

**MINUTES OF THE MEETING OF BIRCHWOOD TOWN COUNCIL,**  
**HELD AT PARKERS FARM, DELENTY DRIVE**  
**ON TUESDAY 22<sup>ND</sup> NOVEMBER 2022, 6.00 PM**

**Present:** Councillor Ellis in the Chair  
Councillors Allen, Atkin, Brereton, Dempsey, Evans, Reeves, Scott,  
Sheridan and Simcock

Clerk – Mrs. F. McDonald  
RFO / Deputy Clerk – Mrs. C. Caddock  
Administrative Assistant – Mrs. H. Vout

Representative from Bridgewater NHS Foundation Trust – Mr. Sam Ollerenshaw

**Apologies:** Councillor Ball (personal) and Councillor Bowden (work)

**Code of Conduct – Declaration of Interests**

The Chair reminded Members of their responsibility to declare any personal interest or prejudicial interest which they have in any item of business on the agenda, no later than when the item is reached.

*Councillor Ellis – Birchwood Youth and Community Centre and Warrington’s Own Buses*

203/22-23 **OCTOBER 2022 TOWN COUNCIL MEETING MINUTES**

Councillor Brereton **proposed**, Councillor Scott **seconded**, and it was **resolved** that: The Minutes of the Town Council Meeting held on 25<sup>th</sup> October 2022 be approved as an accurate record and signed by the Chair, *with an amendment to minute 172/22-23 (a) page 125, para. 3, in order to clarify comments made by Councillor Scott.*

204/22-23 **PUBLIC PARTICIPATION**

(a) **Police Report**

There was no Police presence at tonight’s meeting. We did not receive the Police Report prior to the meeting.

(b) **Presentation Re: Community Health and Wellbeing Project**

Mr. Sam Ollerenshaw, Community Health and Wellbeing Project Lead introduced himself to Members and gave them some information about his background in the health service.

Mr. Ollerenshaw explained that funding has been obtained from the Bridgewater Community Healthcare NHS Foundation Trust to fund a Community Health and Wellbeing project in Oakwood. It is hoped that progress can be made prior to Christmas 2022 to begin the processes required to formally start the project early in the new year.

The project is one of three 12-month national pilot projects in the UK aimed at improving the health and wellbeing of the community. The other two pilots are running in Westminster (which, due to its success, has been able to obtain additional funding to extend the project beyond its first year) and the other is in Calderdale.

The scheme originated in Brazil around 30 years ago and covers around 70% of their population. The implementation of the scheme in Brazil has reportedly achieved a huge reduction in issues relating to inequality in health care.

The project will employ six Community Health and Wellbeing Workers (CHWs) who will be based at Spencer House. Currently two have been recruited. The intention is to recruit an additional four CHWs from within the local area, as local residents are considered to be best placed to understand the needs of their local community. Full training, appropriate to the role, will be given to the successful applicants.

The service will initially look after a specific number of households (between 100 and 150) in Oakwood.

The six CHWs will be working closely with the residents. They will also be working in partnership with other health professionals, e.g. GPs, District Nurses, Health Visitors and School Nurses, etc.

The project offers a hyperlocal service where each CHW will look after a specific number of households, initially in the Oakwood area, and get to know the residents in their own homes.

Once the CHWs have an understanding of the needs of the residents, they can provide tailored advice to refer or signpost them to the right resources for their specific needs, if they have any. These could be needs relating to health problems, mental health issues, work, education, loneliness, etc.

The main aim of the project is to be proactive in reducing the number of unnecessary GP appointments and incidents of Accident and Emergency non-emergency attendance. This project also hopes to balance any inequalities of health and well-being provision in a given area.

Councillor Reeves asked what criteria was used to select the areas for the project.

Mr. Ollerenshaw advised that there are some significant pockets of deprivation within the areas chosen for the pilot project. Parts of Oakwood are in the bottom 20% of deprived areas in the UK.

Councillor Reeves also enquired how the residents who will be invited to take part in the pilot project in Oakwood will be selected.

Mr. Ollerenshaw explained that local health professionals, such as District Nurses, GPs, Health Visitors and School Nurses have been contacted to ask which postcodes within the general Oakwood area they believe currently may experience the most benefit from being included within the project.

Members asked how did the CHWs intend on approaching the residents.

Mr. Ollerenshaw stated that they would be using the services that the resident(s) has already been using to make the first approach e.g., their GPs, Community Support Workers, Health Visitors, Social Workers, etc.

These professionals, who are already known to the residents, will send letters to those who have been identified as potentially needing help, to advise them that they will be visited by a member of the CHW team.

The next step, a few weeks after residents receive their letters, will be for the CHWs to visit the residents' homes with identification and an information leaflet to introduce themselves, explain the project to the residents and ask if they are happy to take part.

Mr. Ollerenshaw advised that it is hoped the letters will be delivered prior to Christmas 2022, with the first follow-ups with residents taking place early in the new year.

The Chair commented that he believes this is an important project which will help to address possible inequalities of health care within the most deprived areas of Birchwood.

Councillor Reeves enquired how the success, or otherwise, of this pilot project will be measured.

Mr. Ollerenshaw said that there are a number of statistics that will be used to review the success of the project, including:

- How many residents are happy to welcome the CHWs into their homes.
- How many residents are referred to other health services.
- How many residents are referred for health screening(s).
- How many residents are referred to services that can assist with employment and housing matters, etc.
- What effect the project might have on the number of local GP appointments and Accident and Emergency attendance numbers.

The Chair asked Mr. Ollerenshaw if he would attend a future Council meeting, once the project has been running for a while, to provide the Council with an update on the project.

Mr. Ollerenshaw said that he would be pleased to come back to update the Council on the progress being made.

**Action** To invite Mr. Ollerenshaw to the first Council meeting after Easter 2023, which will take place on 25<sup>th</sup> April 2023.

As there were no residents present, the Chair closed Public Participation.

#### 205/22-23 **POLICE AND CRIME COMMISSIONER (PCC) – PCSO PROVISION**

The Clerk advised Members that an email has been sent to 'chase' a request for an update regarding the original enquiry (sent three months ago) concerning the reduction in the number of PCSOs within the Warrington area.

The Town Council is yet to receive a response.

#### 206/22-23 **WARRINGTON BOROUGH COUNCIL (WBC)**

##### (a) **Communication**

The Clerk advised Members that, as stated in the October meeting, the Clerk's Office was expecting to receive a monthly update from WBC regarding outstanding and ongoing issues raised by BTC.

It was noted that the update given by WBC for this month was inadequate, as it was lacking in detail and some information is incorrect. The Clerk advised Members that this will be raised with WBC.

**Action** Clerk's office to continue to liaise with WBC regarding outstanding issues.

(b) **Silver Lane - HGV Recovery Vehicles**

The Clerk advised Members that Enforcement Officers have been to investigate the site of farmland allegedly being used as a parking area for HGV recovery vehicles.

A WBC Enforcement Officer has informed the Council that the vehicles are only using this land on a temporary basis while construction work on the smart motorway is taking place.

The temporary use of the land is considered to be permitted development, so therefore no planning permission is needed.

The Enforcement Officer advised that they expect the vehicles to stop using the site early in the new year.

The Clerk added that the resident who raised the original concern has been notified regarding the outcome of the investigation.

The resident informed the Clerk that since WBC's Enforcement Officers investigated the issues, the drivers of the vehicles appear to be taking more care on the road and the noise level has reduced.

207/22-23 **OAKWOOD LOCAL CENTRE – MAINTENANCE**

At the October meeting, Members were advised that the Borough Council has been notified again regarding repair work needed on and around the privately owned car park area outside the shops in Oakwood.

We are still awaiting a response from WBC.

208/22-23 **YOUR HOUSING GROUP (YHG) – UPDATE**

The Clerk stated that currently there are no planned walkabouts with YHG. The Clerk asked Members if there are any areas that they would like the Council to investigate.

Councillor Allen asked if he could be informed when the next walkabout for Locking Stumps takes place as he would like to attend.

The Clerk advised that there are no immediate plans for another walkabout in Locking Stumps, but she will let him know the next time one is arranged.

Councillor Dempsey raised a concern regarding some areas of vegetation where the shrubbery is overhanging so much that it is making it difficult for wheelchair users and those with pushchairs, etc. to use the footpath safely.

The Clerk asked Councillor Dempsey to let her know the area(s) he is referring to and she will look into it further.

Councillor Sheridan asked to be informed of planned walkabouts that will take place in Oakwood, as she would like to attend.

The Clerk reminded Members that the dates, times and locations of walkabouts are usually presented to all Councillors at a prior Town Council meeting.

The Clerk added that she usually only sends a reminder to Councillors Brereton and Scott, as they are the Council nominated YHG representatives.

Councillor Evans raised concerns regarding sightline problems when exiting from Chatfield Drive onto Admirals Road as overgrown shrubbery is making it difficult to see oncoming traffic.

**Action** Clerk's office to liaise with YHG regarding the next walkabout and landscaping concerns.

#### 209/22-23 **INFORMATION REGARDING TRAVELLER ENCAMPMENTS**

At previous meetings, it had been agreed that an information document would be produced regarding Traveller encampments that can be published on the Town Council's website.

The Clerk stated that she has received a new briefing note regarding Police powers, which she will circulate once she has received permission to do so.

The Clerk advised that she would confirm with the Cheshire and Warrington Traveller Team if the two documents that are now available, regarding Traveller encampments and Police powers, can be shared publicly.

Once confirmed, the Clerk will circulate the information to Members and make the documents available for public viewing.

**Action** Clerk's office to continue to liaise with partner organisations on this matter.

#### 210/22-23 **PLANNING UPDATE**

##### **Planning Application 2021/40696 – Trident Business Park – Proposed demolition of existing premises and redevelopment of site.**

The Clerk informed Members that the Council has received communication from the Planning Department regarding the proposed development on Trident Business Park. (Copies were forwarded to Members prior to this meeting.)

The developers of the site, St Modwens, have submitted amendments to the Planning Department. The amendments include slightly lower elevations and revised landscaping details.

The Planning Department has advised that they have granted a short extension of the consultation period, so that the Councillors and residents have the opportunity to review the alterations and compile any objections regarding the new plans submitted by the developers. The Council and residents now have until 30<sup>th</sup> November to submit their comments and/or objections.

The developers have put the details of the new amendments on their website for the public to view.

A public meeting to discuss the amended application is being facilitated by the developer, St Modwen, which will take place on 24<sup>th</sup> November 2022, 6 pm at Birchwood Youth and Community Centre.

The Chair stated that the amendments made appear to be trivial. They have reduced the height of a building by 1 m and have added some additional landscaping, which will take 15 years to grow to maturity. He added that he believes the proposed amendments are practically insignificant compared to the overall scale of the buildings.

The Chair asked Councillors if they wish to continue to support the residents in objecting to the application.

Members agreed that they believe the proposed amendments have a negligible effect in relation to the concerns raised about the original plans, and **unanimously resolved** to continue to object to the application, on the same grounds as the last objection submitted.

The Chair commented that it probably was not necessary for all Councillors to attend the public meeting.

Councillors Allen, Dempsey, and Scott expressed an interest in attending the meeting.

Councillor Ellis informed those present that Councillor Bowden also intended to attend this meeting.

The Chair suggested that the Council's response should be produced after the public meeting on Thursday and the response should reflect the concerns of the residents. This was **unanimously resolved** by Councillors.

**Action** Clerk's office to compose a draft letter of objection, following the public meeting, to circulate to Members for their approval, prior to sending to WBC.

### **NEW ITEMS RAISED UNDER THE CLERK'S REPORT TO THE COUNCIL**

#### 211/22-23 **WARRINGTON BOROUGH COUNCIL (WBC)**

- (a) Sent/received – various emails/online reports/telephone calls following queries/contact from residents regarding landscaping, broken bollards, road maintenance, Traffic Notices, Traveller encampments etc.
- (b) Received - notification of a proposed traffic survey that will be taking place between 1<sup>st</sup> December and 5<sup>th</sup> December 2022 regarding the intentions of Streetwise to carry out CCTV surveys to establish traffic movements in/out of Birchwood Shopping Centre car parks. The notification was entitled 'Notification of Traffic Surveys: 10634 - Coffee House Drive-Thru, Birchwood Shopping Centre'.

#### 212/22-23 **YOUR HOUSING GROUP**

Sent/received – various emails/reports following queries/contact from residents.

#### 213/22-23 **MISCELLANEOUS CORRESPONDENCE/ISSUES**

- (a) Received – various emails from Warrington Voluntary Action (WVA).
- (b) Hand car wash – Birchwood Shopping Centre:

It was noted that some residents have raised several concerns with a number of Councillors via social media, including operatives trying to increase the cost of the car washing service once the customer was actually on site.

One Councillor experienced this themselves whilst at the car wash.

It seems that the advertised prices are/were not always the prices being applied.

It was suggested that Trading Standards could be asked to investigate. This was agreed by Members.

**Action** Clerk's office to write to Trading Standards regarding the above.

214/22-23 **PUBLICATIONS RECEIVED**

- (a) The Clerk - November 2022.
- (b) Received – various LGC e-briefings.

215/22-23 **CHESHIRE POLICE**

Received - various Neighbourhood Alerts.

216/22-23 **CHESHIRE ASSOCIATION OF LOCAL COUNCILS (CHALC), NATIONAL ASSOCIATION OF LOCAL COUNCILS (NALC), SOCIETY OF LOCAL COUNCIL CLERKS (SLCC)**

- (a) Received – ChALC weekly e-bulletins with various attachments, details of training sessions, etc.
- (b) Received – from SLCC – news updates, training information, details of conferences, etc.
- (c) Received – NALC publications including the Chief Executive’s Bulletins, events information, etc.
- (d) Received – NALC - ‘New Model Councillor-Officer Protocol’ – this was circulated to Members.
- (e) Received – ChALC – ‘Towards a Sustainable and Inclusive Cheshire and Warrington’ document.

217/22-23 **CURRENT PLANNING APPLICATIONS FOR COMMENT AND OBSERVATION AND OTHER RELATED PLANNING ISSUES**

(a) **Warrington Borough Council - Development Management Committee (DMC)**

Documents were available on the WBC website for the DMC that took place on 10th November 2022. The following items relating to Birchwood were discussed.

- (i) Application 2022/41954 - Unit 722 (Within Development Plots 701 & 702) Birchwood Park, Warrington.
- (ii) Application 2022/41955 - Land East of Kelvin Street, Birchwood Park, Warrington.
- (iii) Application 2022/41880 - Chadwick House, Birchwood Park Warrington Road, WA3 6AE

(b) **Planning Decisions**

- (i) Application 2022/42190 – Unit 722 Birchwood Park – Full planning permission for the siting of storage containers in the service yard. **Granted.**
- (ii) Application 2022/42191 – Unit 716 Birchwood Park – Advertisement consent for 1 totem pole and 2 fascia signs. **Granted.**
- (iii) Application 2022/42391 – 10, Nelson Road, Birchwood, Warrington, WA3 6NF – Single Storey extension to extend 4.0m, maximum height 3.54m and Height to eaves 2.25m. **Prior approval not required.**

- (iv) Application 2022/41880 – Chadwick House, Birchwood Park, Warrington Road, Warrington, WA3 6AE – Proposed replacement of the existing curtain wall façade with new double glazed ppc aluminium curtain walling system, replacement windows, change to natural and mechanical ventilation strategy, replace single storey entrance. **Granted.**
- (v) Application 2022/42449 – Full Planning - McDonalds, 2a, Birchwood Shopping Centre, Benson Road, Birchwood, Warrington, WA3 7PQ – Minor reconfiguration of the drive thru lane, kerb lines and parking bays to incorporate side by side ordering, with introduction of an island for signage and associated works to the site. The relocation of the existing Goal Post height restrictor with the installation of 2 no. Customer Order Display (COD) with overhead canopies. New and relocated signage. **Granted.**
- (vi) Application 2022/42051 – Advertisement Consent - McDonalds, 2a, Birchwood Shopping Centre, Benson Road, Birchwood, Warrington, WA3 7PQ – Minor reconfiguration of the drive thru lane, kerb lines and parking bays to incorporate side by side ordering, with the introduction of an island for signage and associated works to the site. The relocation of the existing Goal Post height restrictor with the installation of 2 no. Customer Order Display (COD) with overhead canopies. New and relocated signage. **Granted**

(c) **Planning Applications**

*All plans can be viewed via:*

[http://www.warrington.gov.uk/home/transport\\_planning\\_and\\_environment/Planning/Se\\_arch\\_planning\\_applications/](http://www.warrington.gov.uk/home/transport_planning_and_environment/Planning/Se_arch_planning_applications/)

Certain applications are not Planning Applications; therefore, there is no statutory opportunity to allow 21 days for comments, e.g.: non-material amendment applications, Lawful Development Certificates (S192) and 28-day prior approval/determination applications. These types of applications are received for information only.

- (i) Application **2022/42405** – 4 Cadshaw Close, Birchwood, Warrington, WA3 7LR – First Floor extension above existing ground floor extension.
- (ii) Application **2022/42312** – Spencer House, Dewhurst Road, Birchwood, Warrington, WA3 7P – External alterations at ground and first floor and erection of a refuse store. (see also (vii) below)
- (iii) Application **2022/41930** – Aldi Store, Birchwood Shopping Centre WA3 7PG – Application for the addition of new refrigeration plant.
- (iv) Application **2022/42313** – G and J Greenall, Melbury Park, Clayton Road, Birchwood, WA3 6PH – The retention of a single storey portacabin for a period of 260 weeks from the expiry date of the original planning application. Ref: 2019/34369.
- (v) Application **2022/42401** - Land adjacent to The Peacock Public House, Benson Road, Birchwood, Warrington, WA3 7PQ – Installation of freestanding totem sign.
- (vi) Application **2021/40696** – Land at Trident Business Park, Warrington - **Amendments to application** – Demolition of existing dwellings at 689 and 689a Warrington Road and existing industrial premises and redevelopment of site to provide buildings for employment use (use classes E (g)(iii)/B8), access and car parking, landscaping, and associated works. (See also minute 210/22-23 above where it was resolved that the Clerk’s office was to send a letter of objection to the Planning Department.)



- (vii) Application **2022/42311** – Spencer House, Dewhurst Road, Birchwood, Warrington, WA3 7PG – Change of use of part of building to form 20 dwellings.
- (vii) Application **2022/42312** – Spencer House, Dewhurst Road, Birchwood, Warrington, WA3 7PG – Demolition of cooling tower, external alterations to existing building at ground and first floor, erection of a refuse store, and provision of car parking spaces.
- (ix) Application **2022/42643** – Land East of Kelvin Street, Birchwood Park, Warrington - Non-Material amendment to 2022/41955 for the formation of ramp within the demise of Unit 715 for forklift trucks to enable access between service yards of Units 712 and 715. This involves the slight regrading of an area of proposed landscape and the omission of 2 no. car parking spaces in Unit 715 yard and installation of low level armco barriers for fall protection and to provide impact protection for vehicles parked in the yard and the relocation of a fire escape door in the east elevation of Unit 715.

With the exception of (vi) above, Councillors did not have any other comments to make regarding planning applications at this point in time.

**This part of the meeting concluded at 6.50 pm**