

MINUTES OF A MEETING OF THE WOOLSTON PARISH COUNCIL HELD AT THE WOOLSTON NEIGHBOURHOOD HUB, HALL ROAD, WOOLSTON ON 29 APRIL 2025

Present: Councillor R Tynan (Chairman)

Councillors: M Banner, J Hunter, C Kilgannon, H Klein, D Nowell, S Rydzkowski, L Sheridan, C Wilcock

Apologies for absence: Councillor G Rushby

C161 Chairman's opening remarks

The Chairman welcomed members to the meeting.

C162 Code of Conduct – declarations of interest

Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

Councillor Tynan declared an interest in respect of Planning application no. 2025/00253/FUL, Woolston Eyes SSSI Reserve, retrospective approval for installation of viewing platform, in that he had made a submission to the Borough Council in support of the application. It was his intention to vacate the chair during consideration of the application. The Council considered the conduct of business for the meeting, and it was

Resolved,

That

1. the declaration be noted;
2. consideration be given to the application before proceeding with other business for the meeting;
3. Councillor Banner, as Chair of the Finance and General Committee, be appointed as Chairman during consideration of the application.

Councillor Banner in the Chair.

C163 Planning application no.2025/00253/FUL – Woolston Eyes SSSI Reserve, retrospective approval for installation of viewing platform

The Council considered planning application no. 2025/00253/FUL submitted for comment by the Borough Council. The date set by the Borough Council for the submission of an objection or comments was 15 April 2025. An objection had been made to confirm, amend or withdraw in accordance with the procedure for dealing with notice of planning applications received before the next Council meeting. The objection to the application followed previous representations to the Borough Council at the lack of access to the site and the use of the structure to provide equality of opportunity to those people with a physical disability.

The Council noted that in 2022 construction of an elevated viewing platform on bed no.4 of the Woolston Eyes Nature reserve had been considered at meetings on a number of occasions. The Council had considered that the lack of disability access to the structure and the site as a whole, (which was itself not subject to a planning application) to be a serious concern and raised the matter with the Woolston Eyes Conservation group, receiving limited responses.

A request for clarification was then sent to the Borough Council planning officers raising the question of the need for planning approval. An application would have allowed objections or comments addressing access limitations to the viewing platform to be made. The Council were not informed of the eventual outcome of the approach. In respect of the current retrospective planning application the documents published did not address disability access issues.

Following the submission from the Council on the retrospective planning application, the Borough Council had asked for clarification if the objection was to the actual platform or the wider issues of access to the site and a lack of disability access. It was explained that an objection from the Council would mean that the application would be determined by the Development Management Committee rather than delegated to officers. However, the objection would need to be connected to the

platform and not the wider issues around disability access to the site, which would be outside the scope of the application.

The Council considered further information provided by the Borough Council in response to a request for clarification on relevant planning matters relating to access for people with a disability:
Resolved,

That

1. having regard to previous action by the Council and to the information provided by the Borough Council, the objection submitted be confirmed;
2. in the event of approval being granted to the retrospective application, the Borough Council be requested to include a condition to require an independent assessment to determine what is practicable to include access to a viewing platform to allow those who are unable to enjoy the use of the current platform to have a similar opportunity. Similar provision exists at other sites in the Borough e.g. Risley Moss. It is expected that such a condition would be included after consultation with relevant officers e.g. building control.

Councillor Tynan in the Chair

C164 Apologies for absence

The Chairman reported an apology for absence from Councillor Rushby following the death of his father:

Resolved,

That the apology be accepted and the Council record their condolences to Councillor Rushby.

C165 Minutes of the previous meeting

Resolved,

That the minutes of the meeting held on 25 March 2025 be taken as read and signed as a correct record.

C166 Co-option of members

Further to Minute C149 – 25 March 2025 the Clerk reported that no applications had been received by the closing date of 25 April 2025. The Council reviewed the procedure for filling the vacancies including additional measures to publicise the vacancies:

Resolved,

That

1. the procedure adopted by the Council be continued;
2. notice be given of the vacancies and applicants be invited to attend the next meeting of the Council.

C167 Election of Vice Chairman

The Council considered the making of an appointment of Vice Chairman for 2024-25:

Resolved,

That consideration be given at the annual meeting of the Council.

C168 Matters of report from previous minutes

There were no matters arising.

C169 Policing of Woolston – community liaison report

The Clerk reported that a Police representative was unable to attend the meeting for operational reasons. The Council considered the monthly report provided by the Police for April 2025:

Resolved,
That

1. the monthly report for April 2025 be noted;
2. it be noted that further information had been requested on matters raised and on the contents of the monthly report.
(Please see appendix for a copy of the report).

C170 Borough Council business

The Council received reports from Borough Councillors Sheridan and Tynan on matters under consideration by the Borough Council relating to the parish and on issues that they had acted on for residents since the last meeting and other issues relating to the responsibilities of the Borough Council. (The Council noted that the reports related to the parish council area and not to the wider area of the Rixton and Woolston Borough Ward unless there was an issue of interest to Woolston).

Matters raised with the Borough Council

- Borough Council review of road safety on Holes Lane, Hillock Lane and Gig Lane – no further information to report.
- A57 Manchester Road – construction of a new pedestrian island on Manchester Road just to the west of the junction with Weir Lane (Minute C137 – 25 February 2025). No further information to report.

Resolved,
That the reports be noted.

C171 Committee matters

The Council considered matters relating to the undermentioned committees:

(1) Environment and Amenities Committee

Parish Path Warden scheme – condition report

Councillor Nowell reported on matters relating to public footpaths and on issues that had been reported to the Borough Council:

- Path 31 Woolston Weir to the Manchester Ship Canal – following the recent fires major incident attended by Cheshire Fire and Rescue Service the fencing along the path required repair/replacement to ensure the safety of users.
- Moss Brow – path diversion by the Borough Council – no further information to report.
- New Cut Canal towpath – the Public Rights of Way Officer had inspected the path and seen the damaged edging. Quotes were to be invited for replacements from contractors. The cost was likely to be funded from the capital budget, which involved a bidding process. It was therefore not possible to confirm when the work will be completed.
- Giant Hogweed had been reported to the Borough Council along the towpath and at other locations.

Resolved,
That

1. the report be noted;
2. the need for reinstatement of the fencing following fire damage be reported to the Borough Council;
3. details of action being taken by the Borough Council to remove Giant Hogweed from public areas be requested.

Woolston Deposit Ground No.1 – status of development

Further to Minute C154(1) – 25 March 2025 the Council noted that a planning application had been submitted to be considered at the meeting.

Ranger Cabin, Woolston Park

No information to report on repairs being carried out to the Ranger Cabin.

Carbon Literacy training

Further to Minute C154(1) – 25 March 2025 the Council noted that following receipt of further information Councillor Nowell had attended the event held on 2 April 2025 and submitted a report.

Battery Lane Allotment site – maintenance of access track to the site

Further to Minute C154(1) – 25 March 2025 the Clerk reported that the Battery Lane Allotment Association had filled potholes on the track between its junction with Battery Lane and the site entrance. The work had been completed in one 3-hour period on Sunday 6 April:

Resolved,

That the report be noted.

(2) Finance and General Committee

Parish council – liaison with local schools

Further to Minute C154(2) – 25 March 2025, the Clerk reported that a proposed meeting during the Easter school holidays had not been held. A further date with the Kings Leadership Academy on the proposal for liaison with schools was to be arranged:

Resolved,

That the report be noted.

Banking arrangements – review of bank accounts

The Clerk reported on a review of the bank accounts available to provide view and print online access:

Resolved,

That approval be given to the review and a further report be submitted.

Applications for grant aid

No applications to consider.

Review of procedures and documents

The Clerk reported further to Minute C154(2) – 25 March 2025 on the review of Financial Regulations. The National Association of Local Councils had since published a new model template for Standing Orders. A copy of the template had been supplied to members with a view to applying the current arrangements to adapt the model:

Resolved,

That approval be given to the use of the NALC model template applying the current arrangements for both Financial Regulations and Standing Orders for consideration by the Council.

C172 Reports from members appointed to local bodies

The Council received reports from members who were appointed by the Council or other organisations on local bodies including:

- New Cut Heritage and Ecology Trail Group – Councillor Rydzkowski reported on recent events

including a litter pick by volunteers that he had joined on 29 March 2025. Details of future events were published on the internet.

- Friends of Woolston Park Group – Councillor Klein – no matters to report.
- Public Rights of Way Forum – no meeting held or scheduled.
- Annual Parish Meeting 29 April 2025 – no matters referred to the Council.

Resolved,

That the reports be noted.

C173 Correspondence – consultation and information

- Trafford Local Plan – Draft Local Plan (Policies) Regulation 18 Consultation and Call for Sites; Draft Warburton Neighbourhood Development Plan 2025-2039 – Regulation 16 Consultation

The Clerk reported the receipt for consultation of the documents that would be circulated to members:

Resolved,

That the report be noted.

C174 Planning Applications and decisions

The Council considered the following planning applications submitted for comment by the Borough Council:

FULL PLANNING AND DISCHARGE OF CONDITIONS

Application No: 2025/00395/FUL

Location: Units 1-4, 31 Chesford Grange, Woolston, Warrington, WA1 4RQ

Proposal: External and car parking alterations associated with the continued manufacturing / storage and distribution use (use class B2 / B8) of the existing industrial warehouse building

Application No: 2025/00446/DISCON

Application Type: Discharge of Condition

Location: Unit 1, 18 Chesford Grange, Woolston, Warrington, WA1 4RQ

Proposal: *Discharge of condition 21 (local employment scheme) on approved application 2022/42038 (construction of a single building for employment purposes class E(g)(iii), B2 and B8 with associated infrastructure)*

Application No.2021/35961

Application Type: Environmental Assessment Application

Location: Land At Woolston Deposit Ground No 1, South of The River Mersey, Manchester Road, Woolston

Proposal: Section 73 application for the proposed variation of conditions 2 (approved plans), 4(waste management operations - time), 6 (Phase 2 operations), 7 (Commencement of operations in Phase 3), 8(commencement of operations in Phase 4), and 14 (HGV traffic & movement) attached to planning permission 2005/04988 (reactivation of deposit ground no 1 for recovery of dredged material and to construct a nature park using dredged material and demolition, excavation and construction wastes) (development subject to Environmental Impact Assessment).

This is to inform you that Amendments have been received. A summary of the amendments is as follows:

The proposal is to change the permitted timescale for development to allow for the extension of the timescale for operations and restoration works for a period of 3 years from the date of permission which would allow for operations to be undertaken for a further 2 years from the date of permission and then 1 year for the restoration of the site. Development Management Committee resolved on 5 May 2022 to grant planning permission for the extension of the timescale for operations and restoration works for these periods subject to the signing of a Section 106 Agreement, delays in the signing of the s106 agreement has resulted in the need for a further amendment to the

timescales required being necessary. Updated information has been submitted relating to changes in policy since Development Management Committee on 5 May 2022 and these relate to changes in both local and national policy, an assessment of the proposed alterations to the scheme and updated ecological information.

HOUSEHOLDER DEVELOPMENT

Application No: 2025/00378/FULH

Application Type: Full Planning - Householder (Householder Development)

Location: 4 Maple Road, Woolston, Warrington, WA1 4DP

Proposal: Proposed Two-Storey Side and rear extension to an existing property

Application No: 2025/00401/FULH

Application Type: Full Planning - Householder (Householder Development)

Location: 16 Laburnum Avenue, Woolston, Warrington, WA1 4NY

Proposal: Single storey rear extension

Application No: 2025/00467/FULH

Application Type: Full Planning - Householder (Householder Development)

Location: 22 Fitzwalter Road, Woolston, Warrington, WA1 4BT

Proposal: Single storey side and rear extension.

Application No: 2025/00448/FULH

Application Type: Full Planning - Householder (Householder Development)

Location: 125 Hillock Lane, Woolston, Warrington, WA1 4PQ

Proposal: SINGLE STOREY SIDE EXTENSION

Application No: 2025/00470/FULH

Application Type: Full Planning - Householder (Householder Development)

Location: 5 Alder Road, Woolston, Warrington, WA1 4EJ

Proposal: Proposed single storey rear and side extension and garage conversion.

Application No: 2025/00502/FULH, the details of which are below:

Application Type: Full Planning - Householder (Householder Development)

Location: 49 Gig Lane, Woolston, Warrington, WA1 4EE

Proposal: Proposed single storey rear extension, first floor side extension and internal alterations

Application No: 2025/00462/HPA

Application Type: Prior Approval - Householder Rear Extension (Householder Development)

Location: 3 Hertford Close, Woolston, Warrington, WA1 4EZ

Proposal: Proposed single storey rear extension to extend beyond the rear wall by 4.95m, height of 3.65m and height of the eaves to be 2.65m

Resolved,
That

1. in respect of Application No.2021/35961, Environmental Assessment Application, land at Woolston Deposit Ground No 1, South of The River Mersey, the following comments be made:

The applicant seeks a two-year extension from permission being granted but that permission was dependent on the signing of a Section 106 agreement. This, despite operations continuing on site for 10 months after the expiry date of the 2021-2024 extension has not been signed. The applicant should not be permitted to continue working without the agreement being signed, possibly leading to further multi year extension amendments being sought.

The Council do not object to the proposed extension but is concerned at the applicant achieving the agreed objectives within the proposed timescale. If the application is approved the Borough Council is requested to monitor progress towards completion to ensure that this is the last extension request;

2. no objections or representations be submitted in respect of the other applications.

C175 Business raised by Council Members – Warburton Toll Bridge

Councillor Nowell requested information on the introduction of the new charges for the toll bridge. It was noted that these were expected to take effect later this year on the completion of refurbishment works to the bridge.

C176 Accounts

Resolved,

That approval be given to the following payments:

Cheque No	Date expenditure incurred	Payee	VAT not Recoverable	Amount £	Purpose	S137
4823	31/03/25	Employee 1	0.00	462.43	M12 March 2025	
4824	31/03/25	HM Revenue and Customs	0.00	346.80	PAYE months 10-12 2024/25	
4825	29/04/25	Cheshire Association of Local Councils	0.00	1592.00	Affiliation fee 2025-26	
4826	29/04/25	Microsoft 365 (Clerk)	0.00	104.99	Subscription 2025-26	
4827	29/04/25	Orangutan TM Ltd	0.00	360.00	Membership 2025-26 hosting website	
4828	29/04/25	Peak and Northern Footpath Society	0.00	30.00	Membership 2025/26	
4829	29/04/25	Amazon.co.uk (Clerk)	0.00	54.50	HP 207A toner cartridge	
4830	29/04/25	Amazon.co.uk (Clerk)	0.00	54.50	HP207A toner cartridge	
4831	29/04/25	Employee 1	0.00	462.43	M1 April 2025	

C177 Date of next meeting

Resolved,

That the next meeting of the Council be held at 7.00pm on Tuesday 13 May 2025.

APPENDIX

Woolston April 2025 - Monthly Parish report

Neighbourhood Sergeant PS Ryan Cunliffe
Neighbourhood Officer PC David Reddington
PCSO Bethan Roberts

Anti Social Behaviour

4 Youths (0), environmental (4), personal (0)

Personal/environmental include neighbour, parking/traffic

Burglary

0 Dwelling

1 Other Business

..... Criminal Damage

4

Vehicle crime

2 Theft of vehicle 1x attempt

4 Theft from vehicle

OTHER

- Parking patrols schools 20 Mar, 27 Mar
- Speed enforcement Gig Lane 25 Mar range observed 22 to 29mph
- Speed enforcement Hillock Lane 21 Mar range observed 16 to 28mph
- Speed enforcement Hillock Lane 6 Apr range observed 26 to 41mph (1 @ 41)
- Speed enforcement Gig Lane 11 Apr range observed 18 to 31mph (1 @ 31)
- Squirrels at Scout Hut – meet the police
- WASPS after school club Hall Road visited – safety and role of police
- Liaise with County Fire regarding fire starting on open grassy areas
- Safer Internet Day 2025 Top Tips - UK Safer Internet Centre
- Residents urged to remain vigilant following courier frauds | Cheshire Constabulary
- Over £10m lost to investment fraud in Cheshire in 2024 | Cheshire Constabulary
- For further information and how to download the Hollie Guard App Cheshire Constabulary and The Hollie Gazzard Trust working together to keep people safe across Cheshire | Cheshire Constabulary
- To tackle nuisance off-road motorbikes we need the following information – detailed descriptions of the bikes and riders, where the bikes are kept (lock-ups, garage locations), names if possible. Please quote 'Operation Scrambler' when you call Cheshire Police on 101.

We continue our patrols and appeal for anyone with information to help us identify these individuals to get in touch (Crimestoppers 0800 555 111)

- The new Warrington Youth Zone opened in Warrington town centre in July 2022, the website provides for further information about membership and sessions

Website: <https://warringtonyouthzone.org>

What's On - Warrington Youth Zone

- The Environment Agency have a 24hr hotline 0800 80 70 60 for members of the public to report matters such as flooding from rivers/streams, poaching/illegal fishing to them
- <https://www.gov.uk/report-an-environmental-incident>
- 24/7 mental health crisis lines free to call

North West Boroughs Healthcare has upgraded its existing 24/7 mental health crisis lines to Freephone numbers. This means they are now free to call from both landlines and mobile phones.

The new dedicated phone numbers are:

- 0800 051 1508 for people living in Halton, Knowsley, St Helens and Warrington
- 0800 051 3253 for people living in Wigan

The crisis lines provide support 24 hours a day, seven days a week to people of all ages, including children and young people, who need urgent mental health support. You do not need to be known to our services to contact our crisis lines; they are available for patients and public.

Please be assured, anyone who dials the original local numbers will still reach our mental health crisis teams first time, without the need to be diverted

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Please advise people reporting an incident/crime to ring Cheshire Constabulary on 101 (999 in case of emergency) so it can be recorded correctly - not via facebook/email

Online Reporting portal is available via the Cheshire Constabulary website to report certain crimes, incidents, issues:-

<https://www.cheshire.police.uk/ro/report/>

..... **Useful Links offering advice and information:-**

Online safety and advice

<https://www.cheshire.police.uk/advice/advice-and-information/fa/fraud/useful-contacts-for-fraud-cyber-crime-advice/>

<https://www.getsafeonline.org/safeguarding-children/>

Advice & information regarding risks of substance abuse available on FRANK

<https://www.talktofrank.com/>

Home/Business safety and security information

<https://www.cheshire.police.uk/cp/crime-prevention/residential-burglary/>

<https://www.cheshire.police.uk/cp/crime-prevention/non-residential-burglary/>

<https://www.cheshire.police.uk/cp/crime-prevention/theft-from-a-vehicle/vehicle-safe-and-sound/>

Advice to help keep your bicycle safe

<https://www.cheshire.police.uk/cp/crime-prevention/theft-of-a-bicycle/how-safe-is-your-bike/>

Whilst the majority of dog owners act responsibly, a few do not always pick up and bin their dog’s mess. Residents can use the WBC online reports to provide them with information which could help to identify irresponsible dog owners
<https://www.warrington.gov.uk/dog-fouling>
[Leave only pawprints | warrington.gov.uk](#)

WBC online reporting portal:-
[Report and Apply | warrington.gov.uk](#)

If you or someone you know needs advice and support regarding domestic abuse
<https://www.openthedoorcheshire.org.uk/>

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Schools & other events

Surgery
Rixton & Woolston PCSO Surgery at Woolston Neighbourhood Hub
Dates/times subject to change due to operational commitments
Face to face drop-in surgeries – 17 Apr 1100 – 1200; 23 Apr 1800 – 1900; 2 May 1800 - 1900
Mobile drop in surgeries are advertised on the Warrington East Police Facebook page

Chairman.....