

GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held on Monday 22 July 2002 in Guilden Sutton Village Hall.

Chairman: Councillor Mrs P Astbury.

Public speaking time.

Mrs P M Mooney, 5 Moorcroft Crescent, referred to an incident involving her son and the newly installed gate to the play area on Thursday 4 July 2002. Mrs Mooney indicated that other children had been involved in similar incidents and urged the council to resolve the problem. The Clerk indicated that with the approval of Councillor Whitehouse, instructions had been given to the contractor for the gate to be removed pending a resolution of the reported difficulties. Mrs Mooney said she would not wish to see the play area closed as a result and was thanked for her comments.

1 Apologies: Councillors Armitage, Paterson. City Councillors B J Bailey, J R Boughton. County Councillor J E Burke.

2 Procedural matters.

(i) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 17 June, 2002. It was proposed by Councillor Hughes, seconded by Cllr Arditti and agreed that the minutes should be approved subject to the action item in minute 5 (ii) being replaced with: 'The Clerk would provide Councillor Hughes with a letter addressed to Mrs H Salisbury, Guilden Sutton Toddler Group seeking the views of the group as to the removal of the roof to the play house.'

(ii) Co-option of one member vice Councillor M P Gartland. The Clerk reported the receipt of further information from Mr Ronald J K Bayton of Bramfield, 24 Cinder Lane together with an application by Mrs Julie Proudlove of The Orchards, Belle Vue Lane, both of which had been circulated to all members of the Council. The view was expressed that it was a great shame both candidates could not be co-opted and that the council would not wish to lose the interest of the unsuccessful candidate. The Council decided by secret ballot to proceed with the co option of Mrs Julie Proudlove who would serve until the parish council

elections in May, 2003.

(iii) Parish playing field - eradication of moles. The action of the Chairman in agreeing under urgency powers that an estimate should be accepted from Oldfield Environmental Pest Control for the eradication of moles from the parish playing field was confirmed.

3 Planning

(i) New applications.

02/01111/FUL installation of 20 metre tower and antennas, dishes, equipment cabin and planting, Dee Valley reservoir, Guilden Sutton Lane for Hutchison 3G UK. Further consultations would be carried out by Councillor Fisher.

02/00243/FUL, amended details, kitchen extension, pitched roof and new front entrance canopy at 43 Oaklands for Mr M Davies. The application had been further considered by Councillor Arditti. It was noted the applicant wished to revert to the style of arch proposed in the original application in place of the amended plans deleting the arches which had been agreed by the planning board. The Clerk indicated that as the original plans had been recommended for approval, it was likely the amendment would be successful.

02/01043/FUL two storey side extension at 26 Oaklands for Mr and Mrs A Dalgano. Councillor Fisher reported the proposal would extend to the boundary of the property and would involve the demolition of a single storey extension. It was agreed the Council would object due to the scale of the proposal in relation to the size of the plot, the potential for terracing and the impact on the amenity of the rear garden of No. 24. A request would also be made for the application to be called in.

(iii) current matters.

99/00772/FUL first floor bedroom extension at 5 Cathcart Green for Mr and Mrs D Potter. **Cllr Whitehouse.**

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.

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

00/01110/FUL, two storey rear extension and conservatory at Fieldway, Hare Lane for Mr R Bellamy. **Cllr Fisher.**

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

01/00133/FUL, two story 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. **Cllr Fisher.**

01/00551/FUL, use of roof space as habitable accommodation and insertion of new roof lights at The Paddock, Church Lane CH3 7EW.

01/00738/FUL, raise workshop roof on part of unit 3, Guilden Sutton Yard, Guilden Sutton Lane for A Wilding (Chester) Ltd.

01/00781/FUL, utility room extension at 8 Porters Croft for Mr and Mrs D Provan.

01/00920/FUL, extension to roof of proposed loft conversion at 54 Guilden Sutton Lane, CH3 7EY for Mr Palmer.

01/00940/FUL, two storey extension and addition of pitched roof to garage at 9 Fox Cover, CH3 7HH for Mrs E Johnson.

01/01302/FUL replace flat roof with pitched at Highfield, Wicker Lane, CH3 7EL for Mr D Matthews.

Cllr Whitehouse.

01/01376/FUL, (amended) alterations at 87 Oaklands, Guilden Sutton, CH3 7HG for J Richardson.

02/00194/FUL alterations and extensions, Halfway, Hare Lane

CH3 7ED for Mr S McEwan.

02/00509/FUL single storey rear conservatory at 2 Guilden Sutton Lane, CH3 7EY for Mrs Wilson. Approved.

(iv) General, determination of householder applications, amended scheme of delegation . The Clerk reported the receipt of further correspondence from the Development Control Manager dated 3 July, 2002 and from City Cllr Boughton of 9 July 2002. It was noted that to ensure that a householder application was determined by the planning board, both ward members should be informed in good time within the 28 day deadline from the application appearing on the weekly list of applications received.

4 Parish car park (i) landscaping. The Clerk reported the receipt of advice from Mr D Henderson. Councillor Hughes described the position as very unsatisfactory. Councillor Whitehouse suggested there was no evidence of maintenance being carried out. It was noted the grounds maintenance contractor had been instructed to eradicate weed growth on the boundaries of the car-park. The Scouts had been advised of this procedure. Action: It was proposed by Councillor Fisher, seconded by Cllr Arditti and agreed a contribution of £50 should be made to the 1st Guilden Sutton Scouts in recognition of their involvement with the scheme.

5 Leisure services.

(i) playing field (a) facilities for youths. It was noted the deposits of materials by the contractor had been removed. Cllr Arditti confirmed that action had been taken by the contractor to deal with damage to the surface of the playing field. It was agreed that a sign bearing the legend `No Dogs, No Golf, Please be considerate to Neighbours' should be affixed to the large gate. Action: Estimates to be sought.

(ii) play area. (a) improvement scheme. Members revisited the concerns raised by Mrs Mooney together with the action taken by the Clerk. It was noted the contractor proposed to remove a lug to reduce the possibility of bounce back. Cllr Arditti believed the incorrect surfacing material may have been applied following the installation of the replacement see saw. It was agreed that payment to the contractor should be withheld pending authorisation by the Chairman for the cheque to be released. (b)

damage to slide. It was noted the slide had suffered extensive damage through vandalism. Prompt action had been taken by the City Council at the request of the Clerk to enable the remainder of the multi-purpose item to remain in use for which the City Council would be thanked.

The Council's insurers had been informed and police inquiries were in progress. Estimates would be sought for a replacement slide. (c) correspondence per Mrs Julie Proudlove. The Clerk reported the receipt of correspondence from Mrs Julie Proudlove, dated 18 June, 2002 agreeing to the removal of the play house roof, seeking the replacement of the play house, supporting the provision of a new bench and referring to the difficulties with the newly installed gate. Action: noted.

(iii) public footpaths (a) Parish Paths Group. Councillor Hughes referred to the resignation of the Parish Paths Warden on leaving the parish. The treasurer had also been lost, sadly deceased and Councillor Hughes believed it to be important that the parish council should take action to ensure the group continued. Action: note to be included in the newsletter, Clerk to approach Mr Bayton as to his accepting the position of Parish Paths Warden. (b) closure of Gowy footpaths. The Public Rights of Way Unit had been asked to progress the completion of the reinstatement as soon as possible. (c) fingerpost sign, footpath No. 4. Councillor Fisher confirmed the presence of the sign although this had been obscured by the growth of a hedge. (d) Footpath No. 2. The Clerk reported he had arranged a site meeting for 9.30am on Wednesday 31 July, 2002 with the County and City councils.

(iv) Grounds maintenance, progress meeting 6 July, 2002. Councillor Whitehouse reported. It was agreed a further progress meeting should be sought on Saturday 5 October, 2002

(v) public seats. It was agreed that Councillor Fisher should be reimbursed for any expenses incurred in kindly carrying out repairs to the public seat in the play area. Action: Provision of additional public seats to be considered in September.

(vi) landscaping, Fox Cover. The Clerk reported the receipt of advice from the City Council's parks and open spaces manager. The verge had been heavily worked but the bare root stock material had suffered from a very dry early spring. Some shrubs have also been pulled out. The area was to receive a visit to remove large weeds but overall Mr Henderson expected the area to develop especially with some replacement this winter. It was

hoped the area would naturalise with minimal maintenance. Mr Henderson had expressed the view that had the early season growth been more favourable there would have been much better cover.

6 Public Transport (i) Rural TIP. It was noted that no action had been taken by the County Transport Co-ordination Service.

7 Highways (i) major schemes (a) Chester Deeside transport system, extension of cycleway to Park Farm. There was nothing further to report at this stage.

(ii) local matters.

(a) direction signs to shops and Village Hall. Details of the replacement scheme would be obtained by the Clerk and referred to Councillor Hughes. Confirmation had been received from the highway authority that the total cost would be £321.84 plus VAT and £39.38 plus VAT for the additional sign for the shops.

(b) local safety scheme, junction A41/Guilden Sutton Lane. The need for action to be taken to reduce the abuse of the scheme and for the provision of slow markings in the approaching carriageway from Green Lane had been drawn to the attention of County Councillor Burke.

(c) road markings, approach to parish playing field. The highway authority had been informed the Council wished to be consulted.
(d) pothole, Oaklands. A pothole outside No. 41 would be reported.

(iii) lighting. A fault affecting a light on the steps from Fox Cover to Church Lane would be reported.

8 Finance

(i) income

Bank of Scotland:

interest (June) £ 27.39

(ii) payments

Chester City Council

business rates £ 279.00

Chester Standard

newsletter distribution £ 32.48 (VAT £4.98)

Mrs R Mort

playing field rent

July –September £ 137.50

Cheshire County Playing Fields Association

revised subscription £ 12.00 (cheque amended)

Oldfield Environmental Pest Control

mole eradication £ 150.00

Play and Leisure

Supply of equipment and installation £ 6,668.12 (VAT £993.12)

Clerk:

Salary

April - June £ 675.00

Photocopies (June)

369 at 5p £ 18.45

Mileage (June)

20 miles at 40p £ 8.00

Proposed by Councillor Whitehouse

Seconded by Councillor Fisher

and approved.

(iii) Balances £18,307.95

(iv) Audit matters

(a) appointment of internal auditor. Correspondence was received from Mr Derek Tubman by letter dated 18 July, 2002 confirming his willingness to act as the Council's internal auditor. Action: Mr Tubman to be appointed as the Council's internal auditor

(b) external audit 2001/02. The Clerk reported on the arrangements as advised by Hacker Young. Action: Details of the accounts to be circulated by the Clerk

(c) informal audit April - June 2002/03. This had been carried that by Councillor Hughes.

9 Environment services. No action items to report.

10 Trees and hedges. No action items to report.

11 Cheshire Association of Town and Parish Councils/NALC. No action items to report.

12 Chester City Council.

(i) Gowy Panel, bids for funding. It was agreed that bids should be made for grants towards the cost of the proposed new signs to the Village Hall and shops; for lighting to the footway at the rear of Orchard Croft, for closed circuit television in the vicinity of the Village Hall and for the installation of seven-a-side goalposts to replace the existing posts on the parish playing field.

13 Cheshire County Council. No action items to report.

14 Cheshire Community Council. No action items to report.

15 CPRE. No action items to report.

16 Health Services. No action items to report.

17 Policing. (i) Project Rural Matters, volunteers. The Clerk indicated that PC Tack was keen to encourage volunteers to take part in Project Rural Matters. Action: noted.

18 Newsletter. The vacancy for a Parish Tree Warden would be included in a subsequent newsletter if necessary.

19 Memorial Garden, fingerpost sign. It was agreed that an estimate provided by the Deva Forge should be accepted.

20 Parish ICT. Councillor Fisher reported on the current position.

21 Primary school. Councillor Fisher indicated the report of the recent Ofsted inspection had been published. The inspectors had found very good academic results and a very high standard of personal academic education.

22 Surgery 6 July, 2002. Councillor Hughes reported.

23 Dates for future meetings. The Council agreed a request by the Clerk for the September meeting to be deferred to Monday 9 September. The Clerk expressed his appreciation. Meetings in 2003 were agreed as 13/1, 17/2, 17/3, 14/4, 12/5, 16/6, 28/7, 8/9, 13/10, 10/11 and 15/12.

24 Members' information items.

(i) Councillor Fisher expressed disappointment at the condition of the planters outside the shops.

(ii) Councillor Hughes referred to the possible establishment of an equestrian enterprise at a property on Wicker Lane and the traffic implications thereof.

Matters discussed in the absence of the press and public due to the possible disclosure of exempt information.

25 Enforcement,

(i) Development Control.

(a) use of land. A member provided photographic evidence of the

use of land, previously reported to the enforcement officer. A response would be sought.

(b) sale of property. Advice had been received from the enforcement officer that the sale of property with the possibility of separate accommodation disclosed no breach providing the disposal was as a single dwelling.

26 Policing, parked vehicles. PC Tack had been informed of the two instances of parked vehicles which the Council believed should be brought to his attention.

27 Alleged nuisance from youths. The Clerk reported the receipt, by correspondence dated 27 June, 2002 of an inquiry from the City Council's environmental and health service under the Crime and Disorder Act 1998 relating to a noise nuisance from youths playing football in public areas within the parish. The Clerk had responded.

28 Tenancy of property. The Clerk reported the receipt, by letter dated 8 July 2002 of clarification which had been obtained by City Councillor J R Boughton as to the tenancy of a property.
Action: Noted.