

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 4 September, 2000.

Chairman: Cllr M Gartland.

Apologies: City Cllr B J Bailey.

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

In attendance: City Cllr J R Boughton, Constable R Tack, Rural Beat Officer, Christleton Ward.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 24 July, 2000 were proposed by Cllr Astbury, seconded by Cllr Patten and agreed. It was also agreed, at the suggestion of Cllr Hughes, that where appropriate the form of the minutes should be revised to state with greater emphasis the action which had been agreed.

2. Planning.

(i) New applications.

00/916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr B Middleton. Further enquiries had been made by Cllrs Gartland and Armitage. **Agreed:** No objection.

00/920/FUL variations to previous planning permission to provide porch and elevational alterations at Roseville, Belle Vue Lane for TNJ Developments. Further inquiries had been made by Cllr Fisher. The laying of a base for a conservatory to the rear had been noted previously. The occupiers of Hillcrest had not been informed of the variation by the City Council. **Agreed:** Proposal to be reduced in scale to bring the gables within the roofline of the existing permission, Hillcrest to be consulted.

A copy of the planning officer's report to the Planning Board on 7

September, 2000 had been obtained by the Clerk which recommended permission.

00/00932/FUL, rear extension and extension/modification to front study at 5 Guilden Green for Mr I Armstrong. Inquiries had been made by Cllr Arditti. It was noted that at the request of the neighbour, two small side windows had been withdrawn.

Agreed: No objection.

Proposed gas pipeline, Birch Heath - Mickle Trafford. Cllr Armitage reported the views of the Council had been sought by the County Council as to the environmental impact of this proposal, to be constructed by BGTransco in 2001. **Agreed:** No environmental assessment required for section with Guilden Sutton, final route to closely follow that shown on location plan with consultation should this move towards Wicker Lane, details of future proposals for this or other supplies which may be affect the parish, construction traffic to be prohibited from Wicker Lane and Station Lane, access for site workers to be prohibited from Wicker Lane or Station Lane and accesses which lead from Wicker Lane or Station Lane, Gowy Gorse to be avoided, mature trees felled to be replaced by two no standard trees as close as possible, whole route north of A 51 to be located to the east of Wicker Lane and Station Lane, measures to avoid unacceptable delays to traffic on A 51 during the crossing, consultations on any proposals for a site office or equipment compound in the parish, Council and residents of Wicker Lane and Station Lane to be kept fully informed.

(ii) Decision notices.

00/00121/FUL, demolition of existing dwelling and erection of replacement at Roseville, Belle Vue Lane for TNJ Developments.

00/00123/FUL, cross country course and change of use of barns at Milton Brook Lodge, Barrow Lane, Great Barrow for Mr. R Allwood.

00/00916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr B Middleton.

(iii) Planning appeal.

99/01336/FUL use of granny flat as letting accommodation at The Lodge, School Lane for Mr and Mrs B Blake. A submission

had been made which sought to bring to the attention of the inspector the council's consistent view expressed since 1986, including the fact there should be no further residential development on the site. The decision was awaited.

(iv) Current applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. **Agreed:** Position re storage of building materials to the front of this property to be kept under review, Parks Manager to prepare a proposal for improvements to the remaining area of open space adjoining the footway from Church Lane to Fox Cover.

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.

98/00589/FUL, installation of telecommunications radio tower, equipment cabin etc. for Cellnet at Dee Valley water reservoir, Guilden Sutton Lane.

99/00275/FUL, two storey extension at 28 Guilden Sutton Lane for Mr and Mrs Webster.

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.

99/00958/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. **Agreed:** Copy of guidelines for representations as to goods vehicle operating centre licences to be provided by the Clerk to Councillors Armitage and Hughes.

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.

Alterations and extensions to unit 3, Wilding Business Estate, Guilden Sutton Lane.

99/01355/FUL, first floor bedroom extension at Croft Cottage, Church Lane for Mr A Paterson.

Proposed new kiln, Castle Cement, Padeswood, Flintshire.

Cheshire County Council Engineering Service, Guilden Sutton. Recycling of concrete foundations, kerbs, lamp columns and similar materials.

00/00310/FUL, new pitched roof to replace existing flat roof to garage at 4 Cinder Lane for Mr. G Jones.

00/00404/FUL, single storey lounge extension and alterations to vehicular access at Meadow Lea Farm, Station Lane.

00/00531/FUL, new on course toilet to replace existing at Vicars Cross Golf Club. The planning officer had been informed there was no objection.

00/00541/FUL two storey side extension at 11 Fox Cover for Mr. D Hancock.

00/00577/FUL, two storey extension and erection of new bungalow at Heathfield, Guilden Sutton Lane for Mr. P. White.

00/00733/FUL, demolition of existing double garage and erection of games room extension at Ashbourne House for Mr. N. Hassall. **Agreed:** clarification to be sought from planning officer as to wording of condition referring to submitted plans.

00/00734/LDC, certificate of lawful development for conversion of stables to dwelling at The Lodge, School Lane for Mr. and Mrs. C Blake. A submission objecting to the application had been made in line with the council's consistent view expressed since 1986. The decision notice was awaited.

(v) General.

Nothing to report.

(vi) Strategic Planning.

(a) Chester District Local Plan. Nothing to report.

(b) Draft regional planning guidance for the north west. **Agreed:** Refer to Cllr Armitage.

3. Parish Car Park.

Nothing to report.

4. Leisure Services.

(i) Playing field. (a) RTA 25 August, 2000. The Clerk reported the boundary hedge and fencing had suffered impact damage as a result of an incident at 3.30 am on Friday 25 August, 2000. He had informed the landowner. **Agreed:** Insurers to be informed, recovery of costs to be sought directly from the registered keeper's insurers, repairs to be progressed in discussion with adjoining occupier. (b) Risk assessment. The Clerk reported the receipt of details of a risk assessment serviced offered by RoSPA at a cost of £250. **Agreed:** Advice to be sought from County Playing Fields Association. (c) Refurbishment of goal posts. Completed. No protruding hooks found to vertical elements.

(ii) Play Area.

(a) Safety inspections. **Agreed:** Locking nuts to be provided on sprung item of equipment, action to deal with protruding seat

bolt, repairs to damaged see saw handle.

(b) Maintenance. A working party had been organised on Saturday 29 July, 2000 to prune the perimeter hedging and carry out an intensive clean.

(c) Improvement scheme. A letter had been circulated by the Clerk to parents of younger age schoolchildren prior to the summer holidays. The written report presented by Cllr Patten had been considered by Members during the recess. The Clerk had obtained details of the landfill tax credit scheme. **Agreed:** Dates for public meeting to be sought, to be led by the Parish Council, involving primary and pre school group parents and adjoining occupiers, Clerk to clarify third party payment requirement under landfill tax credit scheme, Cllrs Arditti and Patten to consider possibility of 'friends of the play area' scheme.

(d) Anti social behaviour. Site meeting held on 8 August, 2000 attended by Members of the Council and the Clerk together with City Cllr B J Bailey, Constable Topliss, Constable Tack and S Jones Esq, Policy Development Manager, Chester City Council. A crime prevention survey of the wider area was received and noted. This had been forwarded to the Community Association. A helpful response had been received from the Parks Manager. **Agreed:** reduction in height of boundary hedge to rear of Village Hall to be progressed in consultation with Community Association and City Cllr Bailey, estimate of costs for CCTV to be sought, footway lights to be extinguished for trial period of two months - proposed by Cllr Armitage, seconded by Cllr Whitehouse, maximum cost £50, adjoining residents to be informed.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Cllr Hughes reported.

(b) Footpath no 2. It was not known what action had been taken by the District Engineer as to the encroachment onto the path by an adjoining occupier in Porters Croft.

(c) Mid Cheshire Footpath Society. Nothing to report.

(iv) Pond Life Project. Nothing to report.

(v) Grounds Maintenance. **Agreed:** Date to be sought for proposed meeting between the Chairman and Vice Chairman and

the contractor.

(vi) Public seats. The Clerk reported he had received no response from the City Council for the supply and installation of two no public seats. The refurbishment of the existing seats had been completed.

5. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. Nothing to report.

(b) Punctuality. No response yet received from Chester City Transport in clarification of departure time of 0850 ex Guilden Sutton.

(c) Ince/Elton - Chester Business Park. Nothing to report.

(ii) Bus Shelters. (a) Lack of timetables. **Agreed:** Refer to Transport Co-ordination.

(iii) Chester District Public Transport Liaison Committee. Nothing to report.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. The Clerk understood efforts were still being made to secure funding for the extension of the cycleway to Park Farm. Cllr Arditti supported the need for this extension.

(ii) Local matters.

(a) Bridges, Guilden Sutton Lane/Belle Vue Lane. Response awaited from District Engineer as to egress of water onto carriageway at both the Guilden Sutton Lane and Belle Vue Lane bridges.

(b) Chevron signs, The Byatts. Fixing of the requested chevron signs awaited.

(c) Wicker Lane. Nothing to report as to the improvements discussed with the Principal Engineer. Reply awaited from Dee

Valley Group as to the concerns raised at the annual parish meeting with respect to the frequency of bursts affecting their supply on Wicker Lane.

(d) Ditch, Belle Vue Lane. Further complaint raised by City Cllr Boughton on 11 August, 2000. He had informed the Clerk a sample had been taken, the results of which were awaited and a further site meeting was to be held on 5 September, 2000.

Agreed: Monitor.

(e) Highways and Transportation LJC for Chester. Nothing to report.

(f) Structural Maintenance Rolling Programme 2000-2001. Nothing to report as to proposals submitted by the District Engineer in Belle Vue Lane, Wicker Lane and Arrowcroft Road for which funding had yet to be allocated.

(g) Finger post signs. Refurbishment completed.

(h) Gas markers. The attention of Transco was being drawn to the condition of gas markers in the verge at the junction of School Lane and Oaklands opposite The Wood.

(i) Drains. Response awaited from District Engineer as to concerns expressed by Mrs. E Hughes with respect to the condition of drains on an adjoining length of Guilden Sutton Lane, thought to have been compressed by the use of the road by HCVs.

(j) Summerfield Road, overgrown area adjoining the footway opposite the shops. **Agreed:** Await response of residents concerned to newsletter article.

(k) Arrowcroft Road, surfacing of part of grass verge. **Agreed:** Refer to District Engineer.

(l) traffic management, Oaklands estate. Response received from highway authority. Carriageway edge markings to be provided at junction Hill Top Road/Oaklands and Hill Top Road/Village Hall car park.

(m) Heath Bank. Cllr Astbury referred to the need for thistles to be removed. **Agreed:** Refer to District Engineer.

(iii) Strategic: Cheshire Local Transport Plan. By letter from the County Engineer dated 1 August, notification the plan had been submitted to the Government and would be available on the County Council's web site from early August and in printed form in mid/late September.

(iv) Street lighting.

Nothing to report.

7. Finance:

(i) income.

Bank of Scotland

interest

(July) £ 48.41

(Aug) £ 45.94

(ii) payments.

Chester Standard

newsletter distribution £ 18.80 (VAT £2.80)

S & H Services

shelter cleaning £ 10.00

J F Griffiths

maintenance £ 386.00

Clerk

Photocopies (July/Aug)

342 @5p £ 17.10

Mileage (July/Aug)

40 @ 20p £ 8.00

Proposed by Councillor Hughes

seconded by Councillor Patten

and agreed.

(iii) balances

Bank of Scotland

(July) £14,981.82

(Aug) £14,408.08

(iv) Audit. (a) Internal. Cllr Hughes presented his report together with recommendations. **Agreed:** Acceptance proposed by Cllr Fisher, seconded by Cllr Whitehouse. (b) External. Clerk pursuing signing off of the accounts for 1998/99, which remained outstanding, with District Audit. By letter dated 10 August 2000, notification from City Council of Audit Commission discussion document on possible changes to the regime. Cllr Armitage believed this might include higher thresholds for the more rigorous requirements. **Agreed:** Copy to be obtained.

(v) Income and expenditure. At the request of Cllr Whitehouse, a half yearly statement would be presented to the October meeting.

8. Access to school.

(i) adjoining 17 Hill Top Road. Nothing to report.

ii) rear of Village Hall, possible replacement of cherries. **Agreed:** revisit.

9. Environment services:

(i) amenity cleansing. **Agreed:** The recent performance of the contractor with respect to the emptying of bins would be referred to the Services Manage as would the need for the sweeping of the steps from Fox Cover to Church Lane.

(ii) dog fouling. **Agreed:** Progress provision of pole to enable mounting of proposed bin in the hollows with the grounds maintenance contractor, progress provision of appropriate signs at entrance to play area.

(iii) lengthsman. Nothing to report.

(iv) sewers. Nothing to report.

10. Trees and hedges.

(i) Cheshire Landscape Trust. Nothing to report.

(ii) Hedgerow Local Biodiversity Action Plan. **Agreed:** Papers for proposed survey of hedgerows to be provided to Cllr Gartland.

(iii) Oak, Arrowcroft Road. Nothing to report.

(iv) TPOs. Nothing to report.

(v) Overhanging trees and shrubs. A suitable note had appeared in the newsletter. Overgrown hedges on Guilden Sutton Lane had been referred to the District Engineer.

(vi) Basal growth - Oaklands/School Lane. Referred to District Engineer.

11. Cheshire Association of Parish Councils.

(i) Annual meeting. **Agreed.** Chairman and Vice Chairman to attend annual meeting to be held at Wincham Community Centre on Saturday 14 October, 2000, together with Cllr Armitage as a member of the County Executive. No motions would be submitted and no proposals for office holders.

(ii) One day seminars. The Chairman would be unable to attend the seminar to be held on Wednesday 13 September, 2000 due to an oversubscription of available places.

(iii) Newsletter no 76. Received and circulated.

12. Chester City Council.

(i) Local Panel 6. Next meeting to be held on Monday 9 October, 2000.

(ii) Collection of green waste. No further information as to proposed pilot scheme.

(iii) Past Uncovered, Summer 2000. Received and circulated.

(iv) Rural Housing Survey 2000. By letter dated 18 August, 2000, information as to survey now in progress. **Agreed:** Received and noted.

(v) Maintenance of churchyards. By letter dated 11 August, 2000, details of grant aid scheme for 2001/02. **Agreed:** Received and noted.

(vi) Ragwort. By letter dated 3 August, 2000, information as to reporting procedure for other than minor incidents. **Agreed:** Received and noted.

(vii) Parish Partnership Reception 23 November, 2000. By letter dated 3 August, 2000 confirmation of the date.

(viii) Draft economic development statement. By letter dated 17 August, 2000 the outcome of consultation. **Agreed:** Received and noted.

(ix) Chester News Summer 2000. **Agreed:** Received and noted.

(x) Annual report 1999/00. **Agreed:** Received and noted.

(xi) Vision 2000. By letter dated 3 August, 2000 details of this event to be held on 28 September, 2000 at Chester Racecourse. **Agreed:** Received and noted.

13. Cheshire County Council.

(i) Consultation on new political structures. By letter dated 25 July, 2000 a request for comment on three options. This had been dealt with by the Chairman. By letter dated 30 July, 2000,

a briefing on the Conservative Group position. By memorandum dated 26 August 2000 per Cllr Armitage a statement of the CATPC response. **Agreed:** Received and noted. Disquiet as to the meaningfulness of the exercise to be expressed.

(ii) Cheshire Environment no 66. **Agreed:** Received and noted.

(iii) Cheshire and Chester Archives and Local Studies Newsletter issue 16 Spring 2000. **Agreed:** Received and noted.

(iv) Cheshire Economic Development Statement 2000/01. By letter a copy of the final statement. **Agreed:** Received and noted.

(v) Cheshire Directory of economic information sources 2000. **Agreed:** Received and noted.

14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. By letter dated 1 August, 2000 details of the final presentation to be held on 21 September, 2000 in the Town Hall, Chester at 7.00 pm. **Agreed:** Received and noted.

(ii) Financial position, request for donation. By letter dated 20 July, 2000 a request for a donation in view of the financial position. **Agreed:** Request business plan prior to any decision.

(iii) AGM. By letter dated 21 August, 2000, details of the AGM to be held at Byley Village Hall on 4 October, 2000 at 7.00 pm. **Agreed:** Received and noted.

(iv) Village Design Statements. By letter dated 1 September, 2000 a request for parishes which wished to participate in a pilot or as observers. **Agreed:** Refer to Cllr Fisher.

(v) Community News and Views Summer 2000. **Agreed:** Received and noted.

(vi) Data protection. By circular dated August 2000, a request for permission to hold the Council's details on a database. **Agreed:** Granted.

(vii) Receipt of membership no 55/00. Received. **Agreed:** Noted.

(viii) Rural Life Conference. **Agreed:** Received and noted.

(ix) Cheshire Cauldron. **Agreed:** Received and noted.

15. CPRE.

Correspondence. **Agreed:** Received and referred to Cllr Whitehouse.

16. Health.

Nothing to report.

17. Policing matters.

(i) Local Policing. Constable Tack attended and referred to local policing matters. Constable Tack responded to Members' questions and was thanked for his attendance. **Agreed:** Crime prevention survey, discuss with Community Association; Homewatch, arrange public meeting; Speed of traffic on Oaklands, refer to Traffic Management.

(ii) Chester Police Forum dates of future meetings. The Clerk reported the receipt, by letter dated 24 August, 2000 of the agenda for the meeting of the Forum which had taken place on 10 July, 2000. The next meeting would be held on 2 October, 2000 in St. Mark's Church Hall, Lache at 7.00 pm. **Agreed:** Received and noted.

(iii) Newsletter. City Cllr Boughton and Constable Tack had helpfully provided the Clerk with details of the Gardenwise advice for inclusion in the newsletter.

(iv) Custody suites. It was noted from press comment that the business case had been approved by the Home Office. **Agreed:** Representation to MP and planning authority re concern at possible siting within the green belt.

18. Newsletter.

Nothing to report.

19. Millennium Celebrations.

Cllr Armitage reported the intention to wind up the group by June, 2001 with bids being invited against surplus funds.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

Agreed: Cllr Fisher to refer to his photographic record to advise on planting sites..

22. Web site.

Nothing to report.

23. Involvement of youth.

24. Parking: Arrowcroft Road.

Nothing to report.

25. Primary school.

Nothing to report.

26. Communique issue no 11, August 2000. **Agreed:** Received and noted.

27. Roll of Chairmen and Vice Chairmen. The Clerk would report in due course as to his research to compile a roll of chairmen and vice chairmen of the council since its inception. The intention would be to complete the work in the current municipal year.

28. deeLiverer issue no 6. By letter dated 25 July, 2000.

Agreed: Refer to Cllr Gartland.

29. Village Hall car park. By letter dated 29 August, 2000, a complaint as to the condition of the car park. **Agreed:** Refer to Community Association.

30. Heritage Lottery Fund. By letter, details of the grant process.

Agreed: Received and noted.

31. WRVS. By letter dated 31 July, 2000, a request for a donation. **Agreed:** Refuse in line with policy.

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 discussion of the following items on the grounds of the likely disclosure of exempt information.

32. Enforcement. The enforcement officer had clarified the position with regard to a property to which two no satellite dishes were affixed but had yet to resolve the position at a property to which three no satellite receiving dishes were affixed. **Agreed:** Noted.

33. Sale of Land

The Clerk indicated an enquiry was being made as to the present position.

34. Provision of recreational facilities.

An approach was being made to the interested party to ascertain the present status of the proposal on a strictly without prejudice basis.