

MINUTES OF THE MEETING
OF BIRCHWOOD TOWN COUNCIL,
HELD AT PARKERS FARM, DELENTY DRIVE
ON TUESDAY 23RD SEPTEMBER 2025, 6PM

Present: Councillor Reeves in the Chair
Councillors Allman, Atkin, Ball, Brereton, Ellis, B. Dhillon (arrived 6.30pm),
K. Dhillon (arrived 6.30pm), Sheridan and Simcock

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

1 Resident (arrived after agenda item ‘Public Participation’ and was only present
for a short period of time)

Apologies: Councillor Price (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

152/25-26 **PUBLIC PARTICIPATION**

(a) **Police Monthly Update**

There were no Police present at this meeting, however, a Police Report was received prior to the meeting.

‘Anti-Social Behaviour x4

3x Birchwood Park – Youth related ASB

1x Admirals Road – Youth related ASB

Burglary Dwelling

N/A

Burglary Others

N/A

Vehicle Crime / Offences – Reports x1

1x Birchwood Shopping Centre – Damage to vehicle

Criminal Damage x2

1x Keyes Close – Damage to planter outside property

1x Birchwood Shopping Centre – Damage to vehicle’

Councillor Ellis asked if the Police had mentioned anything about the use of electric bikes, as there were reports of them being used anti-socially at Birchwood Golf Course.

Councillor Atkin said that he was also aware of similar activity in Gorse Covert recently.

Councillor Allman stated it his understanding that eight electric bikes have been seized in recent months around Birchwood.

(b) **Public Participation**

There were no members of the public in attendance during this portion of the meeting.

153/25-26 **JULY COUNCIL MEETING MINUTES**

Councillor Simcock **proposed**, Councillor Ball **seconded** and it was **unanimously resolved** that: The Minutes of the Meeting held on 22nd July 2025 be approved as an accurate record and signed by the Chair.

PROGRESS

154/25-26 **WARRINGTON BOROUGH COUNCIL (WBC)**

Proposed Installation of Visibility Mirror on Chatfield Drive

Following the July meeting, Councillor Price shared images and location details pertaining to a site where he and a resident discussed whether there might be a potential to install of a visibility mirror on a bend on Chatfield Drive.

Officers advised that, in Councillor Price's capacity as a Warrington Borough Councillor, it would be more appropriate for him to submit the request directly to WBC.

No update has been received yet regarding this matter.

155/25-26 **YOUR HOUSING GROUP (YHG) - UPDATES**

(a) **Overgrowth at 'The Cage' MUGA – Chatfield Drive**

The Clerk reported that she has not yet received any feedback from YHG regarding this matter. However, she has sent an email to YHG outlining several concerns, including the issue of vegetation overgrowth at The Cage.

The Clerk commented that the land ownership of the spinal path is currently being queried with both YHG and WBC as both organisations state that they do not 'own' the footpath.

Councillor Ellis said he is concerned that this situation is embarrassing for BTC, as efforts are underway to establish a Corporate Social Responsibility (CSR) initiative with Birchwood Park that involves the Spinal Path, but the ongoing dispute is causing complications.

(b) **Litter Bins**

The Clerk stated that two litter bins have now been installed; on The Birches Play Area and Redshank Common.

(c) **Walkabout**

The Clerk stated that YHG have enquired about a date and location for the next walkabout.

Councillor Brereton said that, while she believes a further walkabout in the Chatfield area would be beneficial, the BTC Maintenance Team might be able to suggest a different, appropriate location.

Action

Clerk to liaise with Maintenance Team to agree on the best location for the next walkabout.

The Chair enquired whether it would be possible to approach YHG to seek information regarding the structure of their maintenance and landscaping contracts, as well as how they are ensuring effective performance management.

Action Clerk's Office to contact YHG to ask about their maintenance contracts.

156/25-26 **COUNCILLOR EMAIL ADDRESS ISSUES**

The Clerk reminded Members that the Administrative Assistant is available during her office hours to assist any Councillors who require support in accessing their BTC email accounts.

It was noted that four Councillors have yet to access their official email addresses.

The Clerk further advised that, in accordance with Assertion 10, Officers are no longer permitted to contact Councillors via personal email accounts and must now use official BTC email addresses for all correspondence.

157/25-26 **BLOOD DONATION SESSIONS**

The Clerk reported that she has still not received a response regarding possible blood donations services in Birchwood. She noted that a query has now been submitted via the 'Give Blood' website in the hope of receiving a response.

158/25-26 **ALDI CAR PARK**

The Clerk reported that concerns regarding the Aldi car park appears to have quietened down on social media.

Contact had been made with Parking Eye to confirm if Aldi have purchased the car park or they are leasing it, but we have not received a response.

159/25-26 **DAMAGED GRIT BIN**

The Clerk confirmed that the damaged grit bin on Glover Road has been temporarily repaired by the team.

Councillor K. Dhillon reported that he has noticed that 'someone' has already started to peel the tape off that was used to repair the damage.

160/25-26 **VEHICLE AT GORSE COVERT MOUNDS**

The Clerk stated that, following the July meeting, information was sent to the Woodland Trust regarding vehicle parking overnight on the car park adjacent to Gorse Covert Mounds.

Councillor Ball reported that the vehicle in question has now moved, however, there still remains an issue with nuisance/dangerous parking along the whole of Gorse Covert Road.

Councillor Atkin noted that this matter would be addressed later in the meeting but confirmed that parking issues have been observed on Gorse Covert Road. He reported having contacted the local PCSO following concerns raised by a resident about another individual parking vans on Ringwood Close and Gorse Covert Road, near Gorse Covert Primary School. PCSO Palfrey advised him that there is a limit to any Police action that can be taken where vehicles are parked legally.

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

161/25-26 WARRINGTON BOROUGH COUNCIL

Sent/Received – Various emails/online reports/telephone calls following queries/contact from residents regarding a variety of local issues on WBC land.

162/25-26 YOUR HOUSING GROUP

- (a) Sent/received – Various emails/reports following queries/contact from residents regarding various issues.
- (b) Sent – email regarding multiple issues on Lyster Close, including flytipping and trip hazards.
- (c) Sent/Received – multiple emails re: land ownership of overgrown weeds/shrubs on Chatfield Drive.
- (d) Sent – emails to YHG re: the upkeep of vegetation and general maintenance in Birchwood, including concerns about rotting posts and playgrounds requiring maintenance/repairs.

163/25-26 MISCELLANEOUS CORRESPONDENCE

- (a) Sent/Received – Various emails regarding 'day-to-day' queries from residents, including questions about trees, grass cutting, housing, alleged abandoned vehicles, parking, etc.
- (b) Received – an email from Labdesk regarding a charity challenge in which they are appealing for sponsorship. This was forwarded to Councillors, should they wish to respond in a personal capacity.
- (c) Sent – various emails to Aldi and Wanzl/Trolleywise regarding an increase in abandoned trolleys in the area. The Administrative Assistant contacted Wanzl to discuss their trolley collections.

The Administrative Assistant spoke with a representative of Trolleywise who said he was under the impression that 3 x weekly collections had been successfully taking place throughout Birchwood.

He said that he was disappointed that this does not appear to be happening and that he will be liaising with his team and considering if there is an way to improve communication with BTC.

Councillor Allman reported that he spoke to a trolley collection operative who told him that they only collect trolleys located by a main road, and do not collect trolleys from the side streets. This goes against information previously received from the collection agencies.

It was not clear whether Councillor Allman spoke to a representative of Trolleywise or Collex.

Action

Administrative Assistant to contact both trolley collection organisations to enquire if it is their operatives who will only collect trolleys placed by the main roads.

164/25-26 **CHESHIRE POLICE**

- (a) Received – Various Neighbourhood Alerts.
- (b) Received – August 2025 Police Report.
- (c) Sent – Information to Warrington East Police regarding anti-social graffiti in the area.

165/25-26 **CHESHIRE ASSOCIATION OF LOCAL COUNCILS (CHALC), NATIONAL ASSOCIATION OF LOCAL COUNCILS (NALC), SOCIETY OF LOCAL COUNCIL CLERKS (SLCC)**

- (a) Received – NALC publications including the Chief Executive’s Bulletins, events information, etc.
- (b) Received – ChALC weekly e-bulletins with various attachments, details of training sessions, etc.
- (c) Received – SLCC – various updates, briefings, news items, etc.
- (d) Received – SLCC – information regarding their Annual General Meeting to be held on Monday 13th October starting at 1530. Members can join the meeting virtually.

166/25-26 **PUBLICATIONS RECEIVED**

Various LGC and WVA e-mail correspondence/briefings.

167/25-26 **MEMBER’S REFERRALS**

- (a) **Councillor Atkin – Request for Pedestrian Crossings on Warrington Road, Risley**

Councillor Atkin stated that he has been approached by some residents of Warrington Road regarding the difficulty they face crossing Warrington Road, Birchwood Park Avenue and Daten Avenue to access the Spar Shop and the business park area. The residents have commented how unsafe they feel crossing the roads, given the speed and volume of the traffic.

Councillor Atkin is requesting that BTC approaches WBC to ask that, in their future work plans, WBC consider the installation of formal crossing points for Warrington Road residents to access the Spar Shop and Birchwood Park.

Councillor Ellis noted that residents had previously requested a crossing at a different location further along Warrington Road, closer to the bus stop. He advised that WBC had conducted monitoring at that site, and based on the data collected, the location has been added to a list where installation is based upon priority.

Councillor Ellis stated that he supports the new locations that Councillor Atkin had put forward.

This was supported by those Members present.

Action

Clerk’s office to contact WBC regarding crossings being considered for inclusion in future infrastructure plans.

(b) **Councillor Atkin – Parking along Gorse Covert Road.**

Councillor Ellis expressed concern about alleged nuisance parking along Gorse Covert Road. He stated that there is a bus stop outside Mosslands, and as it is mostly older residents residing there, it is important that the bus can stop directly adjacent to the raised area at the bus stop, so that passengers do not have to step down from the bus onto the road and then back up again onto the pavement, which can be difficult especially for people with mobility issues, disabilities and people with prams, etc.

He added that inconsiderate parking has become common both immediately before, and within the bus stop itself, creating difficulties for the bus drivers who experience difficulty pulling into the bus stop.

Councillor Atkin explained that the bus stop at this location is not a ‘pull-in’ so that the bus is ‘off’ the road when it stops, it is directly marked onto the highway; therefore there is no option to lengthen it in order that it can avoid parked vehicles.

Councillor Atkin stated that many of the vehicles parking here display a blue badge, including one that parked at the location when it was coned off during recent roadworks.

He added that even if double yellow lines were applied to this area, a blue badge holder could still park there. Councillor Atkin said that despite this, some form of deterrent is needed for safety reasons.

Councillor Atkin then explained that, north of Mosslands, along Gorse Covert Road, there is a problem with off-road parking, despite the adjacent houses having driveways. He stated that this often leads to situations where there is little to no line of sight when driving towards Stainmore Close from Darnaway Close.

Councillor Atkin said that there is also an issue of vehicles parking right up to the Darnaway Close/Gorse Covert Road junction, which creates a visibility issue for residents to see approaching traffic when attempting to leave Darnaway Close.

Councillor Atkin, recognising that residents would not want double yellow lines outside their homes, made the following suggestions:

- Approach WBC for advice on what measures they would support in this area, given it is a main bus route past a retirement complex;
- Send letters to residents of Mosslands and Gorse Covert Road houses on this stretch, highlighting the concerns over sightlines and difficulty for buses to access the bus stop and asking them to park more considerately and, in the case of Gorse Covert Road, on the opposite side of the road to improve sightlines, whilst emphasising that we would apply for double yellow lines to be installed if the situation does not improve;
- If the letters have no effect, apply for double yellow lines to be installed in the proposed locations, which were included with Members’ meeting papers.

Councillor Atkin explained that double yellow lines in the proposed locations would be the minimum necessary to ensure the bus stop can be accessed and would allow the bare minimum amount of sightline for traffic heading west on Gorse Covert Road towards Mosslands to avoid meeting oncoming traffic.

Members agreed to the suggestions proposed by Councillor Atkin.

Action

Clerk’s Office to contact WBC to determine what can be facilitated. Based on the outcome of this, further discussion will be held regarding the potential for sending letters to residents encouraging more considerate parking.

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

- (i) There were meetings of the DMC held on 14th August and 18th September 2025.

There were no items specific to Birchwood on the agenda for consideration at either meeting.

- (ii) Information re: enforcement cases specific to Birchwood have been circulated to Members.

- ENF/25/1047 – 23 Bracken Close, Birchwood, Warrington, WA3 7NS. Alleged unauthorised change of use of property to an HMO.
- ENF/25/10770 – 22 Deanwater Close, Birchwood, Warrington. WA3 6ER. Alleged unauthorised fencing adjacent to the highway.

(b) **Planning Decisions**

- (i) **Application No. 2025/00636/DISCON** Land at Junction 11 of the M62 Motorway, Warrington. Discharge of Condition 36 B (remediation and verification strategy) on application 2023/00333/VARC. Attached to Planning Permission Reference no. 2019/35726. **Condition Part Discharged/Part Not Discharged.**
- (ii) **Application No. 2025/00848/FUL** Unit C3, Trident Business Park Datten Avenue, Birchwood, Warrington. Change of use Class B2/B8 to a Sui Generis use for the operation of a dog day-care facility, including associated grooming services. **Granted.**

(c) **Planning Applications**

All plans can be viewed via:

http://www.warrington.gov.uk/home/transport_planning_and_environment/Planning/Search_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 No. 2025/01026/FUL** Land at Dewhurst Road, Birchwood, Warrington, WA3 7GB. Erection of Use Class E Employment Units, Solar Panels and provision of access and associated works including landscaping.

Due to time constraints, the application was circulated to Members during recess for their input. Following responses from several Councillors, an objection of the proposed development was submitted on behalf of BTC.

- (ii) **Application No. 2025/01266/VARC** Unit 722 Birchwood Park, Warrington. Variation of condition 1 (plans) to allow for the addition of a third furnace and associated alteration on previous application 2023/01085/VARC.

Councillor Ellis advised that the proposed changes are minor, and that certain elements, such as the installation of cameras used to detect emissions, are a beneficial improvement.

Councillor Ellis also shared an email he received from Warringtonfire detailing a recent incident of unexpected smoke emission.

Warringtonfire has granted permission to disclose these findings, and as a result, the report will be published on BTC's Facebook page.

Action Clerk's office to publish the report on BTC's Facebook page.

This part of the meeting concluded at 7.05 pm.