

Guilden Sutton Parish Council Newsletter

November 2013, no 156

A Quality Council promoting democracy and community engagement

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Affordable housing.

School Lane. In the previous newsletter we referred to a proposal for affordable homes on part of the field on School Lane immediately adjacent to the dwellings adjoining Wood Farm.

The development has been put forward by MCI Developments and the Plus Dane Group which is a housing association.

The developer has been in discussions with Cheshire West and Chester Council's housing and planning departments about delivering affordable housing in the village for local residents. A test of suitable sites has suggested the identified site on School Lane is the most ideal.

The developers say the most crucial aspect of affordable housing proposals is quantifying their need and have given an assurance that if it cannot be demonstrated that there is a need for affordable homes from within Guilden Sutton, they will not be submitting a planning application for the houses.

The final number will be decided following consultation by the developers within the village as to the number of prospective occupiers. The eligibility of those responding would be verified to ensure an accurate assessment.

A survey has been sent to each home in the parish and is also available on line through www.guildensutton.org.uk

Tomorrow (**Friday 8 November**) is the final day for replies to Mr John Heselwood, Rural Policy Manager at Cheshire Community Action (CCA), a local independent charity, which is conducting the survey for the Plus Dane Group.

CCA has given assurances the survey is confidential and it would be very grateful for your co-operation in assessing the need for affordable housing in the village.

The answers that you give will be analysed to give a clear picture of current and future housing needs and requirements in Guilden Sutton.

The study is very important because it gives YOU the opportunity to tell CCA of your housing needs. This will inform future development proposals to meet the needs of local people.

All the information that you provide on the form will be treated as confidential and will be used only in statistical form for research and planning purposes. The more information collected by CCA, the more accurate the survey will be. The results of the survey will be fed back to Guilden Sutton Parish Council.

Residents are asked to return the form in the pre-paid envelope provided if they have not already done so.

If you have not received a copy or if you have any queries or need help or advice in completing the form please contact John on 01606 359733.

You can also complete the survey online typing this address link into your internet browser: www.surveymonkey.com/s/GSHousingNeeds . The link is also available on the Guilden Sutton web site.

Wicker Lane. There has been no further progress with the proposal for affordable housing on land at Wicker Lane. The Council understands the developer is aware there would be an objection from the highway authority as local services in the village cannot be reached other than by car, particularly, for example, by those with push chairs, due to the lack of accessible continuous footways.

The borough council has stated the intention there should be only one affordable housing development in Guilden Sutton.

Report it.

- Are you irritated by a street light which is out, overgrowth obstructing the footway, dog fouling or a pot hole? All these issues and many more can already be reported through Cheshire West and Chester Council's web site.

However, the borough council has recently announced it is to launch a new customer-friendly feature on its site (www.cheshirewestandchester.gov.uk) making council services more accessible for residents at the click of a button.

Occupiers will see changes begin to take place from early this month (November), initially dealing with improving access to waste and recycling services. The council says the new feature will allow people to complete a range of requests including reporting missed collections, requesting replacement boxes and bins, removing unwanted containers and requesting assisted and bulky collection. p2

This will be welcomed by Guilden Sutton Lane residents who endured a missed collection over the August Bank Holiday weekend and have had difficulty with assisted collections according to parish council chairman Bill Moulton.

Further improvements to services including parking, council tax and Streetscene will ensure all of the borough's residents can enjoy the benefits of online self service - saving time, being able to track their enquiries and requests, with 24 hours a day, seven days a week access to council services, it is said.

Executive Member for Localities, Cllr Lynn Riley, commented: "We are constantly looking to improve the number of ways that our residents can make contact with us about the services that we provide.

"In today's online world ensuring that residents can log enquiries and requests at a time convenient to them and then be able to track where their request is up to ensures that we reach all of our communities.

"As the changes start to come in I hope residents will find that it's simple and easy to access and provides a valuable alternative to visiting an office or making a phone call."

Occupiers are encouraged to copy any ongoing difficulties to any member of the Parish Council or to the Clerk who will also be pleased to help anyone without internet access.

The borough council's call centre can be reached on local call rates on 0300 123 8 123.

Wood Farm

An application has been made for nine homes, including three affordable, at Wood Farm, School Lane. The existing bungalow and agricultural buildings on the holding would be demolished.

The Parish Council notified an extended number of neighbours of the application and also held a drop in at which the full size plans and drawings and other documents submitted with the application were available. Ward councillor Stuart Parker attended to hear occupiers' views.

It was pointed out the site is in the Green Belt and a previous application was refused for a single bungalow. Under the new National Planning Policy Framework the redevelopment of a brownfield site in the Green Belt is permitted provided there is no greater harm to the Green Belt than at present. The proposed new build at Wood Farm would have a smaller overall footprint than the buildings proposed to be demolished.

At the time of writing the Parish Council had yet to decide its position on the application.

Chester Transport Plan.

The Parish Council has responded to consultation on this plan by challenging the assertion that Gorsestacks is a convenient location for the city's proposed new bus exchange. Councillors say this is based on direct experience of using services from the present stands on Gorsestacks. From parts of the city centre the walk to Gorsestacks, particularly in bad weather, is long and extremely unpleasant even for the most able, the Council argues. In addition, the footway to and from Northgate Street is inadequate and involves an incline while those in Frodsham Street are narrow and congested as are those on Northgate Street itself at times. These issues alone cast serious doubt as to the suitability of Gorsestacks for the main bus exchange, the Council suggests.

Information. The Council's e mail address is info@guildensutton.org.uk and its web site is at www.guildensutton.org.uk. The web site includes a blog of current issues. The Council also has a Twitter account.

Future meetings:

Future ordinary meetings of the Council are due to be held in the Village Hall at 7.30pm on Mondays 2 December 2013, 6 January, 3 February, 3 March, 7 April, 12 May, 2 June, 21 July, 1 September, 6 October, 3 November and 1 December 2014.

All meetings include public speaking time and residents are welcome to attend and address the Council. A monthly surgery is also held, normally on the first Saturday, at the Summerfield Road shops at 10am.

Contacts

Councillors Bill Moulton (Chairman) 348473, Imogen Brown 300812, Alan Davis 303022, Danny Fisher 301398, Derek Hughes 300185, Trisha Paterson 300307, Sue Ringstead. 303125 and Mike Roberts (Vice Chairman) 300684. The clerk is David Norbury, 1 Orchard Croft, Guilden Sutton, CHESTER, CH3 7SL, 300783. Mr Brian Lewin 301501 is the Rights of Way Warden and the Village Webmaster. The Parish Tree Wardens are Cllr Brown 300812 and Mr Alan Young, 301558. Cllr Roberts 300684 is the Local Bus User Contact.