

## **GULDEN SUTTON PARISH COUNCIL**

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 18 June, 2001.

Chairman: Cllr D Hughes.

Apologies: Cllr Fisher, Cllr Paterson, City Cllr J R Boughton.

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

In attendance: City Cllr B J Bailey, D Cotterill Esq, Development Control Manager, Chester City Council, Mrs J Gordon, Planning Officer (both for public speaking time only)

### 1. Public speaking time.

Application 01/00550/TEM, temporary change of use of agricultural building to light industrial at Tile Farm, Wicker Lane for Mr J Nicholas (present). A number of residents expressed concerns as to the planning, environmental and highways aspects of this application, involving the possible transfer of a plastics recycling business from Tarvin. The applicant responded. Mr Cotterill commented on issues to be taken into account by the local planning authority together with the relevant planning policies and the input by the highway authority. The Chairman indicated that at this stage, the Council was minded to object. A public meeting would be held in the Marigold Room on Monday 25 June, 2001 prior to the determination of the Council's response.

### 2. Procedural matters.

#### (i) Minutes.

The minutes of the annual meeting of the Council held on Monday 14 May, 2001, were proposed by Cllr Gartland, seconded by Cllr Astbury. Action: Agreed.

(ii) City Cllr J R Boughton – attendance. The Clerk reported the receipt, by letter dated 10 June, 2001, of advice from City Cllr Boughton that he may not be able to attend many meetings in

the period to July, 2002 due to having been elected president of the Rotary Club of Chester. Action: Noted, City Cllr Boughton to be congratulated on his election.

(iii) N J Fitton Esq CC. The Clerk reported the receipt, by letter dated 20 May, 2001, of correspondence from County Cllr N J Fitton upon the end of his term of office as county councillor for the Gowy Division. Action: County Cllr Fitton to be thanked for his services to the Council.

(iv) Mrs C M Russell MP. The Clerk reported the re-election of Mrs C M Russell as MP for the City of Chester at the general election held on Thursday 7 June, 2001. Action: Mrs C M Russell to be congratulated on her election.

(v) J E Burke Esq CC. The Clerk reported the election of County Cllr J E Burke as county councillor for the Gowy Division in the county election held on Thursday 7 June, 2001. Action: County Cllr Burke to be congratulated on his election.

### 3. Planning.

#### (i) New applications.

01/00550/TEM, temporary change of use of agricultural building to light industrial at Tile Farm, Wicker Lane for Mr J Nicholas. A copy of this application, including a statement by the applicant, had been circulated to each Member. The Clerk reported the receipt of a number of letters of objection, together with a petition opposing the application, examples of which had also been circulated. Enquiries had been made by Cllrs Hughes and Armitage which had led to a draft recommendation for refusal on highways and green belt grounds.

City Cllr Bailey advised Members that no complaint had arisen as to the conduct of the operation in Tarvin and that the proposed change of use was within policy.

Cllr Armitage believed a change of use would make it extremely difficult to resist a change of use in the remaining buildings. It was noted a public meeting would be held in the Marigold Room on Monday 25 June, 2001 prior to the determination of the Council's response.

01/00551/S73 removal of condition to allow the insertion of roof

lights and the use of roof space at The Paddock, Church Lane for Mrs S Carden. Further enquiries had been made by Cllr Fisher. The Clerk reported he had inspected the previous case files and provided a note of the appropriate extracts to Cllr Fisher. Cllr Fisher had reported there was now no objection from neighbours and had recommended that no observations should be made. Action: Agreed.

01/00738/FUL, raise workshop roof on part of unit 3, Guilden Sutton Yard for A Wilding (Chester) Ltd. The Clerk reported the receipt, by letter dated 31 May, 2001, of advice from the applicant that this was a renewal application to preserve the status quo pending a review of the Guilden Sutton site. Action: Proposal to be welcomed. It was noted the scheme involving the unit on which the council had been consulted at an early stage was likely to be replaced with more modest proposals. Action: Company to be thanked for kindly keeping the council informed of its intentions.

01/00781/FUL, utility room extension at 8 Porters Croft, CH3 7HQ for Mr and Mrs Provan. Action: Further inquiries to be made by Cllr Arditti.

The Chairman referred to a planning application which did not appear to have been received by the council. Action: Enquiries to be made.

(ii) Decision notices.

None to report.

(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 he had informed the Parks Manager of the council's request for a drawing of the proposed landscaping. Mr Henderson had indicated he would deal with this in discussion. Action: Noted.

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.

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

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.

00/00932/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.

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 reported this had been approved by the Planning Board. He reported the receipt, by letter dated 22 May, 2001, of a request by City Cllr B J Bailey for the application to be deferred which had not been accepted by the board. Action: Noted.

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 council's regret at the lack of the informative had been raised with the planning authority.

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane. The Clerk reported a reference in documents relating to a proposal elsewhere in Chester district to possible mast sharing with BT Cellnet at the mast on Guilden Sutton Lane. Action: Pursue.

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.

01/00133/FUL, two storey extension and rear conservatory at 3 Heath Bank for Mrs M Higginson.

01/00454/FUL single storey side extension at 12 Fox Cover for Mr K Mohring. The Clerk reported the position in respect of a conservatory at a neighbouring property had been raised with the local planning authority and an assurance had been received from the Development Control Manager. Action: Noted.

(iv) General.

Nothing to report.

(v) Strategic Planning.

(a) Chester District Local Plan. The Clerk reported the receipt, by letter dated 17 May, 2001 of advice from City Cllr B J Bailey as to an objection to the proposals for a business park bounded in part by Guiden Sutton Lane. Action: Noted.

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

#### 4. Parish Car Park.

The request by Mrs Kirk for the telephone kiosk to be restored to the original design had been raised with BT which had confirmed that a request for the installation of a more traditional type would not be accepted. Action: Mrs Kirk to be informed.

#### 5. Leisure Services.

(i) Playing field.

(a) Risk assessment. A response was awaited from the County Playing Fields Association and would be pursued. The advice of the City Council was being sought as to the concerns raised by the grounds maintenance contractor with respect to damage to the land by mole activity.

(b) Dog fouling. The 'no dogs' sign was being replaced.

(c) Provision for youth. Cllr Arditti reported the council had been offered a basketball net. It was noted the associated groundworks would cost in the region of £4,000. Action: Clerk to pursue funding sources.

(ii) Play Area.

(a) Safety inspections. The Clerk reported the receipt of the annual inspection by RoSPA. Action: Referred to Cllr Arditti. He further reported the receipt, by letter dated 22 May, 2001, of information from Chester City Council as to the inspection and maintenance of playgrounds. Action: Refer to Cllr Arditti.

(b) Improvement scheme. The contractor had been authorised to proceed subject to the work being completed by 26 July, 2001 in the sum of £8540 exclusive of VAT. This would be funded as follows:

Landfill tax credit grant (net) £5,112

Chester City Council £1,000 Parish Council contribution £1,000

Fundraising by parents £ 496 Parish Council contribution £ 496

Millennium Group donation £ 350

Shortfall Parish Council contribution £ 86

The Clerk reported that Mr Henderson, as chairman of the governors' building sub committee, was happy to meet the council to discuss the issues which had been raised around the play area. The Chairman, Cllr Gartland and Cllr Arditti indicated their willingness to attend.

(iii) Public Footpaths.

(a) Parish Footpaths Group. The Chairman expressed concern that the footpath network had become overgrown due to the foot and mouth emergency. He also believed that repairs were required to fencing at a number of locations. Action: Refer to Footpaths Warden.

(b) Footpath no 2. The Clerk had ascertained the encroachment onto the path by an adjoining occupier continued and was providing information as to the location to the District Engineer. He indicated the cost of a replacement 'no tipping' sign from the City Council supplier would be in the region of £60. Action: Estimate for fixing to be sought from Gresty.

Cllr Arditti drew attention to the severely overgrown condition of this path. Action: Refer to District Engineer.

(c) Foot and Mouth Disease (Amendment) (England) Order 2001. The Clerk reported the receipt, by letter dated 29 May, 2001, of advice from the Countryside Access Manager as to the position with regard to the reopening of footpaths which had largely taken place, except for those within protection zones and across restricted premises, on Friday, May 25. Action: Noted.

(d) Mid Cheshire Footpath Society. The society's walks programme for July – December, 2001 was received. Action: Noted.

(iv) Grounds Maintenance. The Cheshire Landscape Trust had been approached as to the availability of shrubs for the boundary planting in the parish car park and the replanting of the rose bed. Confirmation had been received that a supply would be available in the Autumn. Action: Type of shrub required to be ascertained.

(v) Public seats. It was not known if the City Council had carried out the requested repair to the public seat in the play area.

## 6. Public Transport.

Services: general. The revised timetable information supplied to the Local Bus User Contact would be publicised on the notice boards and in the newsletter.

## 7. Highways.

(i) Major schemes: Chester Deeside Transport System. Action: Letter to be sent to County Cycling Officer re extension of cycleway to Park Farm.

(ii) Local matters.

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

(b) Wicker Lane. A site meeting had been attended by the Section Engineer, the Chairman, Cllr Armitage and the Clerk on Monday, June 4, 2001. The Section Engineer had accepted the condition of the carriageway was unacceptable and had indicated the possible extent of remedial action. The cause of the egress of water onto the side of the carriageway from the access to The Byatts would be investigated. Action: Letter reinforcing the council's concerns to be forwarded to the Section Engineer.

(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 meeting due to have been held on Thursday 24 May, 2001, had been postponed.

(e) Wilding Business Estate. The company was being thanked for its co-operation in the provision of markings at the access to the estate.

(f) Road sign, Belle Vue Lane. Action by the District Engineer was awaited.

(g) Station Lane. A site meeting had been attended by the Section Engineer, the Chairman, Cllr Armitage and the Clerk on Monday, June 4, 2001. It had been noted the condition did not give rise to the same degree of concern as Wicker Lane and that extensive patching had been carried out by an undertaker.

(h) Direction signs, Village Hall. The request had been notified to the highway authority. An indication was awaited as to the cost which would fall to the Parish Council.

(i) Obstruction, Church Lane. The complaint by a resident as to the obstruction of the footway in Church Lane by parked vehicles had been dealt with by the police.

(j) School Lane, maintenance. This had been completed. Advance warning signs had been erected. Cllr Armitage



suggested the District Engineer should be complimented on the scheme. Action: Clerk to inform District Engineer of the Council's satisfaction.

(k) Footways, Arrowcroft Road. It was not known if the anticipated repairs had yet been carried out.

(l) Verges, Guilden Sutton Lane. It was not known if there had been any response to the complaint as to the unsatisfactory reinstatement carried out by Transco of certain verges disturbed during the main replacement in 2000. Action: Monitor.

(m) local safety scheme, junction A 41/Guilden Sutton Lane. Renewed concerns as to the misuse of this scheme were rehearsed by Cllr Arditti and the Clerk, particularly as to the position on Sundays with traffic unfamiliar with the junction proceeding to and from the Sunday market at the rugby club. Action: Refer to highway authority.

(iii) Strategic.

(i) Route Management Strategy M53/A55/A483/A550 Birkenhead to Welsh border.

The Clerk reported the receipt, by letter dated 15 May, 2001, of details of a seminar to inform a draft document to be the subject of consultation in Spring, 2002. Action: Noted.

(iv) Street lighting.

Nothing to report.

8. Finance:

(i) income.

Bank of Scotland

interest (May) £ 52.86

(ii) payments.

Chester Standard

newsletter distribution £ 32.90 (VAT £4.90)

Playground Management Services

play area inspection £ 66.98 (VAT £9.98)

Devaprint

newsletter printing (nos 77, 78) £ 30.00

Mrs R Mort

playing field rent

July – Sept 2001-07-18 £ 137.50

Clerk:

Photocopies (May)

290@ 5p £ 14,50

Mileage (May)

20 Miles @ 40p £ 8.00

£ 22.50

Proposed by Cllr Gartland,

Seconded by Cllr Arditti

and agreed.

(iii) balances

Bank of Scotland

(May) £19,408.18

In view of the extent of the balances, possible options for a proportion of the money were being investigated by the Clerk.

(iv) Audit.

(a) Internal. An amending minute was to be prepared by the Clerk to regularise points of detail recommended by Cllr Hughes. The Clerk would present accounts to Cllr Hughes in due course for internal audit purposes.

(b) External. The certificated statements required by the District Auditor in respect of the 1998/99 audit were being returned. The accounts for 1999/00 had been certified by Hacker Young and two suggestions made as to possible improvements. These were accepted. It was agreed the audited accounts should be signed by the Chairman. The Clerk would commence the audit for 2000/2001.

9. Access to school.

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

(ii) rear of Village Hall. It was noted the damaged cherries had been removed.

10. Environment services:

(i) amenity cleansing. PC Tack and the Dee Valley Group had been informed that youths were gathering in the reservoir access, causing large amounts of litter. Cllr Fisher had also expressed his concerns as to the volume of litter on Guilden Sutton Lane. The Clerk had indicated he could assist Mrs Beresford with a sacks to assist her scavenge of the dingle on a voluntary basis and arrange for their collection

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

(iii) lengthsman. The Vice Chairman furnished the Clerk with vouchers provided by the contractor.

11. Trees and hedges.

(i) Oak, Heath Bank. The advice of the Tree Officer was awaited as to the concern expressed by Cllr Astbury with respect to the condition of this oak and at the increasing height of other

planting.

(ii) Sycamore, war memorial. Concern had been expressed at the condition of a limb of this protected tree. Action: Advice of Tree Officer to be sought.

## 12. Cheshire Association of Parish Councils.

(i) Chester Area Meeting, Wednesday 30 May, 2001. It noted that Cllr Armitage had been re-elected as Chairman of the Area Meeting and the Clerk as honorary secretary.

(ii) Training course 7 July 2001. The County Secretary had confirmed the availability of a place for Cllr Paterson.

## 13. Chester City Council.

i. Past Uncovered, June 2001. Received and noted.

(ii) Draft community plan. Copies for comment had been received sufficient for each Member and had been circulated by the Clerk. Cllr Armitage expressed reserve as to the short timescale of the consultation. He believed the document to be too focussed on the city centre, giving only token recognition to the rural area. He wished to see greater emphasis on ICT for larger villages, public transport and improved playground facilities.

(iii) Members. The Clerk reported the receipt, by letter dated 14 June, 2001, of a request for the names of the Chairman and Members of the council. Action: Clerk to provide the necessary information.

## 14. Cheshire County Council.

(i) Community Development Department. The Clerk reported the receipt of a revised issue of this booklet.

## 15. Cheshire Community Council.

(i) Village Design Statements. The Community Council had been informed the Council would wish to attend workshop events.

(ii) Provision for young people. This survey had been completed

by the Clerk.

16. CPRE.

Nothing to report.

17. Health.

Nothing to report.

18. Policing matters.

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

(ii) Chester Police Forum. It was noted that future meetings were to be held on 17 September 2001 and

21 January 2002.

(iii) Community Safety Partnership Fund. The Clerk reported the receipt from PC Tack of details of this fund. Action: PC Tack to be thanked for bringing the information to the council's attention.

19. Newsletter.

Nothing to report.

20. Millennium Celebrations.

Nothing to report.

21. Memorial Garden.

Nothing to report.

22. Bulb planting.

The Chairman suggested and Members agreed that in order to encourage the growth of bulbs on the Guilден Sutton Lane diversion, the client would be asked to specify a one metre cut only throughout the season. Action: Enquiries to be made by the Clerk.

23. Web site.

Nothing to report in the absence of Cllr Fisher.

24. Primary school.

The Clerk to the Governors had been thanked for kindly affording the Council a sight of the relevant part of a minute of a special meeting of the Governing Body held on 2 April, 2001 and had been informed that Members had given careful consideration to the resolution and had noted the content thereof.

The response had indicated that the Council warmly welcomed the wish of the Governors to work with the Council in the best interests of the school and looked forward to working with the Governors to enable this intention to be achieved.

The Chairman stressed his anxiety for improved relationships with the school and indicated he would do all he could to achieve this.

With respect to the separate communication concerning the play area, previously minuted above, Cllr Fisher had been authorised to indicate that a meeting would be appropriate.

25. Village Hall.

City Cllr Bailey indicated that two meetings had been held with respect to concerns which had arisen around the Village Hall car park and believed that slow, but steady progress was being made. Cllr Bailey was thanked for his involvement.

26. Covenants, shop premises.

A copy of the advice of the County Secretary had been provided to Cllr Armitage.

27. Village Fair.

Nothing further to report at this stage.

28. Land adjoining Summerfield Road.

The concerns of the adjoining occupier as to possible hazards to children had been brought to the attention of the landowner.

#### 29. Drainage, Belle Vue Lane.

The outcome of the visit by the City Council's drainage engineer was not known.

#### 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 had advised that inquiries in respect of certain satellite dish installations had not disclosed any breach and that the long term use of scaffolding at a property was not an enforcement matter. Action: Noted.

Cllr Fisher had express concern as to a change of use of land. The Clerk indicated this had been reported to the enforcement officer by an adjoining occupier.

31. Primary School. The Clerk sought approval for a possible further response to the Clerk to the Governors. Action: Agreed.