Angier and the Clerk on 19th June 2026, three cultivation notices were issued and 29 tenants are to be contacted regarding various tenancy infringements. Six plots had been re-let since the last report. The waiting list stands at 16, 4 parish and 12 non-parish applicants. All annual invoices had been paid. Permission had been granted since the last meeting for three polytunnels, three sheds and two greenhouses, and for chickens from next year; bees had also been introduced to the site. The new gate had been installed and is in use. The notice board had arrived and will be fitted once appropriate fixings are available.

A fire had occurred on the site on Sunday 29th June 2026, resulting in structures being damaged. The tenants involved have resolved the matter amicably between themselves, with the party responsible meeting the cost of replacement. A temporary ban on fires and barbecues has been introduced with immediate effect and the Council will give further consideration in due course to a longer-term policy on fires on the allotment site. A diversion sign, dumped near the site, had been found on top of a nearby bus shelter and will be reported to Highways.

14. Internal Audit Report

The Council received the Internal Audit Report for 2025-26, which raised two points: that the period for the exercise of public rights in 2024-25 had been 31 days rather than the required 30 days, and that the Council should undertake market testing of certain contracts.

RESOLVED to receive and approve the Internal Audit Report 2025-26.

15. Annual Governance Accountability Return

Section 1.

RESOLVED to approve Section 1 of the Annual Governance Accountability Return 2025-26, with all assertions answered yes with the exception of Assertion 4 and Assertion 10, both of which are addressed in the Council's published explanation. Section 2.

RESOLVED to approve Section 2, the Accounting Statements.

16. Notice of Public Rights

Members noted that the period for the exercise of public rights runs from Wednesday 1st July 2026 to Tuesday 11th August 2026.

17. Farm Tenancy Agreement

Following the current tenants notice to terminate the agreement with effect from March 2027 the Council considered the replacement tenant. Members discussed options for the future use of the agricultural land adjacent to the allotments.

RESOLVED that the Clerk make initial enquiries with the prospective tenant regarding his interest in the tenancy of the land.

18. Community Infrastructure Levy (CIL)

The council approved submitting the CIL declaration for 2025/26 confirming £1609.67 was used towards the playground resurfacing costs in February 2026.

Members noted that resident consultation on the future use of CIL funds may be appropriate.

19. Exclusion of persons other than Willaston Council members and Staff

No members of the public being present, the item was not moved.

20. Land dedication Agreement and the Spinney

RESOLVED that the Clerk write to Scanlan's representative to ask him to provide evidence in support of any contrary position, and to request a copy of Scanlan's copy of the dedication agreement.

21. Next Meeting

Tuesday 28th July 2026

The Meeting closed at 9.10 pm

Signed: **Date:** 28th July 2026

Chairman, Willaston Parish Council

Willaston Parish Council

Schedule of Payments

30th June 2026

	Date of Debit	Recipient	Purpose	£	£	Power of expenditure	Scribe	Rembursal
1		GiffGaff	CCTV Data Bill - June 2026	15.00		Crime and Disorder Act 1998 S17		Claire Coventry
2		Mike Webster & Son Ltd	Grass Cutting - All Sites - April	430.00		Open Spaces Act 1906 S10		
3		Holdfast Secure Ltd	Labour Charge - Allotments Locks	20.00		Smallholding & Allotments Act 1908 S23		
4		B and Q	Padlock for allotment Barrier	2.00	36.13	Smallholding & Allotments Act 1908 S23		Emma Angier
5		Amazon	Reflectors for allotment Barrier	5.59		Smallholding & Allotments Act 1908 S23		Emma Angier
6		Amazon	Measuring Tape for allotments	13.38		Smallholding & Allotments Act 1908 S23		Emma Angier
7		Amazon	Magnets for allotment notice board	15.16		Smallholding & Allotments Act 1908 S23		Emma Angier
8		Mike Webster & Son Ltd	Grass Cutting - All Sites - May	430.00		Open Spaces Act 1906 S10		
9		Information Commissioners Office	Data Protection Fee	52.00		Crime and Disorder Act 1998 S17		
10		Starboard Systems Ltd	Scribe Annual Fee (Allotments)	518.40		LGA 1972 S111		
11		Alpha Omega Security	Playing Field - Opening / Closing May	774.00		LGA 1972 S111		
12		Claire Coventry	Clerks Salary (June 2026)	691.44		LGA 1972 S112		
13		HMRC	Employer Tax - June	239.89		LGA 1972 S112		
14		Post Office	2nd class Stamps x 8	7.28		Smallholding & Allotments Act 1908 S23		Claire Coventry
15		St Mary's Wistaston	Room hire for meetings(Jan-May 2026)	197.50		LGA 1972 S111		
16		Holdfast Secure Ltd	Labour Charge - Allotments Locks	18.00		Smallholding & Allotments Act 1908 S23		
17		RoSPA Play Safety	Annual Playground Inspection	328.80		Open Spaces Act 1906 S10		
	Total			3758.44				

Payments made as authorised by the Approved Payments List, Meeting Resolution, and to avoid late payment							Rembursal
	Date of Debit	Recipient	Purpose	£	£	Power of expenditure	Scribe
18	15.5.2026	Cheshire Community Action	Annual Subscription	55.00		LGA 1972 S111	
19	15.5.2026	ChALC	Annual Subscription	1181.60		LGA 1972 S111	
20	18.5.2026	Parish Notice Board Co	Balance for noticeboard (50%)	483.00		Smallholding & Allotments Act 1908 S23	
21	18.5.2026	Cheshire East	Premises Licence	70.00		LGA 1972 S145	
22	2.6.2026	Co-op	Mobile Phone Top Up	20.00		LGA 1972 S111	Emma Angier
23	2.6.2026	Claire Coventry	Clerks Salary (May 2026)	691.44		LGA 1972 S112	
24	2.6.2026	HMRC	Employer Tax - May	239.89		LGA 1972 S112	
		Total		2740.93			N/A

Qlr - Proposer - Sign & Date

Qlr - Seconder - Sign & Date