

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held on Monday 14 April 2003 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage.

Apologies: Councillor Proudlove.

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

In attendance: County Councillor J E Burke, City Councillor J R Boughton, N Anderton Esq, Cheshire County Council Engineering Service, PC Michael Powell.

1 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 17 March, 2003 were proposed by Councillor Hughes, seconded by Councillor Fisher and agreed as a correct record.

(ii) Declarations of interest. There were no declarations of interest.

(iii) Action list. It was agreed an updated action list would be considered in May.

(iv) Quadrennial elections. The Clerk reported the following persons had been validly nominated for election as councillors on Thursday 1 May, 2003:

Robert Michael Armitage, 12 Oaklands; Patricia Gabrielle Astbury, 6 Heath Bank, Guilden Sutton Lane; Danny Michael Fisher, 5 The Dell; Derek Hughes, 47 Oaklands and Julie Anne Proudlove, The Woodlands, Wicker Lane.

It was noted that this would result in three vacancies to be filled by co-option after 1 May, 2003 and agreed that action should be taken to publicise the vacancies at an early stage. Posters would be exhibited on the parish noticeboards and on the website and Councillor Paterson kindly agreed to arrange publicity in the village hall on polling day.

(v) Annual Meeting. It was confirmed the annual meeting of the council would be held on Wednesday 7 May, 2003 at 6:30pm in Guilden Sutton Village Hall. This would deal with statutory business only together with any urgent items. An ordinary meeting of the Council would be held on Tuesday 20 May 2003 at 7:30pm in Guilden Sutton Village Hall.

3 Planning:

(i) New applications:

03/00183/FUL rear single storey extension at 6 School Lane CH3 7ET for Mrs S Button. Councillor Hughes reported. It was noted an objection had been raised by the immediately adjoining neighbour at 4 School Lane. The planning authority had been informed the Council shared the concerns expressed by Mr and Mrs Carswell, 4 School Lane about the impact of a proposed pitched roof in close proximity to their property which would restrict the morning light to their kitchen. It was noted the extension used the party wall whereas in contrast a rear extension at no 4 had been built stepped back from no 6. The Council was also concerned that the extension would require the party wall to be demolished, including the wall of a building at no 4 and that the eaves and gutters would overhang no 4. Should the application be approved, the Council wished to see a condition that no further development would be permitted at the dwelling as this would be out of keeping with the cottage nature of the property.

03/00342/FUL first floor side extension above garage at Orchard House, 8 School Lane CH3 7ET for Mr L Bunn. The Clerk reported the receipt of amended proposals which had been referred to Councillor Hughes. It was agreed that no objection should be raised.

03/00376/FUL two storey side and rear extension and loft conversion at 50 Guilden Sutton Lane, CH3 7EY for Mr C Allman. **Councillor Hughes** reported. It was agreed that no objection should be raised.

03/00395/FUL single/two storey side extension at 16 Oaklands CH3 7HE for Mr Salisbury. **Councillor Arditti** reported. It was agreed that no objection should be raised.

03/00417/FUL, ground and first floor extensions at Mossfield, Belle Vue Lane, CH3 7PJ for Mr J Dandy. **Councillor Paterson** reported. It was agreed that no objection should be raised in respect of the proposed extension to the front of the property although there were concerns as to a proposed conservatory/greenhouse to the side for which little detail had been provided. It was agreed that further information should be sought from the planning officer as to the construction method of a proposed wall and a perceived boundary issue.

03/00421/FUL single storey classroom extensions at Guilden Sutton CE (Cont) Primary School, Arrowcroft Road. **Councillor Armitage** reported. It was agreed the proposal should be supported. A letter would be sent to the development control manager deploring the application fee which was required to be paid. This would be copied to the head of development and to the chairman of the school governors.

03/00493/ FUL, conservatory to rear at 4 Orchard Croft, CH3 7SL for Mr and Mrs Crane. **Councillor Paterson reported**. It was agreed that no objection should be raised.

03/00577/FUL rear extension at 6 Middlecroft CH3 7HF for Mr Young. Further enquiries would be made by **Councillor Hughes**.

(ii) Decisions:

03/00250/FUL conservatory at 12 School Lane CH3 7ET Mr and Mrs B Lewin. Planning permission.

03/00295/FUL single storey rear extension at 40 Guilden Sutton Lane CH3 7EY for Mr S Challinor. Planning permission.

03/00296/FUL single storey rear extension with party wall at 38 Guilden Sutton Lane CH3 7EY for Mr S Hardwick. Planning permission.

(iii) 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, 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.

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.

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.

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.**

02/01720/FUL 20m 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. **Cllr Armitage.** (Withdrawn.)

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.

02/01958/FUL conservatory (retrospective) at 18 Oaklands CH3 7HE for D and A Cowell. **Cllr Paterson.**

02/02059/FUL conservatory and pitched roof to garage at 10 Cinder Lane CH3 7EN for Mr Pilbrow. **Cllr Proudlove.**

03/00053/FUL extensions and alterations, Garden Cottage, Guilden Sutton Lane, CH3 7EX for Mr and Mrs Mattocks.

03/00119/FUL first floor extension, 119 Oaklands, CH3 7HG for Mrs Kaya.

(iii) General. Referring to the Council's procedures for handling development control matters, Councillor Hughes expressed the view that he believed it to be important for members to be seen to be making appropriate inquiries.

(vi) Strategic Planning.

(a) County structure plan. The Chairman indicated his proposed response to the consultation being undertaken by Cheshire County Council on issues and options in connection with a review of the county structure plan. He referred in particular to the need for priority to be given to the use of brownfield sites and for appropriate attention to be given to traffic matters in the rural area. The response was agreed.

(b) Chester District Local Plan. The Clerk reported the receipt of consultation in connection with proposed modifications to the draft local plan for which a response was required by Friday 23 May 2003. This was referred to the Chairman.

4 Parish car park.

There was nothing further to report at this stage.

5 Leisure services. (i) playing field. Councillor Hughes said he had been pleased to see the use made of the field during a recent spell of favourable weather. Councillor Arditti referred to the incidence of litter and broken glass and to some damage to the basketball net. Councillor Hughes suggested the possible replacement of the existing goalposts with five a side sized posts as had been at previously discussed. (ii) play area. (a) improvements. In the absence of Councillor Proudlove, Councillor Fisher indicated his understanding that the supplier had raised a range of options for the replacement of the damaged slide and other proposed improvements. Councillor Hughes said he understood that quotations were to be provided. It was agreed the Chairman and Vice Chairman should have authority to agree the quotation for the replacement of the damaged slide for submission to the Council's insurers. (b) CCTV. At the suggestion of Councillor Hughes, it was agreed that access to the tapes would be restricted to requests from the Police. A copy of the protocol adopted by the City Council for the city centre scheme had been obtained by the Clerk. (c) inspections. Further to the notification that the City Council was to cease its inspection and repair services from 31 March, 2003, the Clerk reported the receipt, by letter dated 25 March, 2003 of advice from the Amenity Manager that the service would continue for a further three months to allow the Council time to find an alternative inspector. The Clerk indicated the possibility that a service might be available from Ellesmere Port and Neston Borough Council. It was further noted that the City Council would fund annual safety inspections by RoSPA. (iii) public footpaths. The Public Rights of Way Unit had been informed of the appointment of Mr B Lewin as Parish Paths Warden. (iv) Grounds maintenance. It was agreed that the Chairman and Councillor Hughes would meet the grounds maintenance contractor to clarify issues arising from invoices which had been submitted. (v) Public seats. There was nothing further to report at this stage pending clarification of the improvements to be undertaken at the play area. (vi) landscaping, Fox Cover. The Clerk reported his understanding that remedial work had been carried out under the supervision of the Parks and Open Spaces Manager. Some disappointment was expressed at the outcome. This would be pursued by City Councillor J R Boughton.

6 Public Transport. (i) provision of seats in shelters. The Clerk reported that despite further inquiries, he had been unable to elicit a response from the contractors suggested by the Transport Co-ordination Service. He suggested an approach might be made to suppliers of shelters for youths as to the possible availability of seating units. This was agreed. (ii) Parish Transport Grant. The Clerk reported an estimate was awaited from the Transport Co-ordination service for the provision of the proposed local publicity leaflet.

7 Highways:

(i) Major schemes: (a) cycleway. At the suggestion of the Chairman, it was agreed a letter should be sent to the county planning officer with respect to the council's wish for the cycleway to be extended to Park Farm to provide a safe route to Upton by Chester County High School and to the city centre. (b) A 51 maintenance scheme, Summer 2003. The Council welcomed N Anderton Esq, Cheshire County Council Engineering Service, attending by invitation to discuss the proposed major maintenance scheme in Summer 2003 to the A51. Mr Anderton referred to the scheme and to consequential traffic management requirements including the effect on roads within the parish. Mr Anderton

responded to Members' questions and was thanked by the Chairman for his attendance.

(ii) Local matters. (a) Direction signs to Village Hall. The Clerk reported further on the current position. The City Council had been contacted as to the impact of the delay on the agreed Local Panel grant and an accommodation had been agreed (b) Local safety scheme, junction A41 and Guilden Sutton Lane. There was nothing further to report at this stage. It was noted that works at the junction by a public utility appeared to have been completed. (c) Request for pedestrian crossing, Hoole Lane/Guilden Sutton Lane. There was nothing further to report at this stage. (d) Road markings, approach to parish playing field. Further action was awaited by the highway authority. (e) Station Lane. There was nothing further to report at this stage as to the extent of standing water on Station Lane in wet weather conditions. The Clerk indicated the district maintenance engineer hoped to be able to deal with the poor condition of the three 'slow' markings in the carriageway reported by Councillor Hughes. (f) Wicker Lane. There was nothing further to report at this stage. (g) Guilden Sutton Lane. There was nothing further to report at this stage as to the difficulties on Guilden Sutton Lane due to the parking of vehicles at night without lights in the opposite direction to oncoming traffic which had been referred to the Police. A response was also awaited as to the request for a survey to assess the standard of lighting at a particular location and on the entire line of the road between the reservoir access and the commencement of the diversion which had been referred to the highway authority. (h) School Lane. The occupiers of 1 The Hall and New Hall Rise were being approached as to the concern expressed about the condition of the footway on Porters Hill due to overgrown hedges. (i) Surface dressing. The outcome of the proposed inspection of the condition of the footway in Guilden Sutton Lane from the junction of Belle Vue Lane to the post box was awaited. The Clerk reported the receipt, by letter dated 18 March 2003 of a complaint by Mr P Gresty that the footway at his property had not been surfaced. (j) Footway, Oaklands. The condition of a section of footway following the laying of a block drive was being brought to the attention of the District Maintenance Engineer.

(iii) Lighting. There was nothing to report at this stage.

8 Finance

(a) income

Bank of Scotland Interest (Mar) £ 9.18

Chester City Council: Precept £10,300.00

Grant re churchyard £ 250.00

Lengthsman grant: 2001/2002 £ 825.75

(ii) Payments:

Gresty: sweeping £ 452.37 (inc VAT £67.37)*

lengthsman 1 Oct 2002 - 31 March 2003 £ 390.00

additional cleansing £ 135.00*

£ 525.00

* Deferred pending discussions with contractor.

Mrs R Mort - Playing field rent Apr - June 2003 £ 137.50

Cheshire County Council Signing scheme £ 378.16 (VAT £56.32) awaiting completion of scheme.

Chester Standard Newsletter distribution £ 11.93 (VAT £1.98)

CPRE subscription 2003 £ 25.00

Mid Cheshire Footpath Society subscription 2003 £ 8.00

Allianz Cornhill Insurance Renewal (due 1 June 2003) £ 807.48 (schedule to be reviewed)

Clerk:

Salary, Jan 1 - 31 Mar 2003 £ 700.00

Mileage (Mar) 20@40p £ 8.00

Photocopies:

Feb 2003 275@5p £ 13.75

Mar 2003 703@5p £ 35.15

£ 756.90

Barlow's Alarms Ltd CCTV installation £ 3,271.96 (VAT £487.32) deferred pending approval of installation.

CATPCs: 2003 subscription £ 225.34

Local Council Review £ 23.98

£ 249.32

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

(iii) Balances

31 March 2003 £10,147.96

(iv) Audit matters. There was nothing further to report at this stage.

9 Environment services.

(i) Amenity cleansing. (i) Footpath No .2 There was nothing further to report at this stage. (ii) ditch, parish playing field. The concerns raised by an adjoining occupier about the condition of the ditch were being raised with the grounds maintenance contractor.

(iii) Belle Vue Lane. The renewed concerns reported by Councillor Paterson as to the

condition of accesses on Belle Vue had been referred to Councillor B J Bailey. (ii) Litter bins. A response was awaited from the City Council following a further approach as to the types of bin available. This was being progressed by City Councillor J R Boughton. (iii) dog fouling. Following the receipt, by letter dated 25 February, 2003 from City Councillor J R Boughton of the request from Mr Johnson, 22 Guilden Sutton Lane, regarding the provision of dog bins between the A 41 and Heath Bank, the dog warden had been requested to consider the provision of bins at the commencement of the 40 mph restriction and at the entrance to Wildings Yard. The long awaited bin in the hollows had also been pursued. A suitable note to dog owners would appear in the newsletter. Action: City Councillor J R Boughton to be kept informed of progress with the request.

10 Trees and hedges. (i) sycamore, War Memorial. The Clerk had contacted the Parish Tree Warden to discuss the condition of the Sycamore and was awaiting a response following which the proposed site meeting with the Tree Officer and the Parish Tree Warden would be progressed. (ii) Councillor Paterson referred to the obstruction of a footway on Oaklands. This would be inspected.

11 Cheshire Association of Town and Parish Councils/NALC. The Chairman and Councillor Hughes referred to the Chester Area Meeting held on Thursday 10 April, 2003 at which there had been a presentation on speed issues by Mr David Thomas, Cheshire County Council Engineering Service. It was noted the possibility had risen of parishes having the use of a radar gun to be financed by the City Council's Area Committee. Councillor Hughes commended to the Council a suggestion that members might sign a pledge not to exceed the speed limit.

12 Chester City Council. Area Committees. The Chairman and Clerk had attended the launch of the new area committees on Monday 31 March. It was noted the first meeting of the new Goway North area committee would be held on Wednesday 16 April, 2003 at 7:00pm in Barrow Village Hall.

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) PC Michael Powell. The Council welcomed PC Michael Powell, who had succeeded PC Richard Tack. Concerns were raised as to the use of Oxen Lane by motorcycle riders, activities in the copse at the junction of Guilden Sutton Lane and the A41 and the incidence of parking on Guilden Sutton Lane. PC Powell responded to members' questions and was thanked by the Chairman for his attendance.

18 Newsletter. The Clerk reported he had been able to speak to the distribution agents as to the inclusion of Wicker Lane in the schedule for delivery of the Chester Standard and had received an unfavourable response. The annual parish meeting had been publicised in advance. A note would appear as to the vacancies on the Council arising

from the insufficiency of candidates, to be filled by co-option.

19 Memorial Garden. There was nothing further to report at this stage.

20 Bulb planting. Councillor Hughes expressed disappointment at the extent of recent grass-cutting carried out by the highway authority. The matter would be raised with Mr S Marks by Councillor Paterson.

21 Parish ICT. Councillor Fisher was pleased to report the receipt of an e-mail from the USA congratulating the village on the site. Councillor Fisher was commended for his sterling work.

22 Primary school. There was nothing further to report at this stage.

23 Surgeries. A suitable note had appeared in the newsletter informing residents of the reasons for the discontinuance of the trial surgeries.

24 Village Hall car park. It was noted the abandoned vehicle had been removed.

25 Matters arising from the annual parish meeting. The Council visited concerns raised by Mrs Fisher as to the disappointing condition of the access to the reservoir site off Guilden Sutton Lane. The Chairman pointed out this was in Mickle Trafford Parish although with the assistance of City Councillor J R Boughton, action had been taken in the past.

26 North-West Air Ambulance request for financial support. The Clerk reported the receipt, by letter dated 4 March 2003 of a request for financial support. It was agreed this would be declined in line with the Council's normal practice.

27 Members information items:

Mail to Iraq. Councillor Hughes referred to a request raised by Mr G Bebington for assistance in relation to concerns arising from the late delivery or damage to packets and parcels to Iraq. This had been raised by the Clerk with Mrs C M Russell MP.

Traffic count, Oaklands. The Clerk referred to evidence of a recent traffic count on Oaklands. It was agreed that inquiries would be made of the highway authority.

Quadrennium. The Chairman remarked that this was the last meeting of the Council in the current quadrennium and referred to the retirement of Councillors Arditti and Whitehouse. The Council would wish to thank Councillor Whitehouse for 16 years' service and believed his technical expertise had been of great assistance in considering planning applications. Cllr Whitehouse responded.

Councillor Arditti indicated that after a six year service he had achieved his objectives of raising the standard of the play area and had assisted in fund-raising for those schemes. Councillors Whitehouse and Arditti were thanked by the Chairman on behalf of the Council for their service to the Council and the community.

Information Correspondence:

DeFRA Quality Parish Councils.

Chester City Council: Ethics and Standards committee 20 March 2003, Council 26 March 2003.

Cheshire County Council: Chester Matters, March 2003, Chester District Public Transport Liaison Committee 29 March 2003.

CPRE: Rural Matters April 2003, Planning Update March 2003.

Countryside Agency, Parish Plans

There were no part 2 items.