

GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 9 April, 2001.

Chairman: Cllr M Gartland.

Apologies: City Cllr B J Bailey.

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

In attendance: City Cllr J R Boughton, S Maskrey Esq, Deva FM.

Public speaking time.

Mr S Maskrey attended to give a presentation on behalf of Deva FM in support of an application for a local radio station for Chester. The Clerk declared a possible pecuniary interest. Mr Maskrey responded to Members' questions and was thanked by the Chairman for his attendance.

1. Procedural matters.

(a) Minutes.

The minutes of the ordinary meeting of the Council held on Monday, 12 March, 2001 were proposed by Cllr Hughes, seconded by Cllr Armitage and agreed.

(b) Vacancy vice Cllr A Patten. The Clerk reported that no poll had been claimed. The casual vacancy had subsequently been advertised on the parish noticeboard and in the newsletter which had resulted in one expression of interest. Members were satisfied that the vacancy had been widely advertised over a period of time and that those who wished to apply had been afforded the opportunity to do so. The Council proceeded to consider the application by Mrs Patricia Margaret Paterson of 46 Oaklands. A member spoke in support of Mrs Paterson. It was proposed by Cllr Hughes, seconded by Cllr Whitehouse and agreed unanimously that Mrs Paterson should be co-opted to the Council for the remainder of the quadrennial. Mrs Paterson being present, but who had withdrawn during the discussion, signed

the declaration of acceptance of office and was welcomed to the Council. It was agreed a copy of the powers and constitution of local councils should be purchased for Cllr Paterson.

(c) Dates of future meetings. Arrangements were being made for the annual parish meeting and annual meeting of the Council to take place on 14 May, 2001 at an alternative venue.

2. Planning.

(i) New applications.

There were no applications to report.

(ii) Decision notices.

01/00133/FUL, two storey extension and rear conservatory at 3 Heath Bank for Mrs M Higginson. It was noted the permission referred to amended plans which had not been referred to the Council. Action: Lack of notification to be pursued.

(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. (a) safety barrier. The Clerk reported the profile of the safety barrier initially installed at the foot of the steps had not proved to be acceptable to the adjoining occupier. Following separate discussions between the Clerk, City Cllr Boughton, the Parks Manager and the District Engineer, a replacement barrier had been installed of similar profile to that which had been removed which it was understood was more acceptable to the occupier. Cllr Armitage reported a reflective strip affixed to the barrier had been removed and suggested this should be replaced with reflective paint. Cllr Fisher was disappointed with the outcome of the scheme which he did not believe was in keeping with a village location. The Clerk reported the receipt by e mail, of similar views expressed by Mrs Beresford. These were noted. The Chairman pointed out the new provision matched the existing. Action: Replacement of reflective material to be pursued. (b) landscaping. The Clerk was detailing the agreed specification discussed at the site meeting and seeking confirmation from the Parks Manager that this would be carried out. The arrangements for the payment of the £200 contribution were also being clarified.

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.

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. The Clerk reported the receipt, by letter dated 19 March, 2001 of advice from the Public Rights of Way Unit as to the closure of footpaths on the route although it was noted these could be affected by the current foot and mouth restrictions. Action: Enquiries to be made as to the timetable for the project in view of the foot and mouth outbreak.

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 Clerk understood this application was currently being considered by a principal planning officer.

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

00/01299/FUL, conservatory at Roseville, Belle Vue Lane for TNJ Developments. The Clerk reported the receipt of copy correspondence dated 20 March, 2001 from the Development Control Manager to City Cllr Boughton concerning the lack of the anticipated informative on the decision with respect to the conservatory. No record of Cllr Boughton's request had been noted by officers present at the meeting. The Development Control Manager had arranged, however, for a copy of the correspondence to lie on the file to inform any future case officer. Action: The Council's regret at the lack of the informative to be raised with the planning authority.

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.

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

(iv) General.

- a. planning applications. The Clerk reported the receipt, by letter dated 29 March, 2001, of a report to the Planning Board with regard to the protocol adopted by the Development Control Service in respect of consultation on planning applications. Action: Noted.

(v) Strategic Planning.

(a) Chester District Local Plan. Nothing further to report at this stage.

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

(c) Rural White Paper. Further copies of the summary provided by Mrs C M Russell MP were being obtained sufficient for each Member.

(d) Cheshire Planning Forum. It had not been possible for Council to be represented at the meeting of the Cheshire Planning Forum held at the Vale Royal Borough Council offices, Wyvern House, Winsford on Friday

30 March, 2001.

3. Parish Car Park.

A small working party had attended on Saturday 24 March, 2001 comprising Cllr Armitage assisted by Mr D Henderson. It was noted that planting was required in the vicinity of the steps. This would be revisited in the Autumn. Mrs Kirk would also be advised it was not expected the height of the boundary planting next to the footpath would increase, although this would be reviewed at the end of the season.

The request by Mrs Kirk for the telephone kiosk to be restored to the original design was being raised with BT.

4. Leisure Services.

(i) Playing field.

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

(b) Provision for youth. Cllr Arditti reported his request for an integral goalpost/basketball net had been placed on a reserve list. Cllr Fisher referred to the desirability of removing the existing gap in the front boundary hedging. Action. Revisit hedging issue in the Autumn.

(c) Dog fouling. It was noted the 'no dogs' sign had been removed. This would be replaced.

(ii) Play Area.

(a) Safety inspections. Nothing to report.

(b) Improvement scheme. The City Council was being kept informed of the position. The Clerk reported agreement had been secured for the grant of £1,000, to which the Council was required to apply matching funds, to be available in 2001/2002. A donation of £495.78 had been received from interested parents who would be thanked for their splendid efforts. Landowners were being approached to ascertain the possibility of land being available for purchase to accommodate the play area or facilities for youths. The installation of lighting at the rear of Orchard Croft was being pursued. Cllr Arditti reported a grant of £5,674 for the purchase of safety surfacing had been recommended under the landfill tax credit scheme which would require a payment of 11 per cent to the operator. It was noted further funds of £3,000 would be necessary to enable the surfacing to be installed. Cllr Armitage indicated the Millennium Group might be minded to agree a virement of the £350 donation to the Council for the provision of a seat. This was welcomed. Action: Cllr Arditti to pursue cost reductions with the contractor, possibility of further approach to parents to be considered, alternative options for completion of groundworks to be explored.

(iii) Public Footpaths.

(a) Parish Footpaths Group. The deposit of manure alongside the footpath from the hollows was being drawn to the attention of the landowner, the Public Rights of Way Unit and environmental health officers.

b. Footpath no 2. Further information would be provided to the District Engineer as to the encroachment onto the path by an adjoining occupier. The replacement of the 'no tipping' sign was being sought. Cllr Fisher reported the fingerpost at the commencement of the path in Belle Vue Lane was horizontal. This would be referred to the Parish Paths Warden.

(c) Foot and Mouth Disease (Amendment) (England) Order 2001. The Clerk was recommending to the Public Rights of Way Unit that the closure of footpath 2 should be reviewed.

(iv) Grounds Maintenance. A site meeting was being sought with

the contractor (subsequently agreed for 10.00 am on Saturday 21 April, 2001). Cllr Whitehouse accepted the invitation to supervise the Council's interest in the contract. Performance against specification with respect to the Village Hall car park and surrounds would fall to Cllr Hughes.

(v) Public seats. Nothing further to report at this stage.

5. Public Transport.

(i) Services: general. An assurance was being sought from Transport Co-ordination that the 1310 service ex Chester Bus Exchange would continue on a permanent basis. The revised timetable information supplied to the Local Bus User Contact would be publicised on the notice boards and in the newsletter.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. The Clerk reported he had taken an opportunity to discuss the extension of the cycleway to Park Farm with the County Cycling Officer who was optimistic as to the outcome. Action: Noted.

(ii) Local matters.

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

(b) Wicker Lane. A response had been received from the Dee Valley Group as to the concerns with respect to the frequency of bursts affecting their supply on Wicker Lane. This did not refer in detail to the position and additional information would be sought by the Clerk. The District Engineer would be asked if it would be possible for the proposed site meeting to be held in the evening.

(c) 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.

(d) Chester LJC for Highways and Transportation. The next meeting was to be held on Thursday 24 May, 2001.

(e) Wilding Business Estate. The Clerk reported the receipt of an

extremely helpful response from Wilding Estates, by letter dated 14 March, 2001, as to the provision of suitable markings at the entrance to the estate. Action: Company to be thanked for their co-operation.

(f) Road sign, Belle Vue Lane. Action by the District Engineer was awaited. Mrs Kirk would be informed.

(g) Station Lane. The possibility of the proposed site meeting being held in the evening would be pursued.

(h) Direction signs, Village Hall. Inquiries were being made of the highway authority.

(i) Obstruction, Church Lane. The complaint by a resident as to the obstruction of the footway in Church Lane by parked vehicles was being referred to the police. Cllr Hughes referred to the parking of a commercial vehicle in Wicker Lane.

(j) School Lane. Cllr Hughes expressed concern that residents would be informed of the proposed work. Action: Assurance to be sought from the highway authority.

(k) Handrail, Heath Bank. The Clerk reported this had now been refixed by the District Engineer, although it was understood responsibility lay with Babtie. An appropriate response had been made to Mr L Johnson, 22 Guilden Sutton Lane who had expressed concern, by letter dated 28 March, 2001 at the delay in securing repairs.

(iii) Strategic.

Nothing further to report at this stage.

(iv) Street lighting.

Nothing further to report.

7. Finance:

(i) income.

Bank of Scotland

interest (Mar) £ 30.95

Donation re play area £ 495.78

Precept £ 9,925.00

(ii) payments.

Chester City Council

Half year rates £ 288.83

Mrs R Mort

Playing field rent

Apr – June £ 137.50

Gresty

Lengthsman £ 379.52 (VAT £56.52)

CATPCs

Subscription 2001/2002 £ 195.20

Local Council Review

Two copies £ 19.98

£ 215.18

Chester Standard

Newsletter delivery (2) £ 31.73 (VAT £4.73)

CPRE

Subscription 2001/2001-04-21 £ 17.50

Clerk:

Salary

Jan – Mar £ 650.00

Photocopies (Mar)

220 @5p £ 11.00

Mileage (Mar)

20 @ 40p £ 8.00

£ 669.00

Proposed by Cllr Astbury

seconded by Councillor Armitage

and agreed.

(iii) balances

Bank of Scotland

(Mar) £11,308.86

(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. The certificated statements required by the District Auditor in respect of the 1998/99 audit had been signed by the Chairman and were being returned. Cllr Armitage reported a Government decision to lift the threshold for the requirement for more rigorous accounting procedures from £5,000 to £50,000 from 1 April, 2001. This was welcomed. It would appear the accounts for 2000/2001 would still require full accounting statements.

8. Access to school.

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

(ii) rear of Village Hall. Nothing to report.

9. Environment services:

(i) amenity cleansing. The cleansing of the path from Orchard Croft to Oaklands would be sought.

(ii) dog fouling. The provision of a pole to enable the mounting of the proposed bin in the hollows would be progressed. 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 were being pursued.

(iii) lengthsman. Nothing to report.

10. Trees and hedges.

(i) 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.

11. Cheshire Association of Parish Councils.

(i) Chester Area Meeting, Wednesday 14 March, 2001. Presentations had been made by representatives of the highway authority on maintenance and traffic issues and by Cllr E Beak with respect to Malpas Young Peoples Council.

(ii) Local Council Review, March 2001. Received and circulated.

(iii) Training programme 2001. Details of forthcoming courses were received and noted.

(iv) Rural White Paper. Cllr Armitage reported the postponed conference would be held on Saturday 7 July, 2001.

12. Chester City Council.

(i) Maintenance of churchyards. The Clerk was clarifying the procedure for the payment by the City Council of the agreed grant of £250 and would inform the PCC.

(ii) Parish Partnership Reception 28 November, 2001. The Clerk reported the receipt, by letter dated 29 March 2001, of confirmation of the date for this year's reception. Action: Noted.

(iii) New Ways of Working. The Clerk reported the receipt, by letter dated 29 March 2001, of advice the City Council had agreed a leader and cabinet model. Action: Noted.

(iii) Community grant aid 2001/2002. The Clerk reported the receipt, by letter, of details of the grant aid likely to be available to assist community projects. Action: Noted.

(iv) Foot and mouth emergency. The Clerk reported the receipt from City Cllr J R Boughton and from the Head of Economic and Tourism Development, by letters dated 3 April, 2001, of advice from the City Council. Action: Noted.

(v) County Council elections. The Clerk reported the receipt, by letter dated 3 April, 2001, of advice from the Deputy Returning Officer as to the postponement of the County Council elections to Thursday 7 June, 2001 due to the foot and mouth emergency. Action: Existing election notices to be withdrawn, City Council to be advised of the implications for the use of the Village Hall.

(vi) Refuse collection. The Clerk reported the receipt of details of refuse collection services during the Easter Bank Holiday period. Action: Noted.

(vii) Golden Jubilee 2002. The Clerk reported the receipt of advice from the PA to the Lord Mayor of the present position regarding the 2002 celebrations. Action: Noted.

13. Cheshire County Council.

(i) Chester Matters, March 2001. Received and noted.

(ii) Quality of Life 2001 Chester Area results. Received and noted.

14. Cheshire Community Council.

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

15. CPRE.

Correspondence had been referred to Cllr Whitehouse.

16. Health.

Nothing to report.

17. Policing matters.

(i) Local Policing. The crime prevention survey was to be discussed with the Community Association.

(ii) Centralised custody facilities. The Clerk had pursued the Council's position with Constabulary. No response had been received. He referred to minutes of proceedings of the Policy Authority which outlined the present position with respect to the project. It was agreed a further approach would be made at a later stage.

(iii) Chester DHQ relocation. The Clerk referred to minutes of proceedings of the Policy Authority which outlined the present position with respect to this project. Action: Noted.

(iv) Chester Police Forum. It was noted future meetings would be held on Mondays 14 May and 17 September 2001 and 21 January 2002.

18. Newsletter.

Nothing to report.

19. Millennium Celebrations.

Nothing to report.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

Photographs would be taken by Cllr Fisher of those areas which

required further planting. It was agreed that efforts in the Autumn should be concentrated on the Guilden Sutton Lane diversion.

22. Web site.

Cllr Fisher indicated the web site was being rebuilt. There had been a disappointing lack of information from local organisations.

23. Primary school.

Cllr Fisher reported the issues raised by the Council had been considered by the Governors. Their conclusions would be notified to the Council in due course. The chairman of the governors had been thanked warmly for his presentation to the council. Members strongly supported his wish for improved relationships. This would be pursued. Cllr Fisher regretted his circumstances did not now allow him to respond to detailed budgetary matters which arose at short notice and he had stood down as chairman of the finance committee although he would continue as a governor. The response of the governors as to the play area was awaited and would be sought from Mr Henderson. Cllr Fisher said he was pleased to report the school had received an award for excellent and higher than expected results which had been achieved. The Council was delighted to hear of this recognition. Action: Chairman of the governors to be congratulated on behalf of the school and asked to pass on Members' appreciation to the Headteacher.

24. Village Hall.

The concerns of the occupier had been brought to the attention of the Community Association. Cllr Hughes reported that damage had occurred to the village hall and that recompense was being sought from those responsible. PC Tack had occasion to speak to a group of youths, none of whom had been from the village. Two residents had expressed concerns. Action: Noted.

25. Covenants, shop premises.

This was being progressed by the Clerk. Cllr Armitage was keen to see early action.

26. Village Fair.

Nothing further to report at this stage.

27. Roll of office holders.

The roll was being completed by the Clerk.

28. Model Code of Conduct.

Cllr Armitage reported. It was agreed a response should be made to the draft code which appeared to place undue difficulties upon parish councillors in the discharge of their duties.

29. Arrangement for the annual parish meeting.

These would be progressed by the Clerk on the basis of those for 2000.

30. Post Office network.

The Clerk reported the receipt, by letter dated 19 March 2001, of a statement by the Minister for Competitiveness on the future of the post office network, particularly in rural areas. Action: Noted.

31. Deva FM. Members considered the presentation by Mr Maskrey. It was agreed the principle of a local radio station for Chester should be supported although it was unlikely the council would be minded to indicate a preferred bidder subject to satisfactory applications being put forward.

32. Horse riding.

Cllr Armitage reported an incident in which a horse had been ridden on to private property. It was understood the rider would be aware of the concerns which had arisen.

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.

30. Enforcement: planning

The Enforcement Officer was being requested to advise in respect of certain satellite dish installations together with the long term use of scaffolding at a property..

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

It was understood City Cllr Boughton was taking action to ensure the land remained in agricultural use. This would be supported.

32. Members information item. The Clerk reported the receipt of a letter concerning a discussion of a current issue outside a meeting of the council. Action: Noted.