

GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held on Monday 9 September 2002 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage

1 Apologies: City Councillor J R Boughton, County Councillor J E Burke.

Present: Councillors Arditti, Armitage, Astbury, Fisher, Hughes, Paterson, Proudlove, Whitehouse.

Public speaking time.

There was no public speaking.

2 Procedural matters

(i) Minutes. The minutes of the ordinary meeting of the Council held on Monday 22 July 2002 were proposed by Councillor Hughes, seconded by Councillor Astbury and agreed as a correct record. It was agreed that in order to place the business cycle of the council on a more formal basis, minutes would be circulated within two weeks of the meeting to which they referred.

(ii) Co-option. Councillor Mrs J Proudlove was formally introduced to the Chairman by Cllr Arditti. The Chairman welcomed Councillor Proudlove who would serve until the end of the quadrennial in May 2003. The Clerk indicated that Councillor Proudlove had signed the code of conduct and the register of interests.

Appropriate induction material would be sought by the Chairman at the County Office. The Clerk would produce guidance on planning matters .

3 Planning.

(a) new applications.

02/01043/FUL two storey side extension at 26 Oaklands CH3 7HE for Mr and Mrs Dalgano. Councillor Fisher reported. A

request had been made to City Councillor Boughton for the application to be called in. In the event of amended plans being put forward, the Council would wish to be consulted.

02/01111/FUL (amended) installation of 20 metre tower, antennas, dishes and equipment cabin, Dee Valley Group reservoir, Guilden Sutton Lane. Councillor Fisher reported. It was noted that it was now proposed to site the installation closer to the existing O₂ mast as the original location had been found to be unsuitable due to the presence of underground pipes. The Council's objection had been maintained and an assurance had been sought that the combined cumulative emissions from masts at the reservoir site would be within international public safety guidelines.

02/01320/FUL extension to front of dwelling and side bay window at Firdale, 1 School Lane CH3 7ET for Mr and Mrs Stairmand. Councillor Hughes reported. It was agreed that no objection should be raised.

Proposed Orange base station, Dee Valley Group reservoir, Guilden Sutton Lane. The Clerk reported the receipt of correspondence from City Councillor J R Boughton, by letter dated 20 August 2002, in respect of a proposal by Orange to locate a base station at the reservoir site. Cllr Boughton had indicated that both the Council and the Guilden Sutton Day Nursery should be consulted.

(ii) decision notices

There were no decision notices to report.

(iii) appeal

The Clerk reported an appeal to the Secretary of State in respect of outline application 02/00093/OUT by TNJ Developments for the erection of 1 no two storey detached dwelling on adjacent land at Holly Cottage, Guilden Sutton Lane CH3 7EX .

(iv) current matters

Members identified a number of applications which could be deleted from the list. The following applications remained:

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

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

00/00932/FUL, rear extension and extension/modification to front study at 5 Guiden 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.

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, raised workshop roof on part of unit 3, Guiden Sutton Yard, Guiden 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 Guiden 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 replacement of flat roof with pitched at Highfield, Wicker Lane, CH3 7EL for Mr D Matthews.

Cllr Whitehouse.

02/00194/FUL alterations and extensions, Halfway, Hare Lane CH3 7ED for Mr S McEwan.

4 Parish car-park. It was noted the rose bed had been turfed and it was thought the ivy had been removed from the adjoining boundary fence. This would be inspected.

5 Leisure services

(i) parish playing field. Councillor Hughes reported he had received favourable comments with respect to the parish playing field although he had concerns about the condition of the surface following the activities of the contractor in erecting the basketball net. The route followed by the contractor's vehicle was still apparent. Councillor Paterson referred to instances of youths gathering in the lay-by at the adjoining property. It was agreed the proposed sign should be progressed in size A3.

(ii) play area. It was noted the gate had been modified by the contractor. Councillor Proudlove would consult Mrs Mooney as to the success or otherwise of the modification. Substantial repairs had been carried out to the seat. The City Council would be requested to include the seat in future safety inspections. Councillor Fisher would obtain estimates for the provision of benches similar to those at the primary-school. Councillor Proudlove understood the benches would be provided on the inside boundary of the play area. Councillor Fisher pointed out the Council had been advised that the removal of the hedge in its entirety would deter anti-social behaviour. The degree of weed growth on the front border of the play area together with the possible removal of the remaining hedge elsewhere in the play area would be revisited. With respect to the damaged slide, it was not thought the contractor now operated in the UK. With the assistance of information provided by Councillor Fisher, further enquiries would be made by the Clerk.

Councillor Hughes believed the Council should raise its profile in respect of action being taken to deal with the incident. He believed the Council had been too cautious where similar events had taken place elsewhere in the parish. It was agreed that advice should be sought on the avenues open to the Council. Councillor Proudlove supported the principle of a strong letter. Councillor Arditti indicated that PC Tack was to visit the primary school in relation to the issue. It was agreed the Clerk would produce a draft letter to be cleared by legal officers at the National Association. The police would be invited to the October meeting to provide an update on the current position and to indicate what further action might be appropriate.

Councillor Proudlove referred to the possible replacement of the play house with a structure more suitable for toddlers and to a forthcoming fund-raising event which would contribute to this objective. She would seek the views of the Toddler Group and other organisations.

(iii) public footpaths (a) Parish Paths Group. The Clerk reported the approach by the Council to a member of the community to assume the role of Parish Paths Warden in succession to Mr S G Armstrong had been declined. Councillor Hughes indicated the group would be happy to welcome new members. (b) Gowy Footpaths. The Clerk reported that a complaint about the condition of Footpath No. 6 had been referred to the Public Rights of Way Unit. The position regarding the reinstatement of the paths following the installation of the TransCo pipeline would be ascertained. (c) Footpath No. 2 site meeting 31 July, 2002. The Clerk reported on this meeting attended by representatives of the City Council, the district maintenance engineer and the Public Rights of Way Unit. It was noted the City Council was happy to sweep the surface providing overhanging branches were removed as these damaged its equipment. The Clerk would write to adjoining properties requesting occupiers to inspect their boundaries to enable this to be done. He further reported an intimation from the grounds maintenance contractor that he had the necessary equipment available to enable him to carry out the sweeping of the path and if necessary maintenance work to any overhanging branches. This was noted. A similar approach would be made to occupiers in Orchard Croft and to the Headteacher concerning overgrown shrubbery affecting that access to the primary school.

(iv) grounds maintenance. It was agreed a progress meeting should be requested with the contractor on Saturday 5 October 2002. This would be attended by Councillor Hughes and Councillor Whitehouse.

(v) public seats. There was nothing to report additional to the discussion minuted above.

(vi) landscaping, Fox Cover. There was nothing further to report at this stage.

6 Public Transport.

(a) rural transport information point .

The continuing unacceptable condition of the rural public transport information point would be raised by the Chairman at a forthcoming meeting of the Chester District Public Transport Liaison Committee.

(b) timetable information .Councillor Fisher referred to the difficulty for visitors in obtaining details of local public transport services via the Internet. The position with respect to the proposed promotional leaflets highlighting local services would be ascertained. It was suggested these should be available at the Post Office.

7 Highways.

(i) major schemes.

(a) Chester Deeside transport system, extension of cycle way to Park Farm. There was nothing further to report at this stage.

(b) A 51 maintenance, Summer 2003. The Clerk reported that following the Council's initial approach to the highway authority as to the need for consultation with parishes on this major scheme in view of the likely effects on villages of diverted traffic, a briefing was to be held at Backford Hall on Thursday 26 September 2002. This would discuss the scheme which would affect the road between the A 54 roundabout at Tarvin and the A 55 roundabout at Littleton during July and August 2003. It was intended to maintain a single lane of traffic at all times, inbound to Chester. The highway authority had accepted there would be significant changes to traffic flows in communities affected by the works although diversions would be signposted. The Council noted with pleasure that the meeting was to be chaired by the Chairman in his capacity as Chairman of the Chester Area Meeting. In addition Councillor Hughes and Councillor Proudlove would attend.

(ii) local matters.

(a) direction signs to Village Hall and shops. Details of the proposed scheme had been received from the highway authority and were referred to Councillor Hughes. It was agreed that if Councillor Hughes was satisfied, the highway authority would be instructed to proceed.

(b) footway and verges, Guilden Sutton Lane. The proposed site meeting would be progressed by the Clerk.

(c) local safety scheme, junction A41/ Guilden Sutton Lane. Details of the proposals put forward by the highway authority following the site meeting organised by County Councillor J E Burke and held on 6 August, 2002 had been circulated.

The highway authority would be informed the Council wished the proposed hatching in the gap in the central reservation to be revised to follow the centre line of the outbound lanes from Guilden Sutton Lane and the position of the proposed road markings to be adjusted to enable the 'keep clear' markings, which benefited drivers travelling to and from Pipers Ash, to be retained. The Clerk further reported the receipt of a complaint from Mr A G Jackson, by letter dated 11 August, 2002, with respect to conditions at the junction. The requested reinstatement of 'slow' markings on the A 41 to protect vehicles emerging from the gap in the central reservation, which had been discussed at the site meeting, would be emphasised as the Council did not accept that minimum stopping distances were satisfied.

(d) request for pedestrian crossing Hoole Lane/Guilden Sutton Lane. There was nothing further to report at this stage.

(e) road markings, approach to parish playing field. It was understood a scheme was being prepared by the highway authority.

(f) speed of traffic, Guilden Sutton Lane/School Lane. Councillor Hughes reported the repeated concerns of an occupier on School Lane as to the speed of traffic approaching the village. The advice of the highway authority would be sought as to the best way of reducing the speed of traffic at this location given the sharp bend in the road and the junction with Belle Vue Lane.

8 Finance.

(i) Income

Bank of Scotland

Interest (August)

£ 26.29

(ii) Payments

Play and Leisure

Play equipment £ 6,668.12

Members revisited their continuing concerns as to the performance of the contractor and decline to authorise the release of this payment. The site meeting previously requested would be progressed to discuss the Council's concerns.

S & H Services

shelter cleaning £ 10.00

Deva Forge

finger post repair £ 75.20 (inc VAT £11.20)

Devaprint

newsletter printing £ 30.00

D Tubman

accountancy and audit £ 50.00

Chester Standard

newsletter distribution £ 16.74 (inc VAT £2.49)

Clerk

Photocopies (August)

294@ 5p £ 14.70

Mileage (July/August)

40 miles @ 40p £ 16.00

(iii) balances

(August)

£17,002.97

(iv) financial reports. These had been circulated to all Members and were noted.

(v) audit. The Clerk reported the internal audit had been completed satisfactorily. Copies of the accounts and of the annual return had been circulated. It was agreed these should be signed by the Chairman prior to submission to the external auditor.

9 Environment services

(i) amenity cleansing. It was noted the contractor was likely to seek an adjustment in the total number of hours allocated as between the rota and the scavenging of Guilden Sutton Lane.

(ii) litter bins. At the suggestion of Councillor Proudlove, supported by Councillor Hughes, the possibility of providing an additional litter bin at the dell amenity area adjoining the footpath would be examined. Information would be sought from the City Council as to the types of bin available.

10 Trees and hedges. There was nothing further to report at this stage.

11 Cheshire Association of Town and Parish Councils/NALC. It was noted the annual meeting of the Cheshire Association of Town and Parish Councils, normally held on a Saturday morning, would now take place later in the afternoon of Tuesday 29 October, 2002 prior to the annual Town and Parish Councils conference organised by Cheshire County Council which would follow in the evening. Councillor Hughes expressed reserve as to this arrangement. The Council's delegates would be considered at the October meeting.

12 Chester City Council. The Clerk was pleased to report the Council had been allocated a Local Panel grant of £200 towards enhanced signage to the village shops and £500 towards CCTV cameras in the Village Hall car-park.

13 Cheshire County Council. There were no action items to report.

14 Cheshire Community Council. There were no action items to report.

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing. There were no additional items to report other than the actions minuted above.

18 Newsletter. There was nothing further to report at this stage.

19 HM The Queen Golden Jubilee, Cheshire visit. Councillor Fisher reported.

20 Memorial Garden, finger post sign. It was noted this had been reinstated by the contractor.

21 Bulb planting. The Clerk reported the bulbs had now been received by the grounds maintenance contractor. It was agreed a working party would be held on Saturday 21 September, 2002 at 10.00 am to plant the verge on the Guilden Sutton side of the A 55 bridge.

22 Parish ICT. Councillor Fisher reported.

23 Primary school. Councillor Fisher reported.

24 Surgeries 3 August and 7 September, 2002. Councillor Whitehouse reported that Mrs Y Kirk had attended the August surgery and had raised a number of environmental issues which were being pursued by the Clerk. Councillor Hughes reported that no constituents had presented themselves at the September surgery.

25 Dates of future meetings. Councillor Hughes reported following discussions with the Hall Booking Secretary. It was agreed the annual meeting of the Council would be held on Wednesday 7 May, 2003 to deal only with statutory and urgent business. An ordinary meeting of the Council would be held on Tuesday 20 May 2003.

26 Commission for Racial Equality. The Clerk reported the receipt from the Commission for Racial Equality of the general duty laid

upon parish councils, information as to ethnic monitoring and suggested performance guidelines. These were noted.

27 Information Commissioner. The Clerk reported the receipt, by letter dated 4 September, 2002 of advice from the Information Commissioner that the Council was required to submit a publication scheme for approval by the commissioner by 31 December, 2002. A model scheme would be available. This would be obtained.

28 Members information items.

Councillor Hughes referred to the condition of a ditch adjoining 1 School Lane.

Councillor Whitehouse reported that recent works had been carried out by the Dee Valley Group in the verge of Guilden Sutton Lane adjacent to the playing field which had resulted in the village water supply being turned off for a short period. A watching brief would be kept.

Councillor Astbury suggested that bushes outside 70 - 72 Guilden Sutton Lane would benefit from a severe pruning.

Councillor Paterson suggested that census information should be used by the Council to ascertain the level and type of service which should be offered.

The Chairman indicated he would be proposing a motion at the annual meeting of the Cheshire Association of Town and Parish Councils that parish car-parks should not be subject to business rates or if so, should either be reimbursed by the collection authority or should receive a proportion of the business rate. This was agreed.

Matters discussed in the absence of the press and public.

29 Enforcement matters. There was nothing further to report at this stage as to the use of an area of land in the parish. The Clerk would seek advice from the enforcement team leader.

30 Alleged nuisance from youths. There was nothing further to report at this stage.

