

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 23 June, 2003 in Guilden Sutton Village Hall.

Chairman: Councillor D Fisher.

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

In attendance: PC Michael Powell.

Public speaking time. There was no public speaking.

1 Apologies: City Councillor J R Boughton.

2 Procedural matters.

(i) Declarations of interest.

Members were reminded they should declare any personal interest which they had in any matter or item to be considered at the meeting. Any declaration should be made before the matter, or item, was considered or as soon as the Member became aware a declaration was required. Similarly, if the interest was also a prejudicial one, this should be declared and the Member must leave the room and not seek to influence any decision made. It was noted that decisions on a personal matter were for each Member to decide. The decision to declare, or not, was the responsibility of the Member based on the particular circumstances.

There were no declarations of interest.

(ii) Co-option of Cllr R J K Bayton. The Chairman and Members welcomed Cllr Bayton who had signed the declaration of acceptance of the code of conduct and had completed his register of interests.

(iii) Minutes. The minutes of the ordinary meeting of the Council held on Tuesday 20 May, 2003 were proposed by Councillor Hughes, seconded by Councillor Armitage and agreed subject to care being taken on future occasions to correctly indicate in the minutes the status of observations by visiting County and City Councillors.

(iv) Action list (as at 23.06.03)

Planning:

03/00577/FUL, Proposal at 6 Middlecroft, non notification to occupier of 4 Oaklands. Case officer informed, response awaited.

03/00521/FUL, Extensions at Guilden Sutton Primary School. Clarification sought from case officer of description shown on decision notice.

Public transport: Parish Transport grant. Estimate awaited from Transport Co-ordination re publicity leaflet.

Highways:

Direction signs to Village Hall - scheme awaited.

Local safety scheme A41/Guilden Sutton Lane - scheme awaited.

Approach to playing field, Guilden Sutton Lane - completion of scheme awaited.

Reinstatement of Slow markings, Station Lane - position not known.

Request for equestrian signs - Clerk to report (not within policy.) – see minute beneath.

Trees and hedges: Boundary tree, Oaklands, request for pruning - position not known – see minute beneath.

Chester City Council: Gowy North Area Committee speed trailer. Application form obtained.

Policing: High visibility walkabouts. Details requested.

(iv) Co-option. The Clerk reported the receipt, by letter dated 22 May 2003, of a letter from Mrs Gail Young, 6 Middlecroft Guilden Sutton, Chester, CH3 7HF expressing an interest in co-option. It was proposed by Councillor Peterson, seconded by Councillor Proudlove and agreed unanimously that Mrs Young should be co-opted to the Council.

An informal induction session for the more recent Members of the Council would be organised by the Clerk during the recess. Other Members would also be most welcome to attend. Members would be asked for the issues they wished to raise.

3 Planning:

(i) New applications:

03/00923/FUL first floor extension at Mossfield, Belle Vue Lane, CH3 7EJ for Mr J Dandy. Members did not feel able on the basis of the information contained within the submitted plans to offer any observations. Further details would be sought.

03/00961/FUL conservatory at 15 Oaklands CH3 7HE for Mr and Mrs Rose. This proposal was referred to Councillor Paterson.

(ii) Decision notices:

03/00183/FUL (amended) rear single storey extension at 6 School Lane CH3 7ET for Mrs S Button. Refusal.

03/00376/FUL two storey side and rear extension and loft conversion at 50 Guilden Sutton Lane CH3 7EY for Mr C Allman. Planning permission.

03/00577/FUL rear extension at 6 Middlecroft CH3 7HF for Mr Young. Planning permission.

03/00672/FUL replacement pitched roof garage at Roughwood, Belle Vue Lane, Guilden Sutton, CH3 7EJ for W Davies. 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.

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, 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 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, Guiden 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, Guiden 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, Guiden 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.

03/00183/FUL (amended) rear single storey extension at 6 School Lane CH3 7ET for Mrs S Button.

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

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

03/00342/FUL first floor side extension above garage at 8 School Lane CH3 7ET for Mr L Bunn

03/00395/FUL single and two storey side extension at 16 Oaklands, CH3 7HE for Mr Salisbury.

03/00417/FUL ground and first floor extensions at Mossfield, Belle Vue Lane, CH3 7EJ. Withdrawn.

03/00421/FUL single storey classroom extensions at Guilden Sutton CE Cont Primary School, Arrowcroft Road.

03/00577/FUL rear extension at 6 Middlecroft, Guilden Sutton, CH3 7HF for Mr Young. The planning authority had been asked to visit the 30% guideline in respect of a possible previous extension to the property and the absence of notification to the occupier of 4 Oaklands.

03/00672/FUL replacement pitched roof garage at Roughwood, Belle Vue Lane, Guilden Sutton, CH3 7EJ for W Davies. The planning authority had been informed the Council had no observations other than a wish for the ridge height to be no higher than that of the bungalow.

(iv) General. It was agreed the reference to 'current matters' in the minutes would be replaced with a list of approvals, indicating the date of approval and the lead member, which would be reviewed on an annual basis.

(v) Strategic planning:

(a) County Structure Plan. There was nothing further to report at this stage.

(b) Chester District Local Plan. The planning authority had been advised as follows:

Land south of Guilden Sutton. (Inspector's report page 7 - 48, paras 7.246 - 7.250.) It is noted the inspector had proposed no modification and had rejected proposals for housing development on 53 hectares. The Council concurs and points out the land is farmland and its development would be harmful to the character and appearance of the countryside and represent a loss of agricultural land. There are no exceptional reasons to alter the Green Belt to enable the suggested allocation.

Proposed business park. (Inspector's report pages 5 - 7 and 5 - 8, paras 5.36 to 5.44.) It is noted the inspector had proposed no modification regarding 35 hectares of land bounded by the M53/A55/A41 and Guilden Sutton Lane. The Council concurs and agrees that the plan for a corporate headquarters, business centre, office village or other development should be rejected. The Council agrees that 'any alteration to the Green Belt must be justified through exceptional circumstances and be minor in extent.'

It is noted the inspector 'finds no view for dissenting from the views of the Chester: The Future of an Historic City study that the A 41 marks a firm key edge.' Development of this site would significantly erode the openness of the Green Belt, contrary to the main objective of the designation.

Land between Ranelagh and The Wood, School Lane/land at Firwood, adjacent to playing field, Guilden Sutton Lane. (proposed modifications p52, me 49.) It is noted that these two areas are not to be included as green space but will be covered by Green Belt policy ENV 63 p125 and HO4-7, p235 - p240. The Council wishes to point out there are no longer any sites in Guilden Sutton which are suitable for groups of dwellings.

4 Parish car park.

Cllr Paterson referred to the proposal that the grounds maintenance contractor should apply further treatment to the strip of land adjoining the boundary fence at the rear of the car park. It was noted the contractor had been instructed by Councillor Hughes to proceed.

5 Leisure Services. (i) Playing Field (a) sign. It was noted the sign had been affixed. (b) Following the reported concerns raised by the grounds maintenance contractor as to a possible reinfestation by moles, an estimate would be sought for their eradication. (ii) Play Area (a) Improvement scheme. Councillor Proudlove reported further. Estimates would be sought for the replacement of the play house. Councillor Paterson pointed out that grants were available from the Area Committee. (b) Damage to slide. See above. (c) Safety inspections. A report on the annual safety inspection was referred to Councillor Proudlove. A new rota for weekly inspections would be instituted by the Clerk. (d) CCTV. The City Centre CCTV manager would be approached as to the possible availability of signs used by the City Council. (iii) Public Footpaths. There was nothing further to report at this stage. (iv) Grounds Maintenance. Councillor Hughes and Councillor Paterson reported a most useful meeting had been held with Mr Paul Gresty on 7 June 2003 . An estimate had been requested for gully scavenging A further meeting would be sought on Saturday 2 August 2003 at 10.00am at the Village Hall. Councillor Hughes reported the contractor had been requested to deal with weeds in the play area. The grounds maintenance schedule would be circulated. (v) Public Seats. There was nothing further to report at this stage. (vi) Landscaping, Fox Cover. The condition of the landscaping would be referred to City Councillor Boughton.

6 Public transport. (i) Provision of seats in shelters. The Clerk reported he had approached Deva Forge who believed they may be able to assist. This would be progressed. An estimate would also be sought from Gresty. (ii) Parish Transport Grant. A response was awaited from the Transport Co-ordination Service. (iii) Proposed subsidised bus service reductions. The Clerk reported the receipt, by letter dated 22 May 2003 of advice from the County Transport Co-ordination Service of proposals to withdraw the service 39 from Guiden Sutton to Christleton County High School. It had been pointed out that pupils using the service were out of zone and had an alternative service by changing buses in the city centre. An objection had been raised on the basis that increasing numbers of pupils from Guiden Sutton Primary School attended Christleton County High School, a change of bus in the town centre would lead to unacceptably long journey times and the alternative, the transport of children to school by their parents by car, would add to the existing congestion in Christleton village.

7 Highways:

(i) Major schemes. (a) Cycleway. There was nothing further to report at this stage.

(ii) Local matters: (a) Direction signs to Village Hall. The implementation of this scheme was awaited (b) Local safety scheme, junction A 41/Guilden Sutton Lane. The implementation of this scheme was awaited. (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. The completion of this scheme was awaited. (e) Station Lane 'slow' markings. The restoration of these markings was awaited. (f) Speed of traffic Wicker Lane. There was nothing further to report at this stage. (g) Parking, Guilden Sutton Lane. See minute 17 beneath. (h) Review of minor highway improvement list. County Councillor J E Burke had been informed of the Council's wish for these schemes to be retained. (i) Equestrian signs. The request by Mr Gresty for the provision of warning signs within the parish advising drivers of the presence of horse drawn vehicles had been raised with the highway authority. The Clerk reported the general provision of equestrian warning signs in a particular area was not within policy. The matter would be progressed by Councillor Proudlove.

(iii) strategic: There were no matters to report.

(iv) Lighting: Councillor Paterson reported she had informed the lighting authority of a number of faults.

8 Finance.

(i) Income:

Bank of Scotland:

Interest (May) £ 18.90

(ii) Payments

Allianz Cornhill

outstanding payment £ 102.25 (withheld pending clarification)

J Carswell playing field sign £ 35.25 (includes VAT has £5.25)

Playground Management Ltd

inspection £ 69.33 (includes £10.33 VAT)

CATPCs audit guidance £ 11.99

(iii) Balances:

(May) £16,901.07

Proposed by Councillor Paterson

Seconded by Councillor Hughes and agreed.

(iv) Audit matters. The Clerk reported the papers for the internal audit would be completed very shortly.

9 Environment services: (i) amenity cleansing. There was nothing further to report at this stage. (ii) dog fouling. There was nothing further to report at this stage (iii) litter bins. There was nothing further to report at this stage. (iv) lengthsman. There was nothing further to report at this stage.

10 Trees and hedges. (i) Oaklands. It was noted an occupier on Oaklands had taken action to trim a boundary tree following an approach by the council. (ii) Guiden Sutton Lane. Councillor Astbury referred to the Overgrown condition of a hedge which was obstructing passers-by in wheelchairs.

11 Cheshire Association of Parish Councils/NALC. (i) Chester Area Meeting, annual meeting, Wednesday 25 June 2003. The Clerk reminded the Council that Members had an opportunity to nominate officers for the ensuing year. It was proposed by Councillor Fisher, seconded by Councillor Hughes and agreed that Councillor Armitage should be nominated as Chairman of the Area Meeting and the Clerk as honorary secretary.

12 Chester City Council. (i) Speed trailer. A request was being made for the speed trailer to be positioned in School Lane at school times. (ii) Comprehensive performance assessment. The Chairman reported on a consultation of by the Audit Commission in respect all the comprehensive performance assessment of the City Council. A response had been made. This would be circulated to all Members. (iii) Area Committee. A report was presented of the area committee held on Thursday 19 June 2003 at Christleton County High School.

13 Cheshire County Council. Draft Equestrian strategy. The Clerk reported the receipt of this consultation which was referred to

Councillor Proudlove.

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. PC Powell reported that three residents on Guilden Sutton Lane had been issued with warning notices in respect of parking and the situation had improved. He congratulated the Parish Council on the quality of the images afforded by the CCTV system. No activity had been disclosed in the copse on Guilden Sutton Lane. PC Powell would contact City Councillor Boughton in respect of this land. He reported that two additional officers had been appointed in the rural area who could be contacted on 01244 350222, extensions 2701, 2702 and 2703. Sergeant Ankers could be contacted on extension 2700. This would be included in the newsletter.

PC Powell was informed of problems at the junction of Guilden Sutton Lane and Hare Lane on Sunday mornings when events were taking place at Chester Rugby Club. It was noted a car had been parked in the footpath between 9 and 11 Orchard Croft. Councillor Proudlove referred to noise nuisance from motorcyclists on agricultural land which she believed included a commercial element. Councillor Astbury referred to the tipping of waste materials at a location on Guilden Sutton Lane. This would be referred to the Environment Agency. It was noted that mobile CCTV was available for use in the rural area via PC Powell. PC Powell responded to Members' questions and was thanked by the Chairman for his attendance. (ii) Rural Police Forum. It was noted a rural Police Forum was to be held at Waverton on 14 July 2003.

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

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

20 Bulb planting. There was nothing further to report at this stage.

21 Parish ICT. Councillor Hughes raised the possibility of a bulletin board being provided on the website. Councillor Fisher believed this would be quite difficult and it might not be possible to produce an acceptable proposal.

22 Primary School. The Chairman suggested that in future, efforts

should be made to ensure that the term of office of the Parish Council governor should run from September. Councillor Paterson reported that efforts were being made by the school to deal with parking issues in Arrowcroft Road. A note would be included in the newsletter.

23 Members' information items.

Councillor Peterson referred to the condition of a bed at the junction of Orchard Croft and Oaklands.

Councillor Astbury requested a site meeting with the District Maintenance Engineer to discuss the landscaping at Heath Bank.

24 Date of next meeting. This was agreed as Monday 28 July 2003. The following dates were agreed in 2004: 12 January, 9 February, 8 March, 19 April, 24 May, 21 June, 26 July.

25 Information correspondence.

Standards Board for England: the code in practice, IDeA guide for new members.

CATPCs/NALC: lighter touch audit questionnaire; Direct Information Service; annual conference and exhibition, 3 - 5 October 2003, Cardiff City Hall.

Society of Local Council Clerks: Quality Councils, regional one-day conference, Tuesday 8 July 2003, Town Hall, Lancaster.

Chester City Council: highways and transportation local joint committee, Thursday 29 May 2003; Ethics and Standards committee, Friday 20 June 2003, Newsplan, Spring 2003; The Past Uncovered, June 2003.

Cheshire County Council: Chester Matters issue 46, May 2003.

CPRE: TCG Newsletter, issue 26, April 2003, Countryside Voice.

The North West Army Cadet Force Trust Fund, appeal.

Cheshire Energy Efficient Advice Centre