



Minutes

Gadbrook Park Executive BID Meeting

Meeting: Gadbrook Park Executive Board
Date: Wednesday 4th February 2026
Time: 12:00pm
Location: WR Partners

Name	Company	Name	Company
Fran Johnson (Treasurer) (FJ)	WR Partners	Gill Williams (GW)	CWAC
Tom Henderson (TH)	Weaver Vale Housing Trust	Hugh Shields (HS)	Groundwork CLM
Mike Roberts (MR)	Frank Roberts	Greville Kelly (GK)	Groundwork CLM
Mike Bracegirdle (MB)	Butcher Barlow	Stephanie Leese (SL)	Groundwork CLM
Julie Senior (JS)	Npors		

Apologies:

Chris McLaughlin (CM) (Chair) - MIS Ltd
 Louise Blackham (LB) – RMG
 Dave Brooks (DB) – Turnkey
 Nathan Pardoe (NP) – CWAC

		Actions
Welcome Apologies Approval of Minutes	<p>FJ welcomed everyone to the meeting and to WR Partners.</p> <p>Apologies were received from CM, LB and DB.</p> <p>Conflicts of interest: There were no conflicts of interest.</p> <p>The Minutes from the previous meeting were approved as a true and accurate record.</p> <p>Actions from previous meeting:</p> <p>Article 4 has been used successfully in Chester – permitted development zones have been discussed internally in CWAC for the past 12 months. A report is due regarding exclusion zones, followed by a consultation. FJ – Can Octagon House turn in to residential development while this is happening? GW – this was permitted development so this had approval. This can then be sat on for a period of 3-5 years.</p> <p>Stoford Application is now in the planning system with a decision in April or May.</p> <p>HS has asked the Living Well Bus to come on to the park – they require 2 parking spaces for the bus and a toilet for the staff. FJ – how many slots are there in a day?</p>	<p>Action: HS to establish if businesses would buy in to this.</p>

	<p>SL has found an alternative to an ECG machine which is a portable home use kit that can be hired out to businesses as and when needed with a sign in sheet – along with blood pressure monitor and possibly blood glucose checks. It was agreed to proceed with this initiative.</p> <p>SL found the lights were replaced in 2018 of which the BID funded half. GW- CWAC have commissioned the lights to be repaired. HS – there are 6 lights that are down on the business centre. CWAC have received the quotation and KDE have been contracted to do the work as the quotes have been approved.</p> <p>GK has sent through a proposal to look at a TRO to prevent trucks parking. First part is a desk top review to look at the current position, second stage is consulting with council officers, and the third stage is to implement this. The TRO would bring forward a weight restriction. MR – could the weight restriction not start at the bypass junction with an except for access for those delivering on the park. FJ – what is the enforcement as the lorries are currently parking on double yellows. GW – is it viable? CWAC are more likely to be doing cities at that time so it wouldn't be enforced. MR – is the penalty higher for breaking a weight restriction than a parking restriction? GK – the penalty is £1000. HS has requested the yellow lines are repainted and this will be done in the spring. GK can set up a Teams call to ask the consultant questions. MR – can there be a night time parking restriction via the ANPR? HS will report back on this from Sealand? GK – could have an ambiguous sign installed at Roberts – illegally parked HGV vehicles will be fined etc.</p> <p>The board decided to go ahead with stage 1 of the desk top review regarding a weight restriction.</p> <p>GW – the lorry pull in is still leased to HS2 – the council gets an income from this. The lorry pull in past the Blue Bridge is going to be closed.</p> <p>HS have spoken to the Venue – the Primary School has one – but they declined for staff to bring clothes to the clothes bank.</p>	<p>HS to establish if people have to book in to a slot or just turn up.</p> <p>Action: SL and HS to purchase portable machine</p> <p>Action: HS to look in to signage installation on Roberts Bakery land regarding no lorry parking.</p> <p>Action: HS to report back from Sealand regarding ANPR and removing of vehicles parked illegally.</p> <p>Action: GK to set up a meeting with the company who can set up the weight restriction with the board.</p> <p>Action: GK to commission desk top review regarding weight restriction.</p>
<p>Finances</p>	<p>GK went through the finance sheet. There has been a small overspend which is regarding the security lodge which is linked to the repairs and lighting. The repairs are now finished. HS is looking to purchase an outside storage unit for the cones and barrow. Everything else is largely on target.</p> <p>The overall position for the project is an income forecast of £262k, current income is £252k.</p>	

	<p>The end of year forecast is £48k.</p> <p>AG will remove the race to zero line.</p> <p>FJ questioned the excess budget for landscape maintenance – the budget accounted for any new projects from the landscape masterplan - as the landscape masterplan did not bring any new projects this has not been needed yet.</p> <p>There were no questions on the finances.</p>	<p>Action: AG to remove line on Race to Zero in the finance sheet.</p> <p>Action: GK/JH to comment on planning application</p>
<p>Project Update Report</p>	<p>HS went through the BID Manager’s report.</p> <p><u>Security:</u></p> <p>Several youths tried to break into Octagon House – Alpha Omega were on site to stop this.</p> <p>There was a raid on a cannabis farm at Brunel Court.</p> <p>There were 13 reported crimes throughout the year – this includes car incidents on the business park with insurance companies.</p> <p><u>Supported and Connected Business Community:</u></p> <p>The Quiz will be taking place in March for businesses.</p> <p>Cheshire Central – the aim is regarding the Mid-Cheshire Development Board. The core area is down the spine of Cheshire – Northwich, Middlewich, Winsford. There is a narrative of why this is a great place to live, work and bring up children. This can be taken to big inward investment conferences and bring a sense of identity. With devolution coming in the future, this will tie in and provide additional opportunities with a Cheshire Central brand to engage.</p> <p>GW gave an outline of what devolution could mean for the local area, the hierarchy of funding opportunities and strategies.</p> <p>There is a Cheshire Champions event where businesses can sign up to be a champion.</p> <p>52 delegates have been trained to date with a cost saving to businesses of £13,591.</p> <p><u>Greener and Cleaner:</u></p> <p>Security Hut has had maintenance completed.</p>	<p>Action: HS to send an email out to all businesses regarding keeping vigilant re illegal cannabis farms.</p>

	<p>Biodiversity scheme has installed hedgehog houses, bat boxes and bird boxes across Gadbrook park which has been well received from businesses.</p> <p>There were no questions on the report.</p> <p>Defibrillators – there was a defib installed on Arabica which is now no longer there. MIS have donated a defib to the BID.</p> <p>The idea is to establish where defibs are registered on the park and have outdoor defibs accessible all across the business park within 4 mins of each business. The cost of a defib is approx £1400. The board agreed to purchase additional defibs to ensure there is outdoor coverage across the business park. There will also be defib training for staff across lunchtimes and on specific days.</p>	<p>Action: SL to establish where defibs are registered across Gadbrook Park. SL and HS to purchase new defib to install.</p>
<p>AOB & Date of next meeting</p>	<p>AOB</p> <p>MB outlined the Peak Cluster pipeline project.</p> <p>FJ thanked all for attending and closed the meeting.</p>	

Date and time of next Executive meeting: 29th April 2026 – Butcher Barlow