

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held on Monday 13 January 2003 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage.

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

Public speaking time.

There was no public speaking.

1 Apologies: Councillor Whitehouse, County Councillor J E Burke.

2 Procedural matters.

(i) Minutes. The minutes of the ordinary meeting of the Council held on Monday 16 December 2002 were proposed by Councillor Hughes, seconded by Councillor Paterson and agreed as a correct record.

(ii) Declarations of interest. Councillor Armitage declared a prejudicial interest in application 02/01958/FUL, conservatory in retrospect at 18 Oaklands CH3 7HE and indicated he would leave the room.

(iii) Appointment of representative governor to Guilden Sutton Church of England (Controlled) Primary School. The Clerk confirmed the local education authority had been informed of the re nomination of Councillor Fisher.

(iv) Councillor Hughes referred to the process under which business was considered to be appropriate for consideration in the absence of the press and public. The Clerk indicated he had access to a summary specifying the classes of information concerned which he would circulate to all Members.

3 Planning.

(i) new applications.

02/01911/FUL garage extension at 10 Middlecroft CH3 7HF for Mr R Gregg. The Clerk had sought the advice of the case officer as to the relationship between this application and the previously approved plans for the conversion of the garage at the property. Councillor Hughes reported further. It was agreed that no objection should be raised.

02/01958/FUL, conservatory in retrospect at 18 Oaklands CH3 7HE for D and A Cowell. Councillor Armitage left the room. The Vice-Chairman in the

chair. Councillor Paterson reported on this retrospective application. It was proposed by Councillor Hughes, seconded by Councillor Fisher and agreed on a 3 - 2 vote that an objection should be raised on the grounds the conservatory would be overdominant.

The Chairman in the chair.

02/02059/FUL conservatory and pitched roof to garage at 10 Cinder Lane CH3 7EN for Mr Pilbrow. Further enquiries would be made by Councillors Proudlove and Arditti.

(ii) Appeals:

02/00093/OUT outline application to erect 1 no two storey detached dwelling on adjacent land at Holly Cottage, Guiden Sutton Lane, CH3 7EX for TNJ Developments. The inspector's report was awaited.

APP/H6955/X/02/514248 Wrexham RRC, Oak Road, Wrexham Industrial Estate, Wrexham. An objection had been raised on the basis that the proposal involved the use of emerging and unproven technologies and there was concern as to emissions which, should the application be approved, should be subject to ongoing monitoring within Chester District. It was further noted the proposal afforded no encouragement for recycling and offered the prospect of unsustainable increased traffic due to materials being taken to the centre from a wide area.

(iii) Decision notices:

02/01677/FUL first floor side extension above garage at Orchard House, 8 School Lane, Guiden Sutton, CH3 7ET for Mr L Bunn. Cllr Whitehouse. Refused.

(iv) Current matters:

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.

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.

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

02/00194/FUL, alterations and extensions, Halfways, Hare Lane, Pipers Ash for Mr S McEwan. Cllr Armitage.

02/00243/FUL, amended details, kitchen extension, pitched roof and new front entrance canopy at 43 Oaklands for Mr M Davies. Cllr Arditti.

02/01111/FUL (amended) installation of 20 metre tower, antennas, dishes and equipment cabin, Dee Valley reservoir, Guilden Sutton Lane. Cllr Fisher.

02/01043/FUL (amended) two storey side extension at 26 Oaklands, CH3 7HE for Mr and Mrs A Dalgano. Cllr Fisher.

02/01320/FUL extension to front of dwelling and side bay window at Firdale, 1 School Lane CH3 7ET for Mr and Mrs J Stairmand. Cllr Hughes.

02/01677/FUL first floor side extension above garage at Orchard House, 8 School Lane, Guilden Sutton, CH3 7ET for Mr L Bunn. Cllr Whitehouse.

6/02/1830 Installation of microwave wireless network kit incorporating 0.6 metre antenna and attachment, Guilden Sutton transport depot, Guilden Sutton Lane for Cheshire County Council.

02/01720/FUL 20 metre telecommunications tower with 6 no antennas, radio equipment housing and ancillary equipment at Tile Farm, Wicker Lane, Guilden Sutton, CH3 7EL for T Mobile UK Ltd. Clarification was awaited from the development control manager as to the approach taken

by the local planning authority to access arrangements in connection with telecommunications applications.

4 Parish car-park.

There was nothing further to report at this stage.

5 Leisure services:

(i) Parish playing field. The Clerk was accepting the quotation of 'Signs by John Carswell' in the sum of £30 plus VAT. The need for a robust sign with secure mountings would be stressed.

(ii) Play area.

(a) improvement scheme. The grounds maintenance contractor was being thanked for his estimate for a reduction in the height of the boundary hedge and the relocation of the public seat within the children's play area to the opposite verge and advised that at this stage the estimate had been noted and would be further considered when the costs for the provision of additional seating to the front boundary of the play area were known. Estimates would be sought by Councillor Fisher for the provision of benches to the front boundary of the play area. Councillor Proudlove reported further on the position with respect to a replacement slide. It was proposed by Councillor Proudlove, seconded by Councillor Paterson and agreed that a replacement slide should be sought. It was noted that two major suppliers were unwilling to estimate and advice would be sought from the City Council. Other alternative sources would also be researched. It was further agreed the Clerk should seek estimates for the removal of the existing slide

(b) CCTV. With respect to the proposed installation of CCTV equipment, Councillors Hughes and Proudlove had attended a site meeting with Cheshire Electrical and Security Ltd and had inspected an installation at Waverton Village Hall by Barlows Electrical Ltd. Members were of the opinion that given the similarity in estimates, the quotation of Barlows Electrical Ltd offered better value for money. It was agreed that Councillors Hughes and Proudlove should progress the proposal and that if urgent action was necessary to enable the City Council grant deadline to be achieved, Members would meet on Thursday 23 January 2003 at 7:30pm to advise the Chairman. A further approach was being made to the City Council to ascertain if additional funding might be available from that source and it was noted the Gowry Panel would meet on 29 January 2003. Councillor Proudlove was being thanked for the generous donation from the fund raising event. It was confirmed the Parish Council would meet any shortfall. A letter was being sent to Guilden Sutton Community Association formally outlining the present position which envisaged the placing of

equipment on and within the Village Hall. Advice would be sought from the City Council CCTV manager as to data protection issues.

(c) anti social behaviour. Further to the advice from NALC legal officers that the draft provided by the Clerk could be used on a wider basis, arrangements were being made for this to appear in the newsletter.

(iii) Public footpaths (a) Footpath No. 2. The Clerk reported that following his discussions with the City Council Services Manager, Footpath No. 2 had been swept to a high standard by the Parish Council's grounds maintenance contractor.

(iv) Public seats. There was nothing to report further to the minute above.

(v) Grounds maintenance. It was reported that lengthy grass in the verge at Holly House on Guilden Sutton Lane had been strimmed to encourage the growth of daffodils. The outcome would be reviewed in June, 2003. The Clerk reported that following his discussions with the City Council Services Manager, the footway behind Orchard Croft providing access to the primary school had been swept to a high standard by the Parish Council's grounds maintenance contractor. It was agreed the grounds maintenance contractor should be asked to similarly treat the path from Orchard Croft to Oaklands. The issue of remedial maintenance to the planting in the verge at Fox Cover would be pursued with the City Council's Parks and Open Spaces Manager.

6 Public Transport. (i) Rural transport information point. It was reported that all the material on display had been removed from the rural transport information point. Councillor Fisher referred to an improvement in the public transport information now available from the County Council's web site. (ii) Request for seats. A response had been received from the County Transport Co-ordination Service giving details of contractors from whom estimates could be sought for the provision of seats in the bus shelters in School Lane and in Guilden Sutton Lane opposite the former primary school for use by elderly people. (iii) Parish Transport Grant. The Clerk reported the receipt, by letter dated 23 December 2002, of advice from Cheshire Community Council that a timetable of services within Guilden Sutton could be produced at an estimated cost of £1,000. It was agreed a meeting should be sought to consider the proposal.

7. Highways.

(i) Major schemes. (a) Chester Deeside Transport System, extension of cycleway to Park Farm. The Clerk reported the receipt of correspondence from City Councillor J R Boughton dated 19 December 2002 and County Councillor J E Burke dated 7 January 2003 as to the future prospects for the extension of the cycleway to Park Farm. The Clerk understood there was agreement in principle to funding by the North West Development

Agency. This was welcomed. (b) A 51 maintenance, Summer 2003. Copies of the consultation report were circulated to the Chairman and to Councillors Hughes and Proudlove.

(ii) Local matters. (a) Direction signs to Village Hall and shops. The implementation of the proposed scheme was awaited and would be pursued. (b) Footway and verges Guilden Sutton Lane. Councillor Astbury reported a number of faults on the length of footway concerned, identified at a site meeting with the District Maintenance Engineer, had been rectified. (c) Local safety scheme, junction A41 and Guilden Sutton Lane. The Clerk reported the implementation of the scheme had been deferred pending the completion of works at the junction by a public utility. (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. Further action was awaited by the highway authority following the Council's request for the proposed 'Slow' marking in the outbound carriageway opposite the parish playing field to be extended into the adjoining carriageway approaching Guilden Sutton in lieu of the reinstatement of a previous marking. This was being pursued. (f) Rescission of minor improvement schemes. Consultation was awaited on the proposed rescission of long-standing minor improvement schemes. These were an improvement to the Station Lane/School Lane junction, the provision of a footway on School Lane by The Lodge, the realignment and widening of Wicker Lane at the approach to the A 51 and the widening of Wicker Lane together with a visibility improvement at Church Lane. (g) Station Lane. The attention of the District Maintenance Engineer had been drawn to the extent of standing water on Station Lane in wet weather conditions. (h) Arrowcroft Road. Councillor Paterson referred to the anticipated costings for greencrete to be installed on verges in Arrowcroft Road which had been damaged by over riding. (i) Deposit of mud. Councillor Paterson referred to the hazard arising from the deposit of mud in the highway in freezing conditions.

(iii) Lighting. The fault affecting the light towards the head of the steps from Fox Cover to Church Lane had been reported. Faults would be reported affecting two lights at the rear of the Village Hall and two lights in the vicinity of 55 Oaklands.

8 Finance

(i) Income

Bank of Scotland Interest (Dec) £ n/a

(ii) Payments

Gresty grounds maintenance 2002, lengthsman, repairs £ 1,555,54 (VAT £231.67)

Clerk salary Oct - Dec 2002 £ 675.00

Proposed by Councillor Paterson, Seconded by Councillor Fisher and agreed.

(iii) Balances

December, 2002 £ n/a

(iv) External audit 2001/02. The notice of completion of audit would be displayed. The Clerk would progress an internal audit for the first six months of 2002/03.

(v) budget 2003/04. The Clerk presented a report on the council's financial position together with an estimated outturn and a draft budget for 2003/04 which had been reviewed by the Chairman. Variations from the budget for 2002/03 were noted and agreed. 02/03 050

After full and careful consideration of the council's financial position, it was agreed that the budget and precept should be maintained at the current level, that possible capital schemes of benefit to the community should be identified and that projects should be considered as they arose. The view was expressed that balances should not be maintained at an unnecessarily high level and it was noted that reserves, held in the long term for the purchase of a playing field, should one become available, had been gradually reduced. It was proposed by Councillor Hughes, seconded by Councillor Paterson and agreed that the budget should be maintained at £11,110 and the precept at £10,300.

9 Environment services.

(i) Amenity cleansing. Following the reference by Councillor Hughes to the slippery condition of the footway at the rear of Orchard Croft and Footpath no 2 at the rear of Oaklands, the Clerk had discussed the position with the City Council Services Manager and had instructed the grounds maintenance contractor to carry out the work as minuted above. The attention of the City Council and City Councillor B J Bailey would be brought to the dumping of rubbish in accesses in Belle Vue Lane and to the amount of general litter along the road.

(ii) Litter bins. A further approach had been made to the City Council as to the types of bin available and a response was awaited.

10 Trees and hedges.

(i) The City Council's Parks and Open Spaces Manager had been thanked for the excellent service the parish had received in the aftermath of the Autumn gales. Further advice had been sought as to the condition of the

trees in the dell. (ii) village boundary sign, Station Lane. Councillor Hughes reported he had taken action to deal with the growth obscuring the village boundary sign at the approach to the parish on Station Lane and was thanked for his trouble. (iii) sycamore, War Memorial. The Clerk had been informed by the Parish Tree Warden that the large overhanging branch could be removed. Action: Clerk to speak to Tree Warden.

11 Cheshire Association of Town and Parish Councils/NALC.

There were no action items to consider.

12 Chester City Council.

(i) Priorities for the forthcoming year. The City Council had been informed the Council wished to seek abolition of double rating and appropriate and equitable attention paid to the needs of the rural area.

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.

(i) Draft local policing objectives for 2003/04. These had been referred to Councillor Fisher and were thought to be eminently sensible.

18 Newsletter.

The Clerk was to speak to the distribution agents as to the inclusion of Wicker Lane in the schedule for delivery of the Chester Standard.

19 Memorial Garden.

There was nothing further to report at this stage apart from the condition of the sycamore minuted above.

20 Bulb planting.

Members reviewed the arrangements for planting in 2002. This would be revisited.

21 Parish ICT.

Councillor Fisher reported on the present position.

22 Primary school. The chairman of the governors was being congratulated on the excellent results achieved by the school in the 2002 SATS. This would be copied to the Headteacher.

23 Surgeries.

It was noted that surgeries would be held in February and March with a review in March, 2003 to determine if they should be continued.

24 Information Commissioner.

The Information Commission had been informed the Council had adopted the core classes only format.

25 Action items list.

The Clerk confirmed a rolling action items list would be introduced.

Matters discussed in the absence of the press and public.

26 Enforcement matters.

(i) use of farmland. The Clerk reported the City Council had indicated it would be happy to pursue the matter subject to the receipt of more detailed information. It was noted that no nuisance had occurred in recent weeks and agreed that any further action should await any recurrence.

27 Clerk's salary.

(Considered in the absence of the Clerk.) Members considered a report which had been circulated by the Chairman based on guidance received from NALC regarding revised salary scales for council Clerks and unanimously resolved to increase the Clerk's remuneration to £2,800 per annum backdated to 1 April, 2002. Members wished to thank the Clerk for his sterling service during the past year and to reiterate their request that they should receive minutes of Council meetings no later than two weeks after the meeting. Members expressed the hope that the Clerk would continue in office for several more years and agreed that provision should be made from within the balances for a gratuity to be paid to him on his eventual retirement. On returning to the room, the Clerk expressed his appreciation for the Council's decision and for their generous comments particularly as in recent weeks he had been indisposed.

