

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 21 June, 1999.

Chairman: Councillor D Fisher.

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

Present: Councillors Astbury, Armitage, Fisher, Gartland, Hughes, Patten.

1. Minutes.

The minutes of the annual meeting of the Council held on Monday 17 May, 1999 were proposed by Councillor Gartland, seconded by Councillor Patten and agreed.

2. Planning.

(i) New applications.

98/00589/FUL, installation of telecommunications radio tower, equipment cabin etc. for Cellnet at Dee Valley water reservoir, Guilden Sutton Lane. The Chairman reported the Clerk had drawn his attention to this application, previously withdrawn, which had appeared on the agenda for the City Council planning board of 16 June, 1999 with a recommendation for permission. Scrutiny of the agenda had revealed a reference to a separate application for a telecommunications radio tower similarly located within the Green Belt at Waverton Business Park which had been recommended for refusal on Green Belt grounds. The Chairman had agreed that despite the short notice the Council should make a further objection based on this discrepancy and should elicit the support of the ward members.

The Clerk reported he had attended the meeting of the planning board and was extremely pleased to be able to say that Members had rehearsed a strong case for refusal, against the advice of the Development Control Manager, and had voted by eight votes to five to reject the proposal on the grounds cited against the Waverton application. The Council noted the outcome with

pleasure.

99/00499/FUL, amendments to approved barn conversion details, unit 1, The Steadings, Wicker Lane for Kilmorey Estates. Further enquiries had been made by the Chairman and Councillor Patten. Following a report it was agreed no objection should be raised although the attention of the planning authority would be drawn to the continuing need to protect the adjoining public footpath.

Councillor Hughes referred to the fact there now appeared to have been a total of 12 amendments to the original application, not all of which appeared to have been notified to the Parish Council. It was thought it would have been helpful for the Council to have been in a position to keep track of the agreed amendments and a site meeting would be sought in order for Members to have an overview. The applicants would be complimented on the high standard of the plans.

99/00582/FUL, first floor extension over garage for bedroom at 2 The Vetches for Mr and Mrs A Arditti. A report on this proposal had been prepared by Councillor Patten and was carefully considered by the Council. It was noted the plans were similar to those for an extension at 6 The Vetches previously approved by the City Council. Councillor Patten referred to the consultation procedure she had followed and to the fact the applicant had separately consulted the immediately adjoining occupier who was overseas and who had no objection. It was agreed that no objection should be raised.

At the suggestion of Councillor Hughes, the advice of the Development Control Officer would be sought as to the policy of the planning authority with respect to their consultations with property owners where these were not the occupiers of a property affected by a planning proposal.

99/00641/ADV, free standing signs at Vicars Cross Golf Club. The Clerk indicated the Council had been consulted as an adjoining authority.

Councillor Mrs Patten reported there was no objection although she would wish the sign proposed for the golf club boundary at the junction of the A51 and Wicker Lane to be repositioned at a distance 30 metres further from the junction in order to avoid the impression the club could be accessed from Wicker Lane

where turning movements by misdirected motorists were extremely difficult. This was agreed. Christleton parish council would be informed of the Council's view.

(ii) Decision notices.

The Clerk reported that none had been received since the last meeting.

(iii) 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, 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 would be pursued.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. The Clerk indicated there was nothing further to report at this stage as to the proposed improvement to the remaining area of open space adjoining the footway from Church Lane to Fox Cover. This would be pursued following the erection of the permanent fencing to the application site.

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

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 reported that a further response had been received from the adjoining occupier, by letter dated 11 June, 1999, referring to a pollution incident on 2 June, 1999 which had been investigated by officers from the Environment Agency, including a fisheries officer, given the loss of a number of carp as a result. The Council would be informed of any further developments.

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

98/01297/FUL, extension to front elevation at 3 The Hall, Station Lane for Mr and Mrs D McIver, amended application. Councillor Gartland was being afforded a sight of the plans.

98/01353/FUL, dormer bungalow with detached garage for residential - disabled use at Wood Farm for Mr P Gresty. (amended application). The Clerk indicated there was nothing further to report at this stage.

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.

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 decision notice was awaited.

99/00275/FUL, two storey extension at 28 Guilden Sutton Lane for Mr and Mrs Webster. The decision notice was awaited.

(iv) General:

(a) Parish Planning Forum. The Clerk reported the City Council had been unable to arrange the intended forum to deal with conservation matters on Thursday 3 June, 1999 as had been hoped. He had suggested the forum to deal with the Local Plan should now be brought forward in view of the impending public inquiry.

(v) Strategic Planning.

(a) Chester District Local Plan. The proposed changes to the deposit draft had been considered by the Chairman, Vice Chairman and Councillor Armitage. The Clerk confirmed the Council's responses had been submitted by the due date.

The Clerk reported the receipt, by letter dated 11 June, 1999, of

information from the Programme Officer. It was noted a pre-inquiry meeting was to be held on Wednesday 30 June, 1999.

(b) Cheshire 2011 draft modifications. These modifications had been considered by Councillor Armitage.

(c) Cheshire Replacement Waste Local Plan. The Clerk indicated there was nothing further to report at this stage.

3. Parish Car Park.

(i) Business Rates. Advice was being sought from the National Association of Local Councils.

4. Leisure Services.

(i) Playing field.

The Clerk reported the notice prohibiting the playing of golf and the exercising of dogs had been removed and would be replaced. Councillor Hughes wished to commend the grounds maintenance contractor for the improvement in the amount of litter on the field.

(ii) Play Area.

(a) Safety inspections. The Clerk had circulated a report and risk assessment prepared by RoSPA following an inspection on 21 May, 1999. This was being considered by Members. The Chairman and Councillor Hughes would make site visits prior to the July meeting when the matters raised by RoSPA would be further considered.

The Clerk reported the receipt of a satisfactory safety inspection dated 5 May, 1999, from the City Council confirming the slide which had been damaged by fireworks was safe to use and the bolt on the seesaw had been secured.

(b) Safety surfacing. The Clerk had obtained details from the North of England Zoological Society as to the supplier of the material used within their play area and would contact the company concerned. Advice would be sought from David Hayns, Chester City Council, as to the likely grant position.

(c) Nuisance. This would be pursued with Inspector Ardern at his proposed visit.

(d) Possible transfer. The possibility of the transfer of responsibility for the play area to the City Council would be raised at a 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 as part of the proposed improvement referred to beneath.

(f) proposed improvement. Suggested improvements to the play area had been considered at a site meeting held on Saturday 22 May, 1999. The Clerk reported the receipt, by letter dated 28 May, 1999, of copy correspondence from Mrs Beresford who had sought tenders for cutting down the front boundary hedge in two stages and alternatively for its removal and replacement with a post and rail fence. It was noted this latter suggestion might not be acceptable to RoSPA and their advice would be sought by the Clerk. In the meantime, it was proposed by Councillor Patten, seconded by Councillor Hughes and agreed that the Council would support proceeding with stage one of the intended works at an estimated cost of £10 subject to an additional cost of £50 if equipment hire became necessary which would require separate approval by the Council. Mrs Beresford would be thanked for her interest.

(iii) Public Footpaths.

(a) Parish Paths Partnership. The Clerk reported the receipt, by letter dated 17 May, 1999, of advice from the County Council that the Parish Paths Partnership scheme would formally cease on 31 May, 1999 although councils would continue to receive support from the Public Rights of Way Unit and the Countryside Management Service. This was noted.

Councillor Hughes reported on the work of the footpaths group including a proposal that stiles on the Oxen Lane/Oxen Bridge/Tile Barn circular route should be replaced by kissing gates.

(b) Footpath no 2. The Clerk reported he was again contacting the dog warden as to the provision of bins on this path in view of persistent fouling.

(c) Mid Cheshire Footpath Society annual report. The Clerk reported the receipt of details of the society's programme of walks from July to December, 1999.

(iv) Pond Life Project. See 98/00445/COU above.

(v) Grounds Maintenance. The grounds maintenance contractor would be asked to attend to weeds within the play area.

(vi) Public seats. Councillor Hughes indicated the Community Association wished to provide a further public seat in the parish and would value the advice of the Parish Council. Members would give further thought to the suggestion..

5. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. The Clerk indicated 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.

Councillor Armitage referred to the introduction by the County Council of a new service from Ince to Chester Business Park via Guilden Sutton, Green Lane, Vicars Cross and the Chester Southerly bypass. This would provide two peak hour services in the morning and evening peak periods. He had requested the County Transportation Service to arrange through ticketing by the operator, Chester City Transport, which would enable passengers from Guilden Sutton to transfer to the 10 and 11 services on Green Lane to provide additional services to and from the City Centre. This initiative was welcomed.

The Clerk reported the receipt of appropriate publicity material and would reproduce the timetable in the newsletter.

(c) Service reductions. Councillor Armitage reported that proposals for the replacement of the C39 from Mickle Trafford to Chester via Hoole Road on a two days per week basis had been

deferred by the County Council on financial grounds. Councillor Armitage would continue to maintain pressure with City Councillor J R Boughton.

(ii) Bus Shelters. The Clerk indicated there was nothing further to report at this stage.

(iii) Chester District Public Transport Liaison Committee. The Clerk reported the receipt of the agenda for the meeting of the committee held on Tuesday 18 May, 1999 which included a report on the proposed replacement C 39 service, now deferred.

It was noted the next meeting of the committee would be held on Thursday 29 July, 1999 at 6.30pm at County Hall.

(iv) Community car scheme and dial a ride service. This City Council report had been obtained by the Clerk and was referred to Councillor Astbury.

(v) A better role for bus travel. A copy of a report dealing with this Government proposal had been obtained by the Clerk and was referred to Councillor Astbury.

6. Highways.

(i) Major schemes: Chester Deeside Transport System, phase one consultation. The Clerk indicated there was nothing further to report at this stage.

(ii) Local matters.

(a) A 41/Guilden Sutton Lane. Members were noting the number of instances 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 Clerk reported he had been visited by a representative of the Dee Valley Group to discuss the egress of water across the carriageway of the railway bridge. Further investigations would be made by the company if they were notified immediately the problem recurred.

(c) Chevron signs, The Byatts. The Clerk reported he had received an indication from the highway authority that the

requested chevron signs would be provided in due course. This was welcomed.

(d) fencing, Cinder Lane. The deteriorating condition of the fencing adjoining the fieldside footway in Cinder Lane had been brought to the attention of the landowner. A response was awaited.

(e) cobbles, Church Lane. The Clerk reported he had been visited by a representative of the Dee Valley Group to discuss the reinstatement of the cobbles adjoining the churchyard. Early reinstatement had been promised but it was not thought this had yet taken place.

(f) traffic conditions, Wicker Lane. The Clerk reported the receipt of copy correspondence dated 17 May, 1999 from City Councillor J R Boughton which indicated a traffic counter was to be placed on Wicker Lane to determine if there had been any significant increase in HCV traffic since the most recent review in 1994. City Councillor Boughton would be thanked for taking up this matter.

(g) Highways and Transportation Local Committee for Chester. The Clerk reported the receipt of the agenda for the meeting of this committee which had taken place on 27 May, 1999.

(h) It was reported that carriageway markings in Wicker Lane were extremely worn. This would be brought to the attention of the District Engineer.

(iii) Street lighting. A faulty light on School Lane would be brought to the attention of the lighting authority.

(iv) Strategic matters.

(a) Commuter Plans in Cheshire. This report had been considered by Councillor Armitage.

(b) Cheshire's local transport plan. This report had been considered by Councillor Armitage.

7. Finance:

(i) income.

Bank of Scotland

interest (May) £ 35.48

(ii) payments.

Playground Management Services

play area inspection £ 72.85

Cheshire Community Council

Cheshire Cauldron £ 7.50

Audit Commission

Audit fee 1997/98 £ 279.65 (Inc. £41.65 VAT)

Mrs R Mort

playing field rent £ 137.50

Clerk's photocopies

(May)

360 @ 5p £ 18.00

Councillor M G Gartland

shrubs (reimbursement) £ 90.50 (Inc. £13.48 VAT)

Proposed by Councillor Armitage

seconded by Councillor Astbury

and agreed.

(iii) balances

Bank of Scotland £15,802.02

(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 for internal audit in due course.

(b) External. A response was awaited from the Auditor as to the apportionment of the hours indicated to the work carried out and clarification of the basis of the interim account for the 1997/98 audit. This would be pursued.

A Member expressed strong reservations as to the size of the audit fee and believed it to be important that the Council should endeavour to adopt procedures which would avoid any further increase.

It was noted the 1998/99 audit would commence on 2 August, 1999 with the Clerk or Chairman to attend on 20 August, 1999 at 2.00pm.

A copy of the results of the Chester City Council survey of audit fees was being provided to Councillor Armitage.

8. Access to school.

(a) adjoining 17 Hill Top Road. The requirement for additional safety fencing had been raised with the City Council following the completion of the improvement work to the verge adjoining the safety barrier.

(b) rear of Village Hall. The City Council were being requested to progress the planting of cherries to the rear of the Village Hall opposite the play area as previously discussed. Councillor Hughes reiterated his request that the City Council should maintain the hedge to the rear of the Village Hall prior to any planting.

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 Clerk reported the receipt, by letter dated 8 June, 1999, of advice from the City Council as to the revised hourly rate of pay for grant aid purposes. This was noted.

(iv) sewers. The Clerk indicated there was nothing further to report at this stage.

10. Trees and hedges.

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

(ii) Cheshire Landscape Trust. Councillor Gartland indicated there was nothing further to report at this stage.

(iii) Oaklands, basal growth. Councillor Armitage reported the annual trim to the basal growth of trees in School Lane which obstructed the view of emerging traffic from Oaklands was now required. This would be progressed by the Clerk.

(iv) The Clerk reported the receipt of a complaint from a resident that the replanting of a boundary hedge within the parish would lead in due course to obstruction of the footway. Members noted they were aware of the planting and of the intentions of the occupier to control future growth. The complainant would be advised accordingly.

11. Cheshire Association of Parish Councils.

(i) Complaints procedure. The Council revisited the proposal that a reference should be included as to their adoption of a complaints procedure. There was no clear view this would be appropriate.

(ii) New councillors training. The Chairman had attended the course held on Saturday 12 June at Sandbach and reported this had been very informative.

(iii) Motions. It was noted that motions for the annual meeting

should be submitted by Friday 16 July, 1999.

(iv) Local Council Review May, 1999. Received and circulated.

(v) How to Stop and Influence Planning Permission. Details of this publication were received and noted.

(vi) Clerks and Councils Direct, May 1999. Received and noted.
99/00 027

(vii) NALC constitution. The Clerk reported the receipt, by letter dated 25 May, 1999 of details of the proposed new NALC constitution under which individual councils would cease to be members of the national association. The Council were invited to comment by 31 July, 1999.

(viii) Chairman, Chester Area Meeting. Councillor Armitage reported that following the May elections, the previous vice chairman of the Chester Area Meeting was no longer a Member and therefore could not be proposed as Chairman of the Area Meeting in succession to himself as had been intended. It was agreed that Councillor Armitage should be nominated for a further term.

12. Chester City Council.

(i) Civic Sunday. The Chairman reported he had represented the Council at the Civic Sunday service held on Sunday 23 May 1999.

(ii) Talking Computers Roadshow. The Clerk reminded Members this roadshow was to visit Guilden Sutton on Monday 5 July, 1999.

(iii) Parish Council vacancies. The Clerk reported the receipt of advice, by letter dated 25 May, 1999 from the City Council as to the filling of vacancies by those councils in this position.

(iv) Annual plan of action, 1999 - 2000. Received and noted.

(v) Circus skills workshops/Chris Topper puppets. Details of these summer holiday activities were received and noted.

(vi) Sports Day Challenge. Details of this event for people with

disabilities were received and noted.

(vii) Anti social behaviour orders. Details of these orders had been obtained by the Clerk and were noted.

(viii) Housing News Summer 1999. Received and noted.

(ix) New project for sustainable rural tourism. Details of this project were received and noted.

(x) Local Panels. A City Council report referring to the progress of these panels had been obtained by the Clerk and was noted.

13. Cheshire County Council.

(i) Annual conference. The Clerk would circulate the notes of this conference to Councillors Armitage and Gartland.

(ii) Mobile library hours, reduction. Members had visited the library and the support of County Councillor N J Fitton had been sought. It was agreed a meeting should be requested with the Divisional Librarian to review the position.

(iii) Chester Matters no 7. Received and noted.

(iv) Community Focus. An updated copy of the guide to the Community Development Department was received and noted.

(v) Envirolink no 11. Received and noted.

(vi) Best Value Local Performance Plan. A copy of this plan was received and noted. The Council were invited to comment on the contents by 31 October, 1999,

14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. There was nothing further to report at this stage.

(ii) Cheshire Cauldron. Received and circulated.

(iii) Community News and Views, summer 1999. Received and noted.

15. CPRE.

- (i) AGM 20 May, 1999. Councillor Whitehouse reported.
- (ii) Traffic matters. This survey on traffic matters had been considered by Councillor Armitage whose responses were agreed.
- (iii) CPRE Voice Summer 1999. Received and noted.

16. Health.

The Council had been advised of meetings of the Board of the Chester City Primary Care Group held on

27 May and 24 June, 1999.

17. Policing matters.

- (i) Nuisance. 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 would be revisited with Inspector Ardern.
- (ii) Attendance of Inspector Ardern. It was noted that Inspector Ardern now hoped to be able to attend the July meeting of the Council.
- (iii) Chester Police Forum. It was noted the next meeting would now be held on Monday 2 August 1999 at 7.00pm in the Council Chamber at the Town Hall.

18. Newsletter.

The Clerk reported a newsletter would appear shortly. He would inform Councillor Hughes of the edition containing guidance as to domestic bonfires.

19. Millennium Celebrations.

- (i) Parish. An appropriate response was being made by the Chairman to the Headteacher in respect of the entry submitted by pupils to mark the millennium within the village.

(ii) City Council.

(a) Millennium Projects and Village Enhancements. The inability of this scheme to proceed due to lack of funding was being pursued with the Ward Members who had been informed of the Council's wish to refurbish the fingerposts in the parish..

(iii) National.

(a) Millennium Awards for All. Details of this grant scheme were received and noted.

(b) beacons. Details of a grant aid scheme for the provision of beacons were received and noted.

20. Memorial Garden.

Councillor Gartland reported the planting scheme which had been prepared utilising container grown shrubs was now virtually completed. A small number of shrubs remained to be obtained. All had been chosen as low maintenance species suitable for semi shaded and arid conditions.

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. There was nothing further to report at this stage.

23. Web site.

The Chairman reported further. It was agreed the possibility of registering "guildensuttonpc.gov.uk" as a domain should continue to be explored as it was desirable for the name to be owned by the Council. It was proposed by Councillor Gartland, seconded by Councillor Patten and agreed that initial registration costs not exceeding £100 should be approved.

24. Involvement of youth.

Councillor Hughes and the Clerk reported on their visit to the 15 + Group at their meeting on Sunday 6 June, 1999. The presentation had been extremely well received and an appropriate note inviting other youth groups to request the attendance of Parish Council representatives would appear in the newsletter. It was noted an observation had been made that the Council were seeking to address a problem which did not exist.

25. Parking: Arrowcroft Road.

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

26. Wreath.

The Clerk reported the invoice had now been settled and the donations of £13.50 would be paid into the bank.

27. Village Hall car park.

The Clerk advised the receipt of a further complaint by an adjoining occupier as to damage to the eaves of his property allegedly caused by the kicking of a football from the car park. This was noted.

28. Primary school.

The Chairman, in his capacity as a Governor, reported that a special meeting was to be held to discuss the proposed capital project. This was noted.

29. Friends of Barrowmoor Nursing Home.

Details of the Barrow Village Gardens Open Day in aid of the Home were received and noted.

30. Electricity works, Heath Bank.

Councillor Astbury reported that following a fault, trenching had been carried out within part of the footway of Heath Bank. This had not been reinstated, giving rise to parking problems. The matter would be pursued by the Clerk.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Armitage, 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 31, 32 and 33 possible enforcement action and 34 and 35 details of the financial affairs of a third party.

31. Occupancy of property, planning condition.

The Clerk indicated there was nothing further to report at this stage.

32. Enforcement action - industrial premises.

See minute 2 (iv) above.

33. Tenancies.

The Clerk indicated there was nothing further to report at this stage.

34. Sale of Land

The Clerk indicated there was nothing further to report at this stage.

35. Provision of recreational facilities.

The Clerk reported an informal approach from a representative of the national governing body of a major sport as to the possible development of facilities within the parish which would also be available for community use. It was agreed further details would be sought, with the planning authority being asked to indicate the relevant planning policies.