

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Tuesday 20 May, 2003 in Guilden Sutton Village Hall

Chairman: Councillor D Fisher.

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

In attendance: City Councillor J R Boughton.

Public speaking time.

Mr M Pejic, 4 Oaklands addressed the Council with respect to his concerns about planning application 03/00577/FUL. Mr Pejic indicated he had not been consulted by the planning authority and had made representations to the case officer.

1 Apologies. Councillor Astbury.

2 Procedural matters.

(i) The minutes of the ordinary meeting of the Council held on Monday 14 April 2003 were proposed by Councillor Hughes, seconded by Councillor Armitage and agreed.

(ii) The minutes of the annual meeting of the Council held on Wednesday 7 May 2003 were proposed by Councillor Hughes, seconded by Councillor Proudlove and agreed subject to the replacement of 'opposed by Councillor Armitage' with 'proposed by Councillor Armitage' under the item relating to the payment of the invoice for the CCTV equipment .

(iii) Declarations of interest.

(a) 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.

(b) Acceptance of Code of Conduct. It was noted this declaration should be made within two months of 1 May 2003.

(c) Registration of interests. It was noted that any amendment to Members' interests, or any acceptance of a qualifying gift, should be made within 28 days thereof.

(iv) Draft action list. It was agreed an action list should be introduced, the form of which was approved.

(v) Chester City Council election 1 May 2003. The Clerk reported that City Councillor J R Boughton had been re elected. City Councillor Boughton would be congratulated on his re election.

(vi) Co-option. The Clerk reported the receipt, by letter dated 17 May 2003, of a letter from Mr Ronald J K Bayton, Bramfield, 24 Cinder Lane, Guilden Sutton, Chester, CH3 7EN confirming his previously expressed interest in being co-opted to the parish council. It was proposed by Councillor Armitage, seconded by Councillor Hughes and agreed unanimously that Mr Bayton should be co-opted to the Council.

It was agreed there should be continued publicity with respect to the remaining vacancy.

3 Planning:

(i) New applications:

03/00183/FUL (amended) rear single storey extension at 6 School Lane CH3 7ET for Mrs S Button. The planning authority had been informed that although it was noted the applicant had moved towards the objector, it was felt the proposal would still have a significant detrimental effect on the occupiers of 4 School Lane and would be unduly obtrusive in breach of local plan policy GE3 which sought to protect the amenities of people living nearby. It was considered the proposal should be moved further away from the party wall.

City Councillor J R Boughton indicated that calculations were to be made on the basis of loss of light and there was a possibility the proposal would be acceptable. 03/04 010

03/00577/FUL rear extension at 6 Middlecroft, Guilden Sutton, CH3 7HF for Mr Young. The Clerk reported the receipt, by letter dated 16 May 2003 of an objection by Mr M Pejic, 4 Oaklands, Guilden Sutton, CH3 7HE. The Chairman and Councillor Hughes reported. The concerns of the occupier of 4 Oaklands as to the effect of the proposal on his property so far as light and proximity were concerned had been brought to the attention of the planning authority. It had been suggested these concerns may be mitigated by hipping the roof. The Council had requested that these should be considered against policy DGE5c in the draft revised Chester District Local Plan (impact on the amenities of people living nearby.) It was further agreed the planning authority should be 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.

City Councillor J R Boughton would speak to the case officer as to the possibility of a suggestion that the roof should be hipped.

03/00672/FUL replacement pitched roof garage at Roughwood, Belle Vue Lane, Guilden Sutton, CH3 7EJ for W Davies. The Chairman reported. It was confirmed there were no observations other than a wish for the ridge height to be no higher than that of the bungalow.

Proposed RRC, Wrexham. The Clerk reported that Wrexham County Borough Council had confirmed the authority had received a fresh planning application from HLC for a proposed waste to energy plant involving a gasification and pyrolysis system. As a result, they had been informed that the planned public inquiry beginning on June 10 relating to the original planning application had been cancelled. The new application would be dealt with in accordance with strict planning rules and would come before the Planning Committee in due course. The Council would shortly be undertaking publicity so that the public had the opportunity to consider the revisions and make comments.

(ii) Decision notices:

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. Planning permission.

03/00417/FUL ground and first floor extensions at Mossfield, Belle Vue Lane, CH3 7EJ. It was noted this application had been withdrawn.

03/00421/FUL single storey classroom extensions at Guilden Sutton CE Cont Primary School, Arrowcroft Road. Planning permission. The reference to single storey classroom extensions would be clarified as it was understood this did not accord with the original description of the proposal.

(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.

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

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

(iv) General.

(v) Strategic planning:

(a) County Structure Plan. The Council's response had been acknowledged.

(b) Chester District Local Plan. Councillor Armitage reported on a consultation with respect to proposed modifications to the Chester District Local Plan. It was noted that only comments relating to proposed modifications could be considered or the lack of a modification which had been recommended in the Inspector's report. It was agreed, however, that the planning authority would be 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 p 125 and HO4-7, p 235 - 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.

There was nothing further to report at this stage.

5 Leisure Services. (i) Playing Field (a) sign. The Clerk had confirmed with the signwriter the basis for the Council's acceptance of the estimate. The possibility of a green background would be raised. (b) The Clerk reported concerns raised by the grounds maintenance contractor as to a possible reinfestation by moles (ii) Play Area (a) improvement scheme. Councillor Proudlove indicated that quotations were being sought for a metal replacement slide and an upgrade of the area generally. Councillor Hughes he had accompanied the RoSPA inspector who had indicated that modular sides were not now recommended. It had been noted the condition of the play house had deteriorated and it was thought this was of little play value. The replacement see-saw was thought to be slightly loose. The inspector had suggested a report could be provided on the play value of the equipment in the area. Concern was expressed by the Chairman at the on going capital replacement cost which might be incurred. Councillor Armitage agreed this should be considered. (b) damage to slide. See above. (c) CCTV. Arrangements for changing the tape during term-time and school holidays were discussed. It was thought the latter could be covered by a rota. Councillor Hughes reported that PC Powell was extremely impressed by the high quality images provided by the installation (iii) Public Footpaths. (iv) Grounds Maintenance. Cllr Hughes believed that regular meetings with the contractor should continue and proposed a meeting should be sought on Saturday 7 June 2003 at 10.00am at the Village Hall. This was agreed. Councillor Hughes expressed the view that the supervision afforded by former Councillor Whitehouse would be difficult to replace. This was accepted. (v) Public Seats. There was nothing further to report at this stage. (vi) Landscaping, Fox Cover. There was nothing further to report at this stage.

6 Public transport. (i) Provision of seats in shelters. the Clerk reported that despite repeated attempts he had been unable to make any progress with contractors suggested by the Transport Co-ordination Service. He suggested that approaches might be made to suppliers of public seats as to the provision of suitable materials on a supply only basis. (ii) Parish Transport Grant. A response was awaited from the Transport Co-ordination Service.

7 Highways:

(i) Major schemes. (a) Cycleway. There was nothing further to report at this stage. (b) A 51 maintenance summer 2003. The Clerk reported the receipt, by letter dated 16 May 2003 of advice from the County Engineering Service that due to funding difficulties, the scheme had been postponed until adequate funds were available.

(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 implementation of this scheme was awaited. (e) Station Lane 'slow' markings. The restoration of these markings was awaited. (f) speed of traffic Wicker Lane. It was noted the highway authority had been minded to impose a 30 mph limit on the entire length of Wicker Lane during the five-week period when the A 51 would be restricted to one way traffic. (g) parking, Guilden Sutton Lane. There was nothing further to report at this stage. A request had been made to County Councillor J E Burke for the verge to be considered as part of a study by the local joint committee for highways and transportation of verges where action might be proposed due to their condition (h) Footway, Porters Hill. It was noted that action had been taken by an adjoining occupier to deal with the overhanging growth (i) footway, Oaklands. It was noted that following an approach to the highway authority, action had been taken by an occupier to remedy damage to the surface of the footway. (j) review of minor highway improvement list. The Clerk reported the Council have been informed, by letter dated 15 May 2003 that the local joint committee for highways and transportation had recommended that all approvals gained prior to the local transport plan process relating to the list of minor improvement schemes should be rescinded. The former minor improvement list and the comments of parish councils would be retained to inform the development of future local transport plan proposals. The schemes involved in Guilden Sutton were: 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. Action: The Council's wish for these schemes to be retained would be reiterated to County Councillor J E Burke. (k) It was noted a request had been made by Mr Gresty for the provision of warning signs within the parish advising drivers of the presence of horse drawn vehicles. Action: Pursue with highway authority.

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

(iv) Lighting: There were no faults to report.

8 Finance.

(i) Income

Bank of Scotland

Interest (April) £ 18.75

Chester City Council

CCTV grant (part) £ 516.00

(ii) Payments

Cheshire County Council

New road
signs £
378.16
(inc VAT
£56.32)
(Payment
withheld
pending
completion)

Devaprint

Newsletters 95, 96 £ 40.00

Cheshire Community Council

Subscription 2003 /04 £ 25.00

Cheshire County Playing Fields Association

Affiliation 2003/04 £ 12.00

Chester Standard

Newsletter distribution

August 2002 £ 1.00

May 2003 £ 19.39 (inc VAT £2.89)

Proposed by Councillor Paterson

Seconded by Councillor Hughes and agreed.

(iii) Balances

30 April 2003 £21,018.46

(iv) Audit matters. The Clerk reported he was preparing the papers for the internal audit.

9 Environment services: (i) amenity cleansing. There was nothing further to report at this stage. (ii) dog fouling. The Clerk had been advised by the dog warden that the proposal for an additional bin for the reception of canine faeces at the commencement of the 40mph limit in Guildden Sutton Lane

towards the junction with the A41 was acceptable. The dog warden had advised against the provision of a bin in the vicinity of Wildings Yard due to its proximity to the bus shelter. Action: Councillor Astbury to be consulted. (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. An appropriate letter would be sent to the occupiers of a property on Oaklands where a boundary tree was obstructing the footway

11 Cheshire Association of Parish Councils/NALC. (i) SLCC membership. The Clerk reported the receipt correspondence relating to membership of the Society Local Council Clerks. No action would be taken. (ii) Practitioners Guide. The Clerk reported that the County Association had advised of the availability of an update to the audit guidance issued in April, 2002. It was agreed a copy should be obtained at a cost of £11.99. (iii) Chester Area Meeting, correspondence re dual rating. Councillor Armitage reported that as Chairman of the Chester Area Meeting, he had contacted the new Leader of Chester City Council upon his election to raise the issue of double rating. Councillor Armitage was thanked by the Council for his action in this respect. The Clerk reported he had also taken advantage of an opportunity to discuss the matter with the Leader. (iv) Quality Parish Councils. The Clerk reported the receipt of advice from the County Association, by letter dated 2 May 2003 of details of a seminar to be held at Byley Village Hall on Thursday 5 June 2003. It was noted that at present the Council was not eligible for consideration as a quality parish council due to an insufficient number of members being elected. A suggestion by Councillor Armitage that any action should await the proposed White Paper was agreed. (v) The Good Councillors Guide. The availability of this new free publication was noted. Action: Two additional copies to be obtained.

12 Chester City Council. (a) Civic Service 18 May, 2003. The Chairman reported he had represented the Council at this service. He expressed disappointment at the number of parishes which had been represented. (ii) Gowy North Area Committee. Councillors Hughes and Armitage reported on a meeting of the committee. It was noted a speed trailer was available and agreed a request should be made for this to be positioned in School Lane at school times. Action: Approach to be made to Sergeant Ankers. Proposals had been put forward for local beat officers to walk the parish with an elected member. Action: Details to be sought from PC Powell. It was noted that Councillor Armitage was to join a working group to review the operation of the Area Committees.

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 further action items to report.

18 Newsletter. At the suggestion of the Chairman, the residents concerned would be congratulated for helping to maintain the high standard of the village by mowing verges and pruning trees on the boundaries of their properties.

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. The Chairman reported a request by Tattenhall to be linked to the Guilden Sutton website. He was also pleased to report the receipt of a message from America. Councillor Hughes indicated the Guilden Sutton Players had been very pleased with the results of their inclusion on the site

22 Primary School. Councillor Fisher referred to proposals for a revision to the hours of attendance for Infants which he believed would affect parking and traffic. This was noted.

23 Members' information items.

Date of next meeting. This was agreed as Monday 23 June 2003 in place on Monday 16 June 2003.

24 Information correspondence.

Defra/CATPCs: Good Councillors Guide.

CATPCs:

Quality parish councils and training in Cheshire. Training programme 2003/04. Seminar, Byley Village Hall, Thursday 5 June 2003.

Newsletter No. 90, April 2003.

Local Council Review May 2003.

Chester City Council

Parish plans

News plan Spring 2003

Environmental Forum

Street orderly, grant aid scheme 2003/04, rates of pay.

Gowy North Area Meeting dates:

Thursday 19 June, Christleton High School, 7.00pm. Demonstration of mobile speed warning signs, presentation on A51 Roadworks.

Tuesday 30 September, Mickle Trafford Primary School, 7.00pm. Presentation on joint use arrangements with Christleton Sports Centre.

Tuesday 11 November, Saughall Vernon Institute, 7.00 pm.

Tuesday 13 January, 2004 venue to be confirmed, 7.00 pm

Wednesday 17 March, Waverton Village Hall, 7.00 pm.

Cheshire County Council

Chester Matters issue 45, April 2003

Chester Matters issue 46, May 2003

Cheshire Community Council

Cheshire Cauldron Spring 2003

Cheshire Rural Trust

Cheshire Rural Forum Wednesday 4 June 2003, 9:30am, Tatton Park

Cheshire County Playing Fields Association newsletter Spring 2003

CPRE

Cheshire branch annual report 2002

Cheshire News Spring 2003

Expanding airports destroy the countryside campaign

Policing: Chester Police Forum, Monday 14 July 2003, 7.00pm Village Hall, Waverton

Post Office Ltd, carry on collecting presentation Friday 23 May, 2003, 10:00am, The Guild Hall, Watergate Street, Chester.

Parish Council newsletter No. 96, May 2003

Clerks and Councils Direct, issue 27, May 2003