

## GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 10 January, 2000.

Chairman: Councillor D Fisher.

Apologies: City Councillor B J Bailey.

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

In attendance: City Councillor J R Boughton.

### 1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 13 December, 1999 were proposed by Councillor Gartland, seconded by Councillor Armitage and agreed.

### 2. Planning.

#### (i) New applications.

Alterations and extensions to unit 3, Wilding Business Estate, Guilden Sutton Lane. The Council had been invited, by letter dated 13 December, 1999, to attend an informal consultation by A V Wilding (Chester) Ltd on

20 December, 1999 with respect to proposals to further improve the estate by this adaptation which would provide 11 office units. Adjoining residents had also been invited by the company. The Chairman, Vice Chairman and Councillor Hughes had attended together with the Clerk. The Chairman reported on the proposal which had offered a valuable opportunity to inspect the site. The Vice Chairman believed the proposal would offer significant improvement. Councillor Astbury welcomed this new approach by the company. Councillor Hughes expressed reserve as to the parking provision and traffic management aspects. Councillor Armitage referred to the possible employment opportunities for local people. He suggested the Council should reiterate their welcome for the consultation and express at this stage their concern as to the adequacy of the parking provision. This was

agreed.

99/01458/FUL, erection of conservatory and conversion of flat roof to pitched at Tall Trees (formerly The New House), Church Lane for Mr. D Bennion. Following a report by Councillor Patten, it was agreed no objection would be raised subject to the proposed pitched roof being in keeping.

Proposed new kiln, Castle Cement, Padeswood, Flintshire. The Clerk drew the Council's attention to this proposal, which had attracted widespread publicity. He had obtained the relevant papers from Cheshire County Council and had been kindly furnished by City Councillor J R Boughton with a briefing note, which he had circulated to Members, as to the City Council's position. Both councils had been consulted as neighbouring authorities. Members were aware of the application to construct a replacement kiln and of objections to the burning of a wide variety of fuels and the discharge of emissions from a 100 metre stack. The Clerk referred to press reports which suggested the appropriate health authority together with the Environment Agency had no objection. Concerns had been expressed by a number of interests in Chester, given the possible nature of any pollutants which could disperse towards Cheshire given the prevailing wind. It was agreed a balanced response should be made with the Council minded to objection pending assurances being received as to the methods of control and monitoring of discharges to atmosphere.

(ii) Appeal.

98/00589/FUL, installation of telecommunications radio tower, equipment cabin etc. for Cellnet at Dee Valley water reservoir, Guilden Sutton Lane. The Clerk reported the receipt of the decision notice, by letter dated 4 January, 2000, which had been circulated to Members, in which the Inspector concluded the appeal should be allowed as the need for the mast outweighed Green Belt considerations. This was noted with regret.

(iii) Decision notices.

The Clerk reported that none had been received.

(iv) Current applications.

95/01046/FUL, COU of redundant farm buildings to 8 no

dwelling, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. City Councillor J R Boughton was pleased to inform the Council that Members were welcome to visit on Saturday 29 January, 2000 at 10.30am to discuss amendments to the original proposals. This was welcomed. He reiterated that alterations to individual units were in response to the requirements of the respective purchasers. It was noted the reinstatement of the original access to Highfield was in progress.

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 was to be pursued following the erection of the permanent fencing to the application site.

97/01146/S73, extension of period of time on previous planning permission ref. 6/25443 for erection of circular underground reservoir.

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 attention of the enforcement officer had been drawn to the construction of a loading bay to the warehouse reported by an adjoining occupier. The enforcement officer had reviewed the file and had confirmed an existing permission for a loading canopy. No breaches had been apparent at the time of the last inspection at mid February, 1999. Given almost a year had now passed, the enforcement officer would be requested to make a further visit.

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.

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.

99/00641/ADV, free standing signs at Vicars Cross Golf Club. Councillor Patten reported the signs had now been affixed with that closest to Wicker Lane having been located away from the junction as requested by the Council.

99/00701/FUL, extension and alterations at 66 Oaklands for Mr and Mrs J Croft.

99/00772/FUL, first floor bedroom extension at 5 Cathcart Green for Mr and Mrs D Potter.

99/00829/FUL, dining room, family room and bedroom at 17 Oaklands for Mr and Mrs A Rixon.

99/00900/FUL, two storey side extension at 5 Woodcroft for Mr and Mrs Rahmani-Torkaman.

99/00958/FUL approval of reserved matters for erection of bungalow and detached garage at Woodcote, Wicker Lane for Mr and Mrs J Dernie.

99/01031/FUL extension for disabled use at Wood Farm for Mr P Gresty.

99/01128/FUL, extension to general purpose stockyard at Meadow Lea Farm, Station Lane, Mickle Trafford for Graham's Agricultural. The planning authority had been asked to consider the possible impact on Guilden Sutton of any increase in agricultural traffic resulting from the proposal and had been advised of Members' belief that the present and any future applications should have the benefit of an environmental impact statement. The planning authority had also been requested to advise on the effect upon the Parish of this and the existing agricultural contracting operation on Wicker Lane.

The Clerk reported he had discussed the proposal with the planning officer, who was minded to approve the application given there were no objection and the scheme involved internal rearrangements only. No adverse comment had been received from the highway authority. This was noted.

99/01225/FUL, extension to provide granny flat and alterations to front elevation to provide pitched roof over porch/study at 48 Oaklands for Mr and Mrs West.

99/01258/FUL, alteration (replacement windows) at 14 Middlecroft for Mr and Mrs R Beith. No objection had been raised.

99/01336/FUL use of granny flat as letting accommodation at The Lodge, School Lane for Mr and Mrs B Blake. The Council had maintained their consistent objection on the grounds of inappropriate intensification of development within the Green Belt where new dwellings would not normally be allowed, together with the sub standard driveway and access to School Lane being inadequate for more than two dwellings. The attention of the planning and highway authorities had been drawn to the inaccurate representation of the driveway.

99/01355/FUL, first floor bedroom extension at Croft Cottage, Church Lane for Mr A Paterson. The planning authority had been informed that while there were no concerns as to the effect of the adaptations to the rear of the existing property, the proposed porch would project forward of the building line and would be in close proximity to the boundary of the curtilage, offering a possible hazard to both motorists and pedestrians at an extremely narrow point on Church Lane which already suffered from a degree of on street parking.

The Clerk had discussed the proposal with the planning officer who was minded to approve the proposal as no objection had been received. It was noted that normally three no off street parking spaces would be required but this would be disregarded as it was not feasible to provide the standard number of spaces. Councillor Armitage suggested the legislation may not be precise and at the suggestion of Councillor Hughes, it was agreed an explanation should be sought.

(v) planning: general. The Chairman expressed concern at the intimation by City Councillor J R Boughton of the increasing likelihood of a greater number of non contentious proposals which were within policy being determined by officers under delegated powers. The Council would not wish to see any change to the arrangements whereby Parishes were consulted.

(vi) Strategic Planning.

(a) Chester District Local Plan. Councillor Armitage had spoken to the Council's proof on Thursday 16 December, 1999, the Clerk being in attendance. The Council's case had been strongly pursued and counter arguments from the planning authority resisted. Issues surrounding an area of land had been visited in detail and these would be referred to the Development Control Manager in view of the fact the Inspector had queried the position should they remain unresolved. Inquiries would be made as to the process of discovery relating to representations made by other parties in relation to proposals in Guilden Sutton.

(b) Cheshire 2011. A copy of the Plan was being requested.

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

(d) Dee Estuary Strategy newsletter no 5, February 1999. The Clerk was obtaining sufficient copies of this informative newsletter for each Member.

### 3. Parish Car Park.

Business Rates. No response had been received from City Councillor G Proctor as to the question of double rating and the need for a change in City Council policy to remove the burden placed on Parishes. The views of the Community Association and the PCC as to the transfer of the car park to either of these organisations, with appropriate funding arrangements, in order to attract discretionary rate relief were awaited. Councillor Armitage referred to the anticipated White Paper on rural issues and suggested that might offer an opportunity for further representations. This might also apply to the question of applications for heavy goods vehicle operating centre licences in the rural area.

### 4. Leisure Services.

(i) Playing field. The notice prohibiting the playing of golf and the exercising of dogs was being replaced.

(ii) Play Area.

(a) Safety inspections. The Clerk confirmed that RoSPA had been requested to include the play area in their inspection programme for 2000 and future years on a standing order basis.

A satisfactory safety report from the City Council was received and noted.

Councillor Hughes referred to the possible need for locking nuts on the sprung item of equipment. This would be pursued. He reported an appalling amount of litter present on 8 January, 2000 including broken glass and revisited the replacement of the vandalised litter bin within the play area. It was agreed a quotation should be obtained on the basis the Council would service the bin.

(b) Safety surfacing. The Clerk was making further enquiries to identify alternative sources of bark.

(c) Possible transfer. No response had been received from City Councillor G Proctor as to the question of double rating and the need for a change in City Council policy to remove the burden placed on Parishes.

(d) Proposed improvement. The Clerk had made a renewed approach to RoSPA as to their advice with respect to the acceptability or otherwise of post and rail boundary fencing. Costings for replacement fencing would be investigated on receipt of this advice. The possibility of further development of the play area, including the provision of additional equipment and an extension of the safety surfacing as previously discussed was being pursued as the basis for an application should sources of funding be identified. City Councillor J R Boughton would be approached as to possible advice which may be available from the City Council.

The contractor had been instructed to proceed with the planting of cherry trees on the terms previously agreed. The City Council had again been requested to cut the hedge prior to any planting being carried out.

A sign prohibiting dogs within the play area was also being sought.

(e) The possibility of pre school groups meeting in the Village Hall becoming involved in ownership of responsibility for day to day maintenance and improvements to the play area would be raised.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Councillor Hughes reported.

(b) Footpath no 2. The Clerk was progressing the provision of a fixing post to allow a bin to be provided adjacent to the kissing gate at the hollows.

(iv) Pond Life Project. Councillor Gartland indicated there was nothing further to report at this stage.

(v) Grounds Maintenance. Tenders for 2000 would be invited shortly.

(vi) Public seats. Estimates were being sought by the Clerk.

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.

(c) Ince/Elton - Chester Business Park. Councillor Armitage indicated there was nothing further to report at this stage as to his request to 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.

(d) Complaint. The complaint that on 6 December, 1999 a regular bus user within the Parish returning on the 1210 ex Chester Bus Exchange had been refused the opportunity to alight at her customary stop and notwithstanding her requests had also been carried forward when attempting to alight on the return journey had been raised with the General Manager, Chester City Transport. It was noted a new bus stop sign had been provided in the vicinity of Willow Cottage to prevent a repetition.

(ii) Bus Shelters. The County Transport Co-ordination Service would be requested to replace the timetable frames which had been lost with the renewal of bus stop poles within the Parish.

(iii) Chester District Public Transport Liaison Committee. It was noted that the next meeting of the committee would be held on Monday 24 January 2000 at 6.30pm in Committee Room 2 at County Hall.

## 6. Highways.

(i) Major schemes: Chester Deeside Transport System. Nothing further to report at this stage.

(ii) Local matters.

(a) A 41/Guilden Sutton Lane. Instances of more than one vehicle seeking to cross at any one time and also of other unauthorised movements, were being diaried by Members to enable an assessment of the scale of the problem.

(b) Road surface, Guilden Sutton Lane. A response was awaited from the District Engineer as to the egress of water onto the carriageway at both the Guilden Sutton Lane and Belle Vue Lane bridges.

(c) Chevron signs, The Byatts. The fixing of the requested chevron signs was awaited.

(d) Fencing, Cinder Lane. The Clerk reported that comprehensive repairs had been carried out to the fence adjoining the fieldside footway in Cinder Lane, for which the landowner would be thanked.

(e) School Lane closure. Detailed aspects and outstanding reinstatements had now been pursued with Transco. Councillor Hughes wished the mail box to be returned to a position within the layby opposite the old school house on road safety grounds. This would be pursued with Royal Mail.

(f) potholing, slip road A 41/Guilden Sutton Lane. The Clerk reported this junction had now been resurfaced by the District Engineer. This was welcomed.

(g) Road narrows sign, Belle Vue Lane. It was not known what action had been taken by the District Engineer to deal with the obstruction of this sign by growth. This would be monitored during the Spring.

(h) Old Hall Park. The City Council were being thanked for kindly affixing the additional cul de sac sign to deter motorists from turning left into Old Hall Park in the belief they had reached Station Lane.

(i) Wicker Lane. Mrs. Varley had been thanked for the copy of her letter with respect to conditions on Wicker Lane and had been assured the Council were being kept fully informed by City Councillor Boughton. It was noted the sandstone boundary wall at the junction of Wicker Lane and School Lane had yet to be rebuilt.

(j) Highways and Transportation LJC for Chester. The Clerk reported the receipt of the agenda for the meeting of this committee to be held on 13 January, 2000. Councillor Armitage indicated he would pursue an unsatisfactory position relating to the availability of papers for these meetings

(k) Ditch, Belle Vue Lane. There was nothing further to report at this stage as to the foul condition and odour of the ditch on the north side of Belle Vue Lane between Belle Vue Farm and The Orchards.

(l) Structural Maintenance Rolling Programme 2000-2001. Details of the proposals submitted by the District Engineer, received by letter dated 29 December, 1999, were received. It was noted these included schemes in Belle Vue Lane, Wicker Lane and Arrowcroft Road although funding had yet to be allocated.

(iii) Strategic: Cheshire's local transport plan, consultation document. There was nothing further to report at this stage.

(iv) Street lighting.

(i) Faults. It was noted the fault outside no 107 Oaklands had been rectified.

7. Finance:

(i) income.

Bank of Scotland

interest (December) £ 31.74

(ii) payments.

Clerk's salary

Oct - Dec 1999 £ 630.00

Clerk's photocopies

(December)

530@5p £ 26.50

Clerk's mileage

(December)

20 @ 20p £ 4.00 99/00 092

Clerk's postages:

Apr - June 1999 £ 68.05

Jul - Sep 1999 £ 34.13

Oct - Dec 1999 £ 37.37

Proposed by Councillor Gartland

seconded by Councillor Hughes

and agreed.

(iii) balances

Bank of Scotland £10,488.24

(iv) Audit. (a) Internal. The accounts would be presented to Councillor Hughes in due course. (b) External. The Clerk reported the completion of the accounts was being progressed.

(v) Budget 2000-2001. In accordance with Members' instructions, the draft budget as previously considered in preliminary form, had been examined in detail by the Chairman, Vice Chairman and Clerk and a proposed budget subsequently circulated, together with an out turn report giving an estimate of likely year end balances and an indication of the possible impact of the proposals on the council tax level at Band D. It was noted that residents had been offered the opportunity to make representations in recent issues of the newsletter. None had been received. The Clerk further reported on Government expectations of likely increases in council tax levels. After careful consideration of the reports, it was proposed by Councillor Armitage, seconded by Councillor Gartland and agreed that the proposed budget of £10,760 should be accepted together with a proposed precept of £9,545. A copy of the agreed budget would be appended to the minutes.

#### 8. Access to school.

(i) adjoining 17 Hill Top Road. There was nothing further to report at this stage.

(ii) rear of Village Hall. See minute 4 (ii) (d) above.

#### 9. Environment services:

(i) amenity cleansing. Observations were being made as to the dumping of garden refuse in the copse adjoining Guilden Sutton Lane, believed to arise from an address outside the parish. City Councillor J R Boughton would furnish the Clerk with details of the agent responsible for the copse. The condition of the litter bin at the Oaklands/Arrowcroft Road stop would be drawn to the attention of the City Council. Councillor Hughes requested a renewed approach be made to the City Council to remove the remains of a vandalised bale of hay from the dingle. This would be progressed as would a request from Councillor Whitehouse for Porters Hill to be cleared.

(ii) dog fouling. Nothing to report.

(iii) lengthsman. Nothing to report.

(iv) sewers. Nothing to report.

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) Hedgerow Local Biodiversity Action Plan. The papers for the proposed survey of hedgerows were being furnished to Councillor Gartland.

(iv) Oak, Arrowcroft Road. Nothing further to report at this stage.

11. Cheshire Association of Parish Councils.

(i) Annual meeting. The news release detailing the outcome of the meeting was being circulated by the Clerk.

(ii) Training seminar 9 February, 1999. It was noted this fell on a weekday, as a result of which Councillor Hughes would be unable to attend.

(iii) Local Council Review, January 2000. Received and circulated.

12. Chester City Council.

(i) Proposed transfer of local authority housing. The officers concerned had been thanked for their attendance. The assurance that tenants would be visited where this was desired had been particularly welcomed.

(ii) Draft annual plan. A general response had been made expressing disappointment at the small number of specific references to the rural area and emphasising the need for the City Council to respond to the results of the consultation.

(iii) Local Panel 6, 19 January 2000. The Clerk reported the receipt of advice, by letter dated 7 January, 2000, that this meeting had been postponed to 8 March, 2000. This was noted.

(iv) Housing News, transfer special no 3. Received and noted.

(v) Housing News, Christmas 1999. Received and noted.

(vi) Lord Mayor's Charity Fund Draw. The Clerk drew attention to this draw, for which five books of tickets had been forwarded to the Council.

### 13. Cheshire County Council.

(i) Mobile library hours, reduction. Confirmation of the user information was being requested in writing together with an indication of the views expressed by borrowers when advised of the reduction in hours and of any subsequent comment.

(ii) Annual conference. Advice was received by letter dated 17 December, 1999 that the date for the 2000 Town and Parish Councils Conference to be held at Northwich Memorial Hall was Wednesday 15 March and not as previously stated. This was noted.

### 14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. This would be revisited.

(ii) Cheshire Rural Transport partnership. An appropriate response had been made to the Partnership Officer.

(iii) Cheshire Rural Forum minutes 23 November, 1999. Received and noted.

### 15. CPRE.

Correspondence was received and referred to Councillor Whitehouse. 99/00 094

### 16. Health.

Nothing to report.

### 17. Policing matters.

(i) Chester Police Forum. (a) 17 January, 2000. It was noted the

next meeting of the Forum would be held on this date at 7.00pm in St. Theresa's Parish Centre, Blacon. (b) future meetings. The Clerk reported the receipt, by letter dated 23 December, 1999 of advice of the dates of Forum meetings during 2000. These were noted.

(ii) The request to the Constabulary as to the proposal to introduce revised custody arrangements had received an acknowledgement. The Chairman referred to his understanding as to the present position.

(iii) Beat Sergeant. City Councillor J R Boughton informed the Council of the appointment of Sgt. D Coatham. This was noted.

#### 18. Newsletter.

The Clerk was pleased to report that in order to adhere to the timetable for publication, he had been able to deliver the January newsletter to the distributors prior to Christmas. This was noted.

#### 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.

The annual Community Carol Singing had been held at the Village Hall on Monday 20 December, 1999.

The Clerk reported an invitation to the Council from Mrs. Margaret Beith to contribute to a Millennial Hanging to be prepared to illustrate life in Guilden Sutton. Members were extremely grateful to the Chairman for his kind offer to co-ordinate the Council's design.

(ii) City Council.

There was nothing further to report at this stage.

(iii) National.

There was nothing further to report at this stage.

#### 20. Memorial Garden.

There was nothing further to report at this stage.

21. Bulb planting.

There was 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.  
99/00 095

23. Web site.

The Chairman reported as to the further development of the site. Those Members who wished would join the Chairman for further discussions as to the domain name to be registered.

24. Involvement of youth.

Nothing to report.

25. Parking: Arrowcroft Road.

The incidence of obstruction by vehicles collecting pupils attending out of school clubs was being monitored.

26. Primary school.

There was nothing further to report at this stage.

27. North West Shires Policy Unit Briefing nos 3 and 4.

Received and noted.

28. Future business prospects of sub post offices.

Possible changes in the payment of benefits which could jeopardise the future of a large proportion of offices had been

raised with the City and County Councillors, with C M Russell MP and with D Jones, prospective parliamentary candidate. The Clerk reported that clarification was being sought by Mrs. Russell from the Minister, although she was unaware of any requirement for recipients to open bank accounts. Supportive action was being taken by the City and County Councillors and by Mr. Jones who was contacting the postmistress.

#### 29. Dates of future meetings.

These were agreed as set out beneath and would be advised to the Hall Booking Secretary.

7 February, 13 March, 10 April, 15 May, 19 June, 24 July, 4 September, 9 October, 13 November, 11 December 2000; 15 January, 12 February, 12 March, 11 April, 14 May 2001.

It was noted the meeting scheduled for 15 May, 2000 would be held at a venue other than the Village Hall.

#### 30. Outbuildings adjoining footpath no 2.

Further inquiries were being made as to the planning position with respect to these outbuildings.

#### MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Armitage, seconded by Councillor Gartland and agreed that the press and public should be excluded for the discussion of the following items on the grounds of the likely disclosure of exempt information.

#### 31. Occupancy of property, planning condition.

Nothing further to report in the light of a current planning application.

#### 32. Enforcement action - industrial premises.

See 2 (iv) above.

#### 33. Sale of Land

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

34. Provision of recreational facilities.

A response was awaited from the interested party to discuss the proposal on a strict without prejudice basis.

35. Personal injuries.

The Council's liability in respect of an incident which had arisen involving personal injury had been advised informally to an interested third party. The incidence of personal injuries allegedly arising when crossing private land was being brought to the attention of the owner.

36. Meadow Lea Farm.

The Council's interest in the area identified for use as a parish playing field was being confirmed to the agent.