

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 12 February, 2001.

Chairman: Cllr M Gartland.

Apologies: Cllrs Armitage, Astbury, Patten, City Cllrs B J Bailey, J R Boughton.

Present: Cllrs Arditti, Hughes, Fisher, Gartland, Whitehouse.

Public speaking time.

Members of the public spoke with respect to the proposed improvement to the play area. The results of the questionnaire were detailed by Cllr Arditti. It was thought it would be helpful if these could appear in the newsletter. The need to separate provision and fundraising for youths was identified. It was noted fundraising by parents was proceeding satisfactorily. There were some concerns as to the provisional inclusion of a small, speed limited roundabout in the funding bid to replace the existing play house. It was suggested a renewed approach to landowners might be made. Parents were thanked by the Chairman for assisting with the distribution of the questionnaire and encouraging a response, together with their fundraising efforts.

An occupier addressed the Council as to anti social behaviour on the Village Hall car park, involving damage to adjoining property and the consumption of alcohol. The Chairman indicated the Council was aware of the problem. The question was raised as to whether youths should be allowed to play football on the car park. Although it was known the youths were not necessarily local, it was suggested a suitable note should appear in the newsletter alerting parents to be aware of their teenager's whereabouts. PC Tack would also be informed.

1. Procedural matters.

(a) Minutes.

The minutes of the ordinary meeting of the Council held on Monday 15 January, 2001 were proposed by Cllr Hughes,

seconded by Cllr Fisher and agreed.

(b) To declare a vacancy vice Cllr A Patten. The Chairman reported the resignation of Cllr A Patten having left the parish. This was accepted with regret. Cllr Patten would be thanked for her enthusiastic service to the Council and the community. The necessary statutory notice would be obtained from the returning officer.

(c) Public speaking time.

The Clerk circulated a discussion note based on the procedures adopted by adjoining principal authorities. Members believed the informal approach adopted to date had represented progress in moving the Council forward but recognised that improvement was desirable. It was agreed that public speaking time should continue to be offered, with a time limit of 15 minutes at the Chairman's discretion and that changes should be introduced with effect from the March meeting to better encourage the participation of members of the public.

(d) Dates of future meetings.

These were agreed as 18/6, 23/7, 3/9, 15/10, 12/11 and 17/12 2001 and 14/1, 18/2, 18/3, 15/4, 13/5, 17/6, 22/7, 2/9, 14/10, 11/11 and 16/12 2002.

It was noted the meeting on 14.5.2001 would not be held in the Village Hall.

Cllr Fisher referred to the possibility of the Council moving or rotating the day of meetings to avoid undue conflict with other interests. It was thought that most councils maintained a regular meeting day where possible but agreed the matter should be reconsidered at the beginning of the next quadrennial.

2. Planning.

(i) New applications.

00/01151/FUL (amended details) two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson.

Cllr Whitehouse reported the applicant had moved towards the

Council's view that the large church style window in the gable facing Brackendale should be replaced with a window in keeping with others on the property. The Clerk reported the receipt, by letter dated 21 January, 2001, of a further objection by the adjoining occupier. It was noted the application was recommended for approval to the planning board. Action: No objection.

01/00133/FUL, two storey extension and rear conservatory at 3 Heath Bank for Mrs M Higginson. Further enquiries would be made by Cllr Gartland in conjunction with Cllr Astbury.

(ii) Decision notices.

00/01530/FUL, retention of 100 cm satellite dish at 119 Oaklands for Mr H Kaya.

No objection had been raised subject to any approval being personal to the applicant. The Clerk advised the Council that as permissions generally attached to the property and not to the applicant, personal approvals were only issued in exceptional circumstances. Confirmation of this latter point would be sought. The removal of the existing analogue dish would be monitored.

00/01578/FUL, conservatory at 5 Fox Cover for Mr D Cottenden.

(iii) Current applications.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones, verge improvement. The Clerk reported a site meeting had been held attended by Cllrs Gartland and Hughes, City Cllr J R Boughton and D Henderson, Parks Manager. The elements of a proposed safety scheme, including the provision of a second handrail, a barrier towards the foot of the steps and a barrier to protect the verge had been discussed. Possible environmental improvements would include the planting of shrubs along the line of the barrier protecting the verge and the reinstatement of the verge itself. It had been agreed a suitable scheme should be presented to the local panel for consideration. Although the amount of any grant was not known at that stage, it had been understood there would be no cost to the Council.

The Chairman and Cllr Fisher had attended the panel meeting on Thursday 8 February, 2001 and were pleased to report the bid

for funding for the improvement had been successful. The safety aspects would be funded in full by a grant of £1,200 from the total of £4,000 available to the panel. Cllr Gartland had intimated the Council would be prepared to add a further £200 for the proposed environmental improvements which would enable the panel to release funds for a small scheme put forward on behalf of a primary school. Cllr Hughes expressed serious concerns as to the involvement of City Cllr J R Boughton in the overall process and opposed the additional expenditure of £200 which he believed should have received prior consideration by the Council. He did not believe the scheme would be welcomed by residents. Cllr Whitehouse concurred with Cllr Hughes' views. Cllr Gartland, supported by Cllr Fisher, believed that in the context of the panel reaching a decision to award a major grant to the Council, a modest contribution of £200 towards the overall cost, which would also enable an additional scheme to benefit, was reasonable. The improvement was long awaited and had been discussed at length over a considerable period of time. It was proposed by Cllr Gartland, seconded by Cllr Fisher and agreed by 3 votes to 2, Cllrs Hughes and Whitehouse dissenting, that a contribution of £200 should be made to enable the proposed environmental improvements to be incorporated in the scheme.

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.

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

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

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

00/00577/FUL (amended) two storey extension at Heathfield, Guilden Sutton Lane for Mr P White.

00/00734/LDC, certificate of lawful development for conversion of stables to residential accommodation ancillary to the occupation of The Lodge, School Lane for Mr. and Mrs. C Blake. A copy of the decision notice was being supplied to Cllr Gartland.

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

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

00/01110/FUL, two storey rear extension at Fieldway, Hare Lane for Mr R Bellamy.

Proposed gas pipeline, Birch Heath - Mickle Trafford. A successful and well attended open evening had been held in the Village Hall on Wednesday, 31 January, 2001, primarily for Wicker Lane/ Station Lane residents. An issue of the newsletter had been circulated prior to the meeting and at the suggestion of the Vice Chairman, letters had been circulated to all residents of Wicker Lane and Station Lane including the affected landowners. Representatives of Transco and ERM had attended together with the two Ward Members. It was now thought it might be possible for the site within the parish to be accessed from a gate at the A 51/Wicker Lane junction, avoiding the use of the narrow section of Wicker Lane by heavy vehicles. The Public Rights of Way Unit had been urged by the Clerk to limit any closure of Oxen Lane to the minimum due to it forming part of the Longster Trail.

00/01109/S52, removal of clause 4 (b) in Section 52 Agreement tying land and dwelling as one unit at Tile Farm, Wicker Lane for Mr S Arden. The decision notice was awaited. The Clerk had circulated a planning officer's report relating to a similar application within Chester district.

00/01151/FUL, two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson. The decision notice was awaited.

00/01299/FUL, conservatory at Roseville, Belle Vue Lane for TNJ Developments. The Clerk was pursuing the lack of an informatory on the decision notice that in the view of the planning authority it was unlikely any further extensions would be permitted.

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane.

00/01345/FUL, provision of toilet in place of brick lean to shed, new emergency exit and internal alterations at St John's Church, Church Lane.

(iv) General.

Nothing to report.

(v) Strategic Planning.

(a) Chester District Local Plan. The modified policy DENV91fc which strengthened the planning authority's position with respect to mobile phone installations was being welcomed.

(b) Draft regional planning guidance for the north west. Nothing further to report at this stage.

(c) Rural White Paper. Nothing further to report at this stage.

3. Parish Car Park.

The Clerk reported the receipt of a complaint from Mrs Y Kirk, by letter dated 4 February, 2001, as to security in the car park which she believed could be improved if plants in the boundary planting next to the footpath were pruned to below door handle height. Action: Consider.

Mrs Kirk had also requested the telephone kiosk should be restored to the original design. The Clerk indicated he was aware of the reason for the design change and would advise Mrs Kirk although this would not preclude an approach from being made. Action: Raise with BT.

4. Leisure Services.

(i) Playing field. (a) Risk assessment. A response was awaited from the County Playing Fields Association.

(ii) Provision for youth. Cllr Arditti reported that as part of the bid for landfill tax credit, it would be possible to secure funding for an integral goalpost/basketball net with appropriate surfacing

for installation on the field. It was agreed this should be progressed. The approval of the landowner would be sought.

(ii) Play Area.

(a) Safety inspections. The Clerk reported the annual inspection by RoSPA was due to take place in April, 2001. In view of the proposed improvements, it was noted it may be necessary for this to be postponed if possible.

(b) Improvement scheme. The Chairman and Vice Chairman had attended a meeting with interested parents on 18 January, 2001. Further estimates had been obtained. Cllr Arditti and the Clerk were progressing the application for landfill tax credit which it was now understood would be considered in March. The City Council were being informed of the position. An analysis of the questionnaire survey, prepared by Cllr Arditti, was received and noted. This would be included in the newsletter and circulated to Members for information. A note as to the proposal to provide for a small, speed limited roundabout in place of the play house would be sent to Mrs Beresford. The Clerk reported the receipt, by letter dated 8 February, 2001 of the views of Mr Gresty, including security measures and the locking of the gate. Mr Gresty would be thanked for his views which would be forwarded to Mrs Beresford. A renewed approach would be made to landowners to ascertain the possibility of land being available for purchase to accommodate the play area or facilities for youths.

Cllr Fisher reported the continuing reserve of the Headteacher to the play area which he wished to see removed or relocated. Concerns as to underage drinking would be referred to PC Tack. The possibility of grants for security measures would be pursued by the Clerk with community safety officers.

(c) Anti social behaviour. A possible reduction in the height of the boundary hedge to the rear of the Village Hall would be progressed in consultation with the Community Association and City Cllr B J Bailey.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Cllr Hughes reported the footpath from The Hollows was suffering from the deposit of manure alongside the footpath which was attracting rats. This would be drawn to the attention of the Public Rights of Way Unit. The

Footpath Warden would be informed of the likely closure of paths in connection with the construction of the gas pipeline.

(b) Footpath no 2. The District Engineer was being informed of the continuing encroachment onto the path by an adjoining occupier in Porters Croft. The condition of the path would be drawn to the attention of the City Council with other paths which would benefit from sweeping. The replacement of the 'no tipping' sign would be sought.

(c) Cheshire Signpost Winter/Spring 2001. Received and referred to Cllr Hughes.

(iv) Grounds Maintenance. Requirements for the forthcoming season were discussed. Action: Estimates to be sought from Gresty and one other contractor.

(v) Public seats. The Clerk reported an estimate from the City Council of £25 for repairs to damage to the seat in the play area. This would be accepted.

5. Public Transport.

(i) Services: general. The revised timetable information supplied to the Local Bus User Contact would be publicised on the notice boards and in the newsletter. It was understood the 1310 ex Chester Bus Exchange was operating on an emergency three month contract.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. Nothing to report.

(ii) Local matters.

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

(b) Wicker Lane. A renewed approach was being made to the 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. It was also reported that verges had suffered as a result of the use of the road to enable slurry

pumping during adverse weather conditions.

(c) Ditch, Belle Vue Lane. Nothing to report.

(d) Utility markers, Oaklands. Action: The attention of the utilities concerned was being drawn to the condition of markers in the verge at the junction of School Lane and Oaklands opposite The Wood and at other locations in the parish following a survey by the Clerk.

(e) Drains, Guilden Sutton Lane. The District Engineer had advised he had no particular concerns as to the condition of the highway immediately adjoining the depot.

(f) Traffic management, Oaklands estate. The provision of the proposed carriageway edge markings at the Hill Top Road/Oaklands and Hill Top Road/Village Hall car park junctions was awaited.

(g) Chester LJC for Highways and Transportation. Nothing further to report at this stage.

(h) Wilding Business Estate. Concerns expressed at the speed of traffic exiting the Wilding Business Estate and the possible need for traffic management measures were being raised with the Wilding Business Estate.

(i) Footways, Arrowcroft Road. The damage to footways in the vicinity of the school caused by commercial vehicles over-riding to avoid parked cars was being referred to the District Engineer.

(j) School Lane, resurfacing. The Clerk reported the receipt of advice from the District Engineer, by letter dated 25 January 2001, that School Lane was to be resurfaced between Belle Vue Lane and Station Lane commencing Monday 14 May, 2001. This was welcomed.

(k) Road sign, Belle Vue Lane. The Clerk reported the receipt of a complaint from Mrs Y Kirk, by letter dated 4 February, 2001, as to the road narrows sign in Belle Vue Lane previously identified as a problem by Cllr Fisher. Action: Raise with District Engineer.

(l) Station Lane. The Clerk reported the receipt of a complaint

from Mrs Y Kirk, by letter dated 4 February, 2001, as to the condition of Station Lane. It was agreed a site meeting should be sought to consider both Station Lane and Wicker Lane. Action: Raise with highway authority.

(m) Direction signs, Village Hall. Cllr Hughes referred to repeated complaints that users were unable to locate the Village Hall. Inquiries would be made as to the possibility of obtaining larger signs.

(iii) Strategic.

Nothing further to report at this stage.

(iv) Street lighting.

Cllr Whitehouse advised the luminare outside 107 Oaklands had now been replaced. The Clerk reported that three lights at the junction of Porters Hill and Wicker Lane were faulty. Action: Report.

7. Finance:

(i) income.

Bank of Scotland

interest (Jan) £ 38.55

(ii) payments.

Chester Standard

newsletter distribution £ 15.28 (VAT £2.28)

Clerk:

Photocopies (Jan)

302 @5p £ 15.10.

Mileage (Jan)

20 @ 40p £ 8.00

Stationery £ 1.75

Total £ 24.85

Proposed by Councillor Hughes

seconded by Councillor Arditti

and agreed.

(iii) balances

Bank of Scotland

(Jan) £11,365.06

(iv) Audit.

(a) Internal. An amending minute was to be prepared by the Clerk to regularise points of detail recommended by the Vice Chairman.

(b) External. Comments by the District Auditor with respect to the 1998/99 audit were being forwarded to Hacker Young.

(v) Budget 2001/2002. The Clerk confirmed a precept of £9,925 had been requested.

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. The Clerk reported the receipt of a complaint from Mrs Y Kirk, by letter dated 4 February, 2001, as to the condition of the footway in School Lane. This would be included in the request to the City Council for paths in the parish

to be swept. The position with respect to the scheduled clearance of the Belle Vue Lane accesses was also being clarified with the Services Manager. Cllr Fisher referred to the problem of blown litter from the A 55. This was noted.

(ii) dog fouling. The provision of a pole to enable the mounting of the proposed bin in the hollows would be progressed together with the provision of appropriate signs at the entrance to the play area and the replacement of the damaged bin to the rear of Orchard Croft.

(iii) lengthsman: Further to the advice received from the lengthsman with respect to the toxic nature of blackthorn hedging, advice was being sought from the Parks Manager and a subsequent note would appear in the newsletter. The lengthsman had been instructed by Cllr Whitehouse to remove damaged fencing from the Village Hall car park. It was noted the litter position had not improved. Cllr Whitehouse referred to the amount of broken glass on the Summerfield Road car park. The advice of the Services Manager would be sought.

10. Trees and hedges.

(i) TPOs. It was now understood that the review of TPOs and the monitoring of the replacement of felled tress had been delayed due to additional work in connection with the City Council's housing stock transfer.

(ii) Direction sign, Village Hall. An informal approach was being made by the Clerk as to the obstruction by a tree of the sign in Oaklands.

(iii) Road sign, Belle Vue Lane. The adequacy of the clearance work carried out by the District Engineer was being revisited by Cllr Fisher (see also 6 (k) above.)

11. Cheshire Association of Parish Councils.

(i) Newsletter no 79, February 2001. Action: Received and circulated.

(ii) Local Council Review January 2001 Received and noted.

(iii) Buckingham Palace Garden Parties. The Clerk reported the

receipt, by letter dated 6 February, 2001 of the annual request for a nomination to attend one of Her Majesty's garden parties. It was agreed on this occasion the Vice Chairman should be nominated, the Chairman having declined.

(iv) Tidy Britain Group, 'Just Bin It.' Details of this campaign were received and noted.

(v) Cheshire Planning Forum 30 March 2001. Details of this forum were received and noted.

12. Chester City Council.

(i) Local Panel 6. The Chairman and Cllr Fisher had attended. (see 2 (ii) above.)

(ii) Collection of green waste. The Clerk believed this may now be included in the new waste collection contract let by the City Council.

(iii) Maintenance of churchyards. The allocation of a grant of £250 was being acknowledged.

(iv) Vision 2000. Nothing further to report.

(v) Consultation evening 20 February 2001. The Clerk reported the event would cover both the community plan and the City Council's new political structures.

(vi) Chester News, briefing note 24 January 2001. Received and noted.

(vii) Past Uncovered February 2001. Received and noted.

(viii) Park and Ride. Details of the services were received and noted.

(ix) Chester Archaeology annual report 199/2000. Received and noted.

(x) Newsplan. This planning department newsletter was received and noted.

13. Cheshire County Council.

(i) Quality of Life Survey 29 January, 2001. It had not been possible for the Council to be represented at this event. The Clerk reported the receipt of the Area Results for Chester District.

(ii) Waste Management Service best value review. No comments had been put forward.

(iii) Annual town and parish councils conference. It was noted, by letter from Cheshire County Council dated 24 January, 2001, that this was to take place on Wednesday 28 March, 2001 at 7.00 pm in the Tenants Hall at Tatton Park. Members wishing to attend would intimate to the Clerk by Thursday 8 March, 2001.

(iv) Cheshire Environment no 68, January 2001. Received and noted.

(v) Chester Matters no 23, January/February 2001. Received and noted.

14. Cheshire Community Council.

(i) Village Design Statements. Nothing further to report at this stage.

(ii) Choice@Malpas. Details were being forwarded to Cllr Hughes.

(iii) Cheshire Best Kept Village competition 2001. The Council revisited the village's performance in this competition and the fact that community involvement was to receive a higher proportion of marks. The view previously expressed that there may be benefit in withdrawing from the competition at present to regroup was supported. Action: Community Council to be informed the Council did not propose to enter in 2001.

15. CPRE.

Nothing to report.

16. Health.

Abolition of Chester and Ellesmere Port CHC. No comments had been put forward.

17. Policing matters.

(i) Local Policing. The crime prevention survey was to be discussed with the Community Association. A response had been received from PC C Burnham as to the speed of traffic on Oaklands suggesting that in the first instance an appropriate note in the newsletter may be helpful.

(ii) Local policing objectives. No comments had been put forward.

(iii) Centralised custody facilities. It was noted the process for the provision of these facilities under the Private Finance Initiative was proceeding. The Clerk was pursuing the Council's position with the Police Authority and the Constabulary.

(iv) Chester Police Forum. (a) The minutes of the meeting held on 15 January, 2001 were received and noted. (b) Advice was received by letter dated 1 February 2001, that future meetings would be held on Mondays 14 May and 17 September 2001 and 21 January 2002.

18. Newsletter.

It was noted the most recent issue had been distributed earlier than usual to publicise the open evening in respect of the gas pipeline.

19. Millennium Celebrations.

No report in the absence of Cllr Armitage.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

A request would be made to the grass cutting contractor to restrict the first cut on the verges of the Guilden Sutton Lane diversion to one metre.

22. Web site.

Nothing further to report at this stage.

23. Primary school.

Cllr Fisher reported he had been appointed chairman of the Finance committee. The Chairman believed the Council would wish to congratulate Cllr Fisher and recognised the importance of the task which lay ahead. It was noted that concerns about financial matters at the school had been separately addressed to three Members. Cllr Hughes expressed his belief the Governors had not previously been involved sufficiently deeply with the financial aspects of the management of the school and wished to see Cllr Fisher make swift progress in establishing transparency with all the school's financial affairs. Cllr Fisher concurred with this objective, and hoped that the course which he had attended earlier that day would assist with this.

24. Village Hall car park.

Further to the comments made at public speaking time, it was agreed the comments made by the occupier concerned should be brought to the attention of the Community Association and the Police. The occupier would be informed accordingly. See also 9 (iii) above.

25. Covenants, shop premises.

The advice of NALC had been sought as to the implications of the Council accepting Mr Harper's suggestion. A response was awaited.

26. Village Fair.

An informal holding reply had been received from the Scout group following their expression of interest to continue to organise the village fair.

27. Roll of office holders.

The Clerk had circulated a draft list of Chairman and Vice Chairmen since 1895. This would be finalised in consultation with Cllr Armitage.

28. Vehicle, Hill Top Road. Cllr Whitehouse referred to the off

road storage of a damaged vehicle. This was noted.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Fisher, 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.

29. Enforcement: re satellite dishes.

Further apparent breaches were considered. Action: Enforcement Officer to be requested to advise.

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

There was nothing further to report at this stage.