

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 19 April, 1999.

Chairman: Councillor Mrs B Antrobus.

Apologies: City Councillors B J Bailey, J R Boughton.

Present: Councillors Antrobus, Arditti, Astbury, Armitage, Fisher, Gartland, Hughes, Whitehouse.

In attendance: County Councillor N J Fitton.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 15 March, 1999 were proposed by Councillor Hughes, seconded by Councillor Gartland and agreed subject to the replacement of the reference to Councillor Armitage in the exclusion motion in page 130 by Councillor Hughes.

2. Planning.

(i) New applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. Amendment to unit no 6. The approved amendment had been considered by Councillor Hughes.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. Amendment to unit no 5. The approved amendment had been considered by Councillor Hughes.

99/00056/OUT 7 no holiday units adjacent to Manor Fields, Warrington Road, Mickle Trafford. The Clerk reported there was no further information as to the status of this application.

99/00057/OUT 8 no holiday units adjacent to Trafford Lodge East, Mickle Trafford. The Clerk reported he had ascertained the views of Mickle Trafford and District Parish Council and had forwarded to the planning authority this Council's objection to the proposal on the grounds of inappropriate development within the green belt.

99/00181/COU, change of use of agricultural land to holiday park for 120 touring caravans and 60 tents at Rose Manor Farm, Warrington Road, Mickle Trafford for Fordent Properties. The Clerk reported he had ascertained the views of Mickle Trafford and District Parish Council and had forwarded to the planning authority this Council's objection to the proposal on the grounds of inappropriate development within the green belt.

99/00275/FUL, two storey extension at 28 Guilden Sutton Lane for Mr and Mrs Webster. Councillors Armitage and Whitehouse reported. No objection would be raised although Members wished the pitch of the single storey roof element of the proposal to be in keeping with that existing at no 26. The concern of the occupier of no 30 to loss of light would be drawn to the attention of the planning authority.

(ii) Decision notices.

98/01297/FUL, extension to front elevation at 3 The Hall, Station Lane for Mr and Mrs D McIver, amended application. The attention of the planning authority had been drawn to an apparent discrepancy between the amended plans which showed a forward extension of 1.0 metres, as preferred by the Parish Council, and the planning officer's report which referred to a dimension of 1.8 metres. A response was awaited. Councillor Gartland would be afforded a sight of the plans.

99/00086/FUL, demolition of kitchen, new kitchen/diner, replacement of flat roof by pitched at 8 Moorcroft Crescent for Mr and Mrs A Wright.

(iii) Planning Appeal.

98/00512/FUL, construction of 2 no four bedroom bungalows with double garages and access alterations between Ranelagh and The Wood, School Lane for Latent Resource Management Ltd. The Clerk reported the receipt of the Inspector's decision

refusing the appeal which he had circulated. The decision was welcomed.

(iv) Current applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. With respect to the proposed improvement to Wicker Lane at the entrance to the development, a response was awaited from the City Council as to Members' wish for an Oak at this location to be protected and for the hedge line at the original entrance to Highfield to be reinstated.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. The proposed improvement to the remaining area of open space adjoining the footway from Church Lane to Fox Cover would be pursued following the erection of the permanent fencing to the application site.

97/01302/FUL, extension at 1 Vicarage Close for Mr L Stephani. The Clerk had not yet been able to pursue his inquiries which might assist with determining the ownership of the access between nos. 1 and 3 Vicarage Close .

97/01146/S73, extension of time period for erection of underground reservoir, Guilden Sutton Lane for Chester Waterworks Co. The decision notice was awaited.

98/00445/COU, change of use of land to incorporate a new vehicular access road to segregate car park from yard at Topaz Hair Cosmetics, Guilden Sutton Lane. The Clerk had approached the enforcement officer and adjoining occupier as to the present position in the light of the Planning sub committee decision. A response had been received from the enforcement officer stating an inspection in mid February had revealed no outstanding breaches of planning control. He had indicated that a recent conversation with City Councillor J R Boughton had confirmed his belief there were no outstanding issues at present. A response was awaited from the adjoining occupier.

98/00729/FUL, creation of foot/cycleway Mickle Trafford - Dee Marsh junction for Sustrans. Councillor Armitage reported his

belief that funding was now in place to enable the completion of the cycleway to Park farm. This was welcomed.

98/00874/OUT, proposed bungalow and garage at Ashbourne House, Hare Lane for Mr N Hassall. The Clerk indicated there was nothing further to report at this stage.

98/00989/OUT, demolition of existing bungalow and erection of new dwelling at Woodcote, Wicker Lane for Mr J Cox. The Clerk indicated there was nothing further to report at this stage.

98/01353/FUL, dormer bungalow with detached garage for residential - disabled use at Wood Farm for Mr P Gresty. (amended application). The planning authority had been informed the Council had given this matter their most anxious consideration but had concluded the amendment did not move towards the reasoning which had formed the basis for their previous objection which had been maintained. The Clerk had circulated the planning officer's report to the Planning sub committee of 14 April, 1999 which had recommended refusal and reported the receipt of advice from City Councillor J R Boughton that this had been the outcome. The decision notice was awaited.

(iv) General:

(a) Parish Planning Forum. The Clerk indicated the wish of the planning authority to hold the forum to be held during the second week of May to deal with conservation matters in Guilden Sutton. This was welcomed.

(v) Strategic Planning.

(a) Chester District Local Plan. The Clerk reported he had obtained a copy of a City Council report referring to representations received on the deposit draft. This was noted.

(b) Cheshire 2011 draft modifications. The Clerk reported he had obtained a copy of a detailed explanatory memorandum which was referred to Councillor Armitage.

(c) Cheshire Replacement Waste Local Plan. The Clerk reported he had obtained a copy of a City Council report dealing with closer working between the County and district and unitary councils in Cheshire on a joint waste management strategy. This

was noted.

(d) Rural England, a discussion document. Additional copies of this discussion document had been obtained sufficient for each Member. Councillor Armitage, who had commented on the document on behalf of the Cheshire Association of Town and Parish Councils, indicated the general nature of the document did not demand a detailed response from the Parish Council.

3. Parish Car Park.

(i) Business Rates. It was agreed that advice should be sought from the National Association of Local Councils. City Councillor J R Boughton would be asked if it was known if any Chester parishes did not pay business rates.

4. Leisure Services.

(i) Playing field.

(a) Notice. With respect to the use of the field by residents exercising their dogs, the Clerk reported the notice prohibiting the use of the field by dogs or for the playing of golf had been affixed.

(ii) Play Area.

(a) Safety inspections. The Clerk reported the receipt of satisfactory inspection reports dated 8.3.99 and 1.4.99. The annual inspection and risk assessment service offered by RoSPA had been progressed by the Clerk who was pleased to report the society would be able to include the play area in their 1999 programme.

(b) Safety surfacing. The Clerk was obtaining details from the North of England Zoological Society as to the supplier of the material used within their play area .

(c) Nuisance. A reply was awaited from the Divisional Commander as to the arrangements for the proposed meeting with Christleton, Littleton and Mickle Trafford to discuss nuisance youths. This would be pursued with Inspector Ardern at his proposed visit.

(d) Possible transfer. A response was awaited from the City Council as to the possibility of the transfer of responsibility for the play area being raised at any future visit to the Parish by an executive director to discuss the corporate plan. This was being pursued.

(e) Public seat. The provision of a further public seat in the play area would be revisited at a future meeting.

(f) proposed improvement. The Clerk reported the receipt of a letter from a parent, circulated to each Member, detailing suggested improvements to the play area. Members would inspect the area and the writer would be thanked for her interest and invited to a site meeting to discuss the proposals.

(iii) Public Footpaths.

(a) Parish Paths Partnership. Nothing further to report at this stage.

(b) Footpath no 2. The Clerk indicated there was nothing further to report at this stage as to the intended surface dressing. Reference to persistent fouling was to be included in a future newsletter. (see also minute 9 (ii) below).

(c) Mid Cheshire Footpath Society annual report. Received and noted. The view of the Parish Paths Warden would be sought as to the desirability or otherwise of renewing the Council's membership of this society.

(iv) Pond Life Project. The Clerk had contacted Mr Baker to ascertain the outcome of his enquiries with the Environment Agency as to the condition of the pond on his land which had been causing concern. A response was awaited. 99/00 003

(v) Grounds Maintenance.

Councillor Armitage referred to the need for grass cutting and weeding of the boundary planting to the parish car park. This would be referred to the contractor for prompt action.

5. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. There was nothing further to report at this stage as to the future of this service.

(b) Punctuality. Councillor Mrs Astbury, Local Bus User Contact, indicated there was nothing further to report at this stage. The Clerk was ascertaining the position as to the possibility of reproducing a copy of the current timetable in the newsletter.

(c) Service reductions. There was nothing further to report at this stage as to the possible replacement of the commercial service from Mickle Trafford to Chester via Hoole Road.

(ii) Bus Shelters. Councillor Mrs Astbury, Local Bus User Contact, indicated there was nothing further to report at this stage.

(iii) Chester District Public Transport Liaison Committee. The next meeting of the committee was to be held on Tuesday 18 May, 1999 at 6.30pm in County Hall.

(iv) Cheshire's Local Transport Plan. A letter from County Councillor N J Fitton referring to this item had been circulated by the Clerk to Members. County Councillor Fitton and Councillor Armitage referred to aspects of the plan. The County Council would be informed there should be a presumption of a 30 mph speed limit in all villages and 40 mph for all other rural roads apart from main roads. There was an equal need for traffic calming in rural areas to discourage the use of unsuitable rural roads by HGVs. Concern would be expressed at the deterioration in the condition of rural roads and verges.

(v) Commuter Plans in Cheshire. This report was being considered by Councillor Armitage.

6. Highways.

(i) Major schemes: Chester Deeside Transport System, phase one consultation. This consultation was noted.

(ii) Local matters.

(a) A 41/Guilden Sutton Lane. Members were noting the number of incidences of more than one vehicle seeking to cross at any one time in order to enable an assessment of the scale of the problem.

(b) Road surface, Guilden Sutton Lane. The egress of water across the carriageway of the railway bridge would be referred to the Dee Valley Group.

(c) Chevron signs, The Byatts. A response had been received from the District Engineer as to the provision of chevron signs at The Byatts indicating the request had been referred for decision. It was thought unlikely the necessary criteria would be met.

(d) verge, Arrowcroft Road. It was noted action had been taken to provide a hard surface to the verge crossing at no 2 Arrowcroft Road.

(e) fencing, Cinder Lane. The deteriorating condition of the fencing adjoining the fieldside footway in Cinder Lane was being brought to the attention of the landowner.

(f) cobbles, Church Lane. This reinstatement would be pursued with the Dee Valley Group.

(g) street nameplate, Guilden Green. The Clerk reported the receipt of advice from the City Council as to the provision of a replacement sign.

(h) Cheshire Railings. The Clerk had obtained a copy of this County Council report referring to proposals for the future maintenance of Cheshire Railings which was noted. 99/00 004

(iii) Street lighting. There was nothing to report.

7. Finance:

(i) income.

Bank of Scotland

interest (March) £ 20.90

Chester City Council

precept £9091.00

(ii) payments.

Chester City Council

car park business rates

first half year £ 306.01

CATPCs

subscription 1999/00 £ 183.45

Local Council Review

one additional copy £ 9.99

Clerk's salary

1.1.99 - 31.3.99 £ 575.00

Clerk's photocopies

(March) 691@ 5p £ 34.55

Clerk's postages

1.10.98 - 31.12.98 £ 45.01

Clerk's postages

1.1.99 - 31.3.99 £ 35.32

Clerk's mileage (March) £ 4.00

Clerk's stationery

(1 box A4 paper, typewriter ribbon) £ 12.48 (VAT £1.86)

CPRE subscription

1999/00 £ 17.50

Proposed by Councillor Hughes

seconded by Councillor Gartland

and agreed.

(iii) balances

Bank of Scotland £ 7906.67

(iv) Audit.

(a) Internal. The accounts for the period 1.10.98 - 31.12.98 and 1.1.99 - 31.3.99 would be passed by the Clerk to Councillor Hughes in due course.

(b) External. The Auditor had been asked if it would be possible for him to apportion the hours indicated to the work carried out and to clarify the basis of an interim account for the 1997/98 audit and a response was awaited. The Clerk had circulated a report on the issues raised by the Auditor together with his comments. This would be revisited at the May meeting.

8. Access to school.

It was noted the improvement scheme to the verge at the junction with Hill Top Road had been completed but there was now a requirement for additional safety fencing. This would be raised with the City Council which would also be requested to progress the planting of cherries to the rear of the Village Hall opposite the play area as previously discussed.

9. Environment services:

(i) amenity cleansing. The Clerk reported he was arranging to purchase seven of the bag holders suggested by Henderson Horticultural Services.

(ii) dog fouling. (a) Heath Bank. Councillor Mrs Astbury indicated there was nothing further to report at this stage. (b) Church Lane. The outcome of the intended inspection by the Dog Warden was awaited and was being pursued. (c) Footpath no 2. A response was awaited as to the need for bins on footpath no 2 and this was being pursued.

(iii) lengthsman. The contractor was being requested to provide docketts where work was carried out under this heading.

(iv) sewers. There was nothing further to report at this stage.

(v) Bonfires. The Clerk had now arranged for a note to appear in the newsletter.

10. Trees and hedges.

(i) access adjoining Hill Top Road. See minute 8 above.

(ii) Cheshire Landscape Trust. Nothing further to report at this stage.

11. Cheshire Association of Parish Councils.

(i) Complaints procedure. An appropriate note would appear in the newsletter.

(ii) Audit Fees. The receipt of a letter from the Chairman of the Audit Commission, previously referred to by Councillor Armitage, was noted.

(iii) Local Councils Charter. It was noted that further copies of this charter were available from the County Office.

(iv) New councillors training. Details of training courses were received and noted.

(v) nominations to Area Meeting. This return would be completed at the annual meeting.

(vi) Cheshire 2011. A report on the proposed amendment as to a warehouse park in Vale Royal was received and noted.

(vii) Statement of Standards of Service. Received and noted.

(viii) Constitution. A copy of the revised constitution of the County Association was received and noted.

12. Chester City Council.

- (i) Cultural provision. The Clerk was seeking further details of the information requested by the City Council.
- (ii) Rural Chester Guide. There was nothing further to report as to the inaccurate cartographical information relating to the parish which had been drawn to the attention of the Rural Economic Development Officer.
- (iii) Vandaline security. No response had been received to the request for this service to include the play area in any routine visiting. The matter was being pursued.
- (iv) Past Uncovered Spring 1999. Copies of this newsletter were received and circulated.
- (v) Civic Sunday. An invitation to the Civic Sunday service to be held on Sunday 23 May 1999 at 3.00pm was received and noted.
- (vi) Funding Opportunities Newsletter Spring 1999. Received and referred to Councillor Hughes.
- (vii) Council meeting 21.4.99. The minutes and agenda for this meeting were received and referred to Councillor Gartland.
- (viii) Election, May 6, 1999. The Clerk reported there were five candidates for the Christleton ward - two Conservative, two Labour and one Liberal Democrat.

13. Cheshire County Council.

- (i) Annual conference. Councillors Armitage and Gartland had represented the Council at the annual conference for town and parish councils to be held at Tatton Park on Tuesday 23 March. The Clerk reported the receipt of notes of the conference which would be circulated to the Members concerned.
- (ii) Draft economic development statement 1999/00. Received and noted.
- (iii) Local Councils Charter. Copies of this charter were received and noted.
- (iv) Local Agenda 21.

(a) Contact. It was noted that Dr Joan Fairhurst would now be the primary contact for LA21 matters.

(b) Newsletter no 14. Received and noted.

(c) annual report. Received and noted.

(d) Planet Pledge 2000. Details of this initiative were received and noted.

(e) Chester Matters no 5. Copies of this newsletter were received and noted.

(f) The Air We Breathe. A copy of this pamphlet was received and noted.

(g) Cheshire Environment no 58. Received and noted.

(h) Mobile library hours, reduction. The Clerk reported the receipt of a proposal for a reduction in the hours of the mobile library service in order to accommodate a reduction in working hours. It was suggested there was little take up after 6.00pm on the Monday evening service. It was agreed that Members would visit the library and that an up to date survey would be requested prior to any reduction being introduced. In the event of any change, it was important that users should be consulted.

(14). Cheshire Community Council.

(i) Cheshire Best Kept Village Competition. The necessary maps had been produced by Councillor Armitage and forwarded with the completed forms.

15. CPRE.

(i) Responding to planning applications. Copies of this concise guide were being obtained sufficient for each Member.

(ii) Chester District Newsletter. Received and circulated to Councillor Whitehouse.

16. Health.

Nothing to report.

17. Policing matters.

(i) Nuisance.

(a) Approach from Mickle Trafford and District Parish Council. The proposed joint meeting between Christleton, Littleton, Mickle Trafford and Guilden Sutton to discuss the issue of nuisance youths and revisited with Inspector Ardern.

(ii) Visit by Inspector Ardern. The date for the proposed visit by Inspector Ardern would be agreed by the new council.

(iii) Chester Police Forum 1 February 1999. The minutes of this meeting were received and noted.

(iv) Chester Police Forum 12 April, 1999. The agenda papers for this meeting were received and noted.

(v) Dates of future forum meetings. Received and noted.

(vi) Cheshire Policing Plan 1999/00. Received and noted.

(vii) Community Action. Details of this scheme were received and noted.

18. Newsletter.

The Clerk indicated an issue would be distributed prior to the annual parish meeting.

19. Millennium Celebrations.

(i) Parish. The Clerk reported the receipt of a letter from the Headteacher enclosing the best entry submitted by pupils to mark the millennium within the village. This was welcomed and an appropriate response would be made.

(ii) City Council.

(a) Millennium Projects and Village Enhancements. The Clerk referred to the letter dated 9 February 1999 containing advice from the City Council conservation section as to the availability

of grants for certain enhancement schemes which he was pursuing in respect of the fingerposts within the village raised by Councillor Gartland at the previous meeting. This was noted.

(iii) National. Nothing further to report at this stage.

20. Memorial Garden.

A further site meeting had been held on Saturday, 20 March, 1999 in an attempt to complete the matter as expeditiously as possible. Councillor Gartland reported on progress which was noted.

21. Bulb planting.

Nothing further to report at this stage.

22. Periodic Electoral Review.

(i) Chester. There was nothing further to report at this stage as to progress with the proposed meeting between Christleton, Littleton and Guilden Sutton to discuss boundary issues.

(ii) Cheshire. The Clerk had circulated correspondence from County Councillor Fitton to Members and reported the receipt of detailed papers from the County Council. County Councillor Fitton spoke to the papers. It was agreed there was no comment so far as Guilden Sutton was concerned apart from a preference for the retention of 'Gowy' as the divisional name. The Council also preferred that City Council wards should not be divided between two County divisions as had been proposed in one option for Tarvin.

23. Web site.

Draft proposals were circulated by the Vice Chairman who was congratulated on his efforts. These would now be developed further with Councillor Hughes. The possibility of registering Guilden Sutton as a domain at a cost in the region of £60 would be explored.

24. Involvement of youth.

The Clerk reported an informal response had been received from

the 15 + Group, inviting representatives of the Council to attend their meeting on Sunday 2 May, 1999. This was being progressed by the Clerk.

25. Parking: Arrowcroft Road.

The situation would continue to be monitored and the Police informed.

26. Pre School - newspaper igloo.

An appropriate response had been made to the Guilden Sutton Pre-School group as to their request to locate the paper bank on the parish car park.

27. Wreath.

The Clerk reported he had yet to receive an invoice for the wreath and was making enquiries.

28. Annual parish meeting.

There were no matters arising.

29. Quadrennial election.

The Clerk reported that seven valid nominations had been received by the due date and time. He had ascertained from the Returning Officer that the vacancy for one councillor due to the insufficiency of candidates could be filled by co-option at the May meeting.

30. Community Connexions Spring 1999.

Received and noted.

31. Chester Volunteer Bureau News supplement Spring 1999.

Received and noted.

32. Chester CVS/Chester Volunteer Bureau newsletter Spring 1999.

Received and noted.

33. LGCE News April 1999.

Received and noted.

34. Village Hall car park.

Councillor Gartland referred to the concerns of an adjoining occupier who had suffered repeated damage due to the playing of ball games on the car park. This would be referred to the Community Association.

35. Primary school.

Members discussed a possible capital project of which they had been made aware to accommodate increased numbers and expressed a degree of reserve in view of the availability of surplus spaces in other Chester primary schools and the effect on traffic management in the vicinity of the school given the high proportion of out of zone pupils. An appropriate letter would be sent to the Chairman of Governors.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Gartland, seconded by Councillor Hughes and agreed that the press and public should be excluded for the discussion of the following items on the grounds of 36, 37 and 39 possible enforcement action and 38 and 40 details of the financial affairs of a third party.

36. Occupancy of property, planning condition.

There was nothing further to report at this stage.

37. Enforcement action - industrial premises.

See minute 2 (iv) above.

38. Fencing adjoining Village Hall Car Park.

The Clerk indicated he had not yet been able to visit the planning authority to determine if the original planning permission was of

any help in delineating curtilages in that area of the village.

39. Tenancies.

Members received an update on the position regarding a tenancy previously reported and correspondence referring to the occupation of a particular property. This was noted, together with the action proposed.

40. Sale of Land

There was nothing further to report at this stage.

41. Chairman of the Council.

The Vice Chairman referred to the retirement of the Chairman of the Council having served as a Member for 12 years. On behalf of the Council, he referred to the great contribution made by Councillor Mrs Antrobus during this period and in particular for her guidance to the Council during her most recent period as Chairman. The Chairman said she had found her time as an elected Member to be interesting, worthwhile and enjoyable and thanked Members and the Clerk for their support.