

GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 9 October, 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.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 4 September 2000 were proposed by Cllr Hughes, seconded by Cllr Fisher and agreed, subject to clarification of the point that any action to switch off the footway lighting in the vicinity of the play area would be deferred until after the proposed public meeting. It was further agreed the Clerk would normally endeavour to produce the minutes within two weeks of the meeting.

2. Planning.

(i) New applications.

00/00577/FUL (amended) two storey extension at Heathfield, Guilden Sutton Lane for Mr P White. The Chairman reported the applicant had received advice from the planning officer and the additional accommodation proposed was now an integral part of the extended dwelling. It was noted the outbuildings were to be demolished. The Chairman had discussed the matter with the Vice Chairman and Cllrs Armitage and Fisher and had informed the applicant the Council were not minded to object. Action: No objection subject to single family occupancy. All outbuildings to be demolished.

00/01110/FUL, two storey rear extension at Fieldway, Hare Lane for Mr R Bellamy. Enquiries had been made by Cllr Fisher who had discussed the application with Cllr Whitehouse. Action: No objection.

00/01135/FUL, combination conservatory at 6 Cinder Lane for Mr and Mrs Hudson. Action: Further inquiries would be made by Cllr Patten.

00/01151/FUL, two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson. Members were not persuaded a large church type window facing Brackendale was acceptable. Action: Further inquiries would be made by Cllr Whitehouse

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane. The Clerk reported he had been advised informally of this proposal by the District Engineer which the Clerk believed fell under the

prior notification procedure within which the planning authority had no statutory power to consult. The Clerk had indicated the Council would have wished to object in line with their previous decision.

(ii) Decision notices.

00/00920/FUL variations to previous planning permission to provide porch and elevational alterations at Roseville, Belle Vue Lane for TNJ Developments.

00/00932/FUL rear extension and extension/modification to front study at 5 Guiden Green for Mr I Armstrong.

(iii) Planning appeal.

99/01336/FUL use of granny flat as letting accommodation at The Lodge, School Lane for Mr and Mrs B Blake. The decision was awaited. Cllr Patten reported a vehicle count had been taken in the vicinity of The Lodge.

(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. 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.

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.

99/01031/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. Copies of the guidelines for representations in connection with applications for goods vehicle operating centre licences had been provided by the Clerk to Cllrs Armitage and Hughes.

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

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

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

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

00/00733/FUL, demolition of existing double garage and erection of games room extension at Ashbourne House for Mr. N. Hassall. Clarification had been sought from the planning officer as to the wording of a condition referring to submitted plans. This was a new standard condition following the introduction of revised procedures for the notification of permissions.

00/00734/LDC, certificate of lawful development for conversion of stables to dwelling at The Lodge, School Lane for Mr. and Mrs. C Blake. The decision notice was awaited.

00/916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr B Middleton. No objection had been raised. The decision notice was awaited.

00/920/FUL variations to previous planning permission to provide porch and elevational alterations at Roseville, Belle Vue Lane for TNJ Developments. The planning authority had been informed the proposal should be reduced in scale to bring the gables within the roofline of the existing permission and that Hillcrest should be consulted. It was noted the application had been approved by the Planning Board.

00/00932/FUL, rear extension and extension/modification to front study at 5 Guiden Green for Mr I Armstrong. No objection had been raised. Approved - see (ii) above.

Proposed gas pipeline, Birch Heath - Mickle Trafford. The County Council had been informed of the Council's views on this proposal, to be constructed by BG Transco in 2001, as follows: No environmental assessment required for section with Guiden Sutton, final route to closely follow that shown on location plan with consultation should this move towards Wicker Lane, details to be provided 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.

(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. Cllr Armitage reported. The attention of the council was drawn to the proposed 'southern crescent' which would include Chester and within which high quality employment

development would be allowed, over-riding policies elsewhere in the draft plan which sought to protect the green belt. It was noted the approved structure plan defined where development should be allowed and the draft regional guidance acknowledged sufficient land for such purposes had been earmarked in Cheshire for the period to 2016. Action: Objection to be raised referring to the fragility of the green belt to the east of Chester and the lack of an adequate transport infrastructure to deal with such additional development.

3. Parish Car Park.

Nothing to report.

4. Leisure Services.

(i) Playing field. (a) RTA 25 August, 2000. Insurers informed. Fencing repairs completed by third party. Replanting of hawthorn bushes to be sought. (b) Risk assessment. Advice being sought from County Playing Fields Association.

(ii) Play Area.

(a) Safety inspections. Provision of locking nuts on sprung item of equipment, action to deal with protruding seat bolt, repairs to damaged see saw handle being pursued with City Council.

(b) Improvement scheme. The Clerk had clarified details of the landfill tax credit scheme which enabled the council to make third party contributions. Cllr Patten had elicited support for the proposed 'Friends of the Play Area' should this be necessary. Action: Dates for public meeting to be sought by the Clerk together with estimates for wet pour, fencing and costs of alternative equipment. Application to be progressed following public meeting

(c) Anti social behaviour. Site meeting 8 August, 2000. Crime prevention survey to be forwarded to City Cllr B J Bailey, reduction in height of boundary hedge to rear of Village Hall to be progressed in consultation with Community Association and Cllr Bailey, estimate of costs for CCTV sought (ballpark figure £2,500, questions as to location and use of monitoring equipment), possibility of footway lights being extinguished for trial period of two months refused by lighting authority.

Cllr Hughes expressed concern that actions in connection with the activities involved should be co-ordinated. Cllr Patten believed the possibility of a grant was an opportunity not to be missed.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Nothing to report.

(b) Footpath no 2. 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. Cllr Arditti reported the path was somewhat overgrown.

(iv) Pond Life Project. Cllr Gartland expressed doubts as to the future of the project due to an absence of funding.

(v) Grounds Maintenance. Meeting held between Chairman and Vice Chairman and the contractor. Displeasure expressed at performance against specification, disappointing response from contractor. Action: Ensure pre season meeting with contractor appointed for 2001 and regular monitoring.

(vi) Public seats. Nothing to report.

5. Public Transport.

(i) Services: general. Nothing to report.

(ii) Bus Shelters: Lack of timetables referred to Transport Co-ordination.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. City Cllr J R Boughton indicated matter was still active, advice awaited.

(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. Action: Pursue.

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

(c) Wicker Lane. The Clerk was aware the need for a response as to the improvements discussed with the Principal Engineer had been pursued by City Cllr J R Boughton. 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. Action: Pursue with Dee Valley Group.

(d) Ditch, Belle Vue Lane. City Cllr Boughton reported sampling by the Environment Agency had confirmed the flow to be contaminated. A number of options were now possible, including the removal of the source of the contaminant which would cost in excess of £200,000. Action: Refer correspondence to Cty Cllr N J Fitton.

(e) Markers, Oaklands. Action: Draw attention of Transco and Dee Valley Group to condition of markers in the verge at the junction of School Lane and Oaklands opposite The Wood.

(f) 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. Action: Pursue.

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

(h) Arrowcroft Road, surfacing of part of grass verge. Referred to District Engineer.

(i) traffic management, Oaklands estate. Carriageway edge markings at junction Hill Top Road/Oaklands and Hill Top Road/Village Hall car park awaited.

(j) Heath Bank. Need for thistles to be removed. Actioned by District Engineer.

(k) Basal growth, Oaklands. Reported by Cllr Armitage. Action: Report to District Engineer.

(iii) Strategic:

(a) Cheshire Local Transport Plan. Action: Copy to be requested.

(b) Highways Service Best Value Review. Action: Referred to Vice Chairman.

(iv) Street lighting.

Action. Faulty light at 107 Oaklands to be reported. It was noted urgent faults could be reported direct to the lighting authority via 01244 603475 or e mail engjcchester@cheshire.gov.uk.

7. Finance:

(i) income.

Bank of Scotland interest
(Sept) £ 41.81

GS Millennium Group
Donation £ 350.00

Royal British Legion
donations £ 13.50

(ii) payments.

Gresty

grounds maintenance 2000 £ 715.00

scavenging
3.4.00 - 31.10.00 £ 331.50

VAT £ 183.13

Total £ 1229.63*

CATPCs

3 no annual meeting lunches £ 16.50

Clerk

Salary

1.7.00 - 30.9.00 £ 630.00

Photocopies (Sept)
339 @5p £ 16.95

00/01 62

Mileage (Sept)
20 @ 20p £ 4.00

Total £ 650.95

Proposed by Councillor Hughes
seconded by Councillor Armitage
and agreed.

* It was noted the charge for scavenging represented an overcharge of £19.50 and agreed a stage payment of £715.00 should be made pending the receipt of a corrected invoice.

(iii) balances

Bank of Scotland
(Sept) £14,380.29

(iv) Audit.

(a) Internal. Action: Amending minute to be prepared by the Clerk to regularise points of detail recommended by the Vice Chairman.

(b) External. Signing off of accounts for 1998/99 progressed with District Audit. Draft accounts for 1999/2000 completed as far as possible and discussed informally with the auditor, advice required on final figures in financial summary. Action: Final accounts for 1998/99 to be signed by Chairman and Vice Chairman and RFO on 14 October, 2000, papers for 1999/2000 audit to be submitted to auditor.

(c) Audit Commission discussion document. Copy being obtained.

(v) Income and expenditure. Half yearly statement circulated to Members and noted. Action: Further more detailed papers to be presented to the December and January meetings with respect to the 2000/2001 budget.

8. Access to school.

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

(ii) rear of Village Hall, possible replacement of cherries to be revisited.

9. Environment services:

(i) amenity cleansing. Cllr Hughes reported an improvement so far as the bin in the play area is concerned. FOCSA refusing to collect grey sacks as part of household waste collection. Recent performance of the contractor with respect

to the emptying of bins had been referred to the Services Manager together with the sweeping of the steps from Fox Cover to Church Lane. Action: Clarify position re collection of grey sacks.

(ii) dog fouling. Action: Query outcome of meeting with contractor re provision of pole to enable mounting of proposed bin in the hollows, 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. 00/01 63

(ii) Hedgerow Local Biodiversity Action Plan. Status:: 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. By letter dated 9 September, 2000, note from City Cllr J R Boughton to District Engineer requesting cutting of hedges on Guilden Sutton Lane from post box to Willow Cottage. Action taken.

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

11. Cheshire Association of Parish Councils.

(i) Annual meeting. Confirmed: Chairman, Vice Chairman and Clerk with Cllr Armitage ex officio to attend annual meeting to be held at Wincham Community Centre on Saturday 14 October, 2000.

Agreed: Emergency motion to be sought re works by former public utilities and highways authorities, notification to frontagers, standards of reinstatements. Action: Clerk to draft.

(ii) Local Council Review, September 2000. Action: Received and circulated.

(iii) Clerks and Councils Direct, September 2000. Action: Received and noted.

12. Chester City Council.

(i) Local Panel 6. Advice from City Council by letter indicating change in date of next meeting from Monday 9 October, 2000 to Tuesday 10 October. Agenda awaited. Action: Noted.

(ii) Collection of green waste. Further information awaited as to proposed pilot scheme.

(iii) Maintenance of churchyards. Letter dated 11 August, 2000 from City Council giving details of grant aid scheme for 2001/02 received and noted.

(vi) Ragwort. Copy of leaflet to be supplied to Cllr Fisher.

(vii) Parish Partnership Reception 23 November, 2000. Letter circulated to Members. Action: Clerk to be advised of representatives.

(viii) Vision 2000. Cllr Armitage reported this event, held on 28 September, 2000 at Chester Racecourse, had been extremely worthwhile, offering the prospect of future partnership working across the district. Action: Noted.

(ix) Housing News Autumn 2000. Action: Received and noted.

(x) The Key Autumn 2000. Action: Received and noted.

(xi) Chester Community History and Heritage News Autumn 2000. Action: Received and noted.

13. Cheshire County Council.

(i) Consultation on new political structures. Disquiet as to the meaningfulness of the exercise expressed.

(ii) Budget consultation. By letter dated 25 September, 2000, circulated to Members, details of consultation to be held at St Mary's Centre on 14 November 2000 from 6.30pm. Action: Clerk to be advised of representatives.

14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. By letter dated 26 September, 2000, circulated to Members, details of the result for Guilden Sutton. Action: Noted with disappointment. Revisit for decision on entry in 2001.

(ii) Financial position, request for donation. Business plan requested prior to any decision.

(iii) AGM. Byley Village Hall, 4 October, 2000. Council unable to be represented.

(iv) Village Design Statements. Cllr Armitage reported on meeting of Cheshire Planning Forum. Villages with design statements were in a better position to influence planning decisions. Cllr Hughes believed an important factor to be the view which would be taken by the planning authority concerned. Action: Seek observer status with Mickle Trafford.

(v) Information sheet. Action: Received and noted.

15. CPRE.

(i) Request for donation. Action: Referred to Cllr Whitehouse. (ii) Campaign training 4 November 2000. Action: Noted. Newsletter Autumn 2000. Action: Referred to Cllr Whitehouse.

16. Health.

Nothing to report.

17. Policing matters.

(i) Local Policing. Crime prevention survey to be copied to City Cllr B J Bailey and discussed with Community Association; public meeting to be arranged re Homewatch; speed of traffic on Oaklands to be referred to Traffic Management.

(ii) Chester Police Forum. By letter dated 25 September, 2000, the minutes of the forum held on 10 July, 2000 and the agenda for the forum held on 2 October, 2000.

(iii) Custody suites. Representations made to MP and planning authority re concern at possible siting within the green belt. Favourable reply from planning authority.

(iv) Homewatch. It was noted Homewatch was to be relaunched in Chester District on 1 November, 2000.

18. Newsletter.

Cllr Fisher suggested the current issue should be identified by month rather than by issue number. Action: Agreed.

19. Millennium Celebrations.

(i) Christmas 2000. Cllr Armitage reported a carol evening was to be held. It was proposed by the Vice Chairman, seconded by Cllr Astbury and agreed that the council should fund the cost of a Christmas Tree.

20. Memorial Garden.

The Chairman reported that following a report he had visited the garden which had been vandalised and had retrieved shrubs from a nearby property and replanted same. Action: Chairman thanked for his public spirited action.

21. Bulb planting.

Action: Cllr Fisher to purchase bulbs within previously agreed budget.

22. Web site.

Nothing to report.

23. Parking: Arrowcroft Road.

Nothing to report.

24. Primary school.

Nothing to report.

25. Village Hall car park. By letter dated 29 August, 2000, a complaint as to the

condition of the car park. Action: Referred to Community Association. Response awaited.

26. Select Stores, transfer of justices licence. Status: By letter dated 1 September, 2000 advice from Storrar Cowdray, Solicitors of the intention of Janet Tindle to apply for the transfer of the justices licence in respect of 1 Summerfield Road. Agreed: No objection subject to enforcement of under age provisions. Action. Response made to Solicitors.

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. WRVS. By letter dated 31 July, 2000, a request for a donation. Action: Refused in line with policy.

29. Cheshire Fire Brigade. (i) Access to information. By press release dated 6 September, 2000 details of a countywide access to information scheme. Action: Noted. (ii) Community safety strategy. Action: Received and referred to Cllr Fisher.

30. MEPs. By letter dated 3 October, 2000 from City Cllr B J Bailey, details of Conservative MEPs in the north west. Action: Noted.

31. Volunteer Voice, Autumn, 2000. Action: Received and noted.

32. Voluntary Voice, Autumn 2000. Action: Received and noted.

33. Cheshire Wildlife Trust, Eric Thurston Memorial Lecture 22 November, 7.30pm Memorial Hall, Northwich. Action: Details received and noted.

34. Inter Village Quiz 2000, Tarvin Community Centre 20 October, 2000. Action: Received. To be forwarded to A Christmas Esq.

35. County Playing Fields Association AGM, 25 September, 2000. It had not been possible for the council to be represented.

36. Communique issue 13, October 2000. Action: Received and noted.

37. Water leak, Porters Hill. Reported by Cllr Whitehouse. Action: Report to Dee Valley Group.

38. Noise nuisance. Cllr Armitage referred to a noise nuisance arising on private land from the use of motorcycles. Action: Seek clarification from the planning authority.

39. Remembrance Sunday. It was noted this would fall immediately prior to the next meeting.

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.

40. Enforcement: re satellite dishes. Action: Current position noted.

41. Sale of Land, Hare Lane/Belle Vue Lane.

Inquiry in progress as to present position.

42. Clerk's terms and conditions. (In the absence of the Clerk) Cllr Armitage circulated a report which had been referred to the Clerk. Action: Salary to be increased to £50 per quarter from 1.7.00, mileage to 40p per mile from the same date, photocopies to remain at 5p. Members wished to express their appreciation of the Clerk's services.

The Clerk, present, said he was most grateful for Members' consideration and their kind remarks.