

Guiden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 26 July 2004 in Guiden Sutton Village Hall.

Chairman: Cllr D Hughes.

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

In attendance: County Cllr J E Burke.

Public Speaking Time

There was no public speaking.

1 Apologies. Cllr Young, City Cllr J R Boughton.

2 Procedural matters.

(i) Declarations of interest. All Members present declared a personal interest in planning application 04/00826/FUL, new driveway access, The Woodlands, Wicker Lane, CH3 7EL for Mr and Mrs H Proudlove. Cllr J Proudlove declared a prejudicial interest and indicated she would leave the room for any discussion relating to the application.

(ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 21 June 2004. The minutes of the ordinary meeting of the Council held on Monday 21 June 2004 were proposed by Cllr Armitage, seconded by Cllr Paterson and agreed.

(iii) Action list. An action list would follow. It was agreed the dates of future meetings would be included therein. Action: The Clerk.

(iv) Members' expenses. A protocol would be prepared by the Clerk. Action: The Clerk

(v) Death of former Cllr R Davies. Cllr Armitage reported he had represented the Council at the funeral of former Cllr R Davies who had been a Member of the Council from 1976 to 1979.

(vi) Confirmation of Chairman's action. (a) Mole eradication. The action of the Chairman in approving mole eradication in the sum of £50, the urgent matter having been brought to his attention by the grounds maintenance contractor, was proposed by Cllr Paterson, seconded by Cllr Armitage and agreed. It was noted the figure fell within the limit previously agreed for delegated action relating to the grounds maintenance contract.

3 Planning:

(i) New applications

04/00618/FUL 22.5 metre tower, radio equipment cabin, antennas and ancillary equipment

in fenced compound at Tile Farm, Wicker Lane for T Mobile UK Ltd. The Clerk reported the receipt of a consultation by the County planning authority, by letter dated June 28, 2004 but further reported the application had since been withdrawn. Action: noted.

04/00826/FUL new driveway access, The Woodlands, Wicker Lane, CH3 7EL for Mr and Mrs H Proudlove. Cllr Proudlove declared a prejudicial interest in this application and left the room. The Clerk reported this application had been withdrawn. Action: noted.

04/01046/FUL ground floor living accommodation extension with first floor bedroom and bathroom and relocate existing conservatory at 12 Cinder Lane CH3 7EN for Mr and Mrs R Gillingwater. Cllr Paterson and Cllr Fisher reported. The Council concluded the proposed gable extension on the garage would dominate the street scene and the footprint could be too large in relation to the size of the plot. It was agreed an objection should be raised on the basis the footprint of the extended dwelling would be too large in relation to the size of the plot and the gable extension above the garage would be overdominant and detrimental to the street scene. The Council also believed there could be insufficient private amenity space at the rear of the dwelling following the construction of the proposed extension and the relocation of the conservatory.

Should the planning authority be minded to approve the application, the Council would wish to see a condition restricting the occupation of the enlarged dwelling to a single family in view of the proposal for a second staircase. As a separate issue to the above objection, the attention of the planning authority would be drawn to concerns that the description of the proposal did not allow adjoining occupiers to fully appreciate the extent of the development. Action: objection to be raised.

04/00902/FUL single storey rear kitchen extension with sloping tiled roof over garage at 38 Oaklands CH3 7HE for Mr I Fantom. Further inquiries would be made by Cllr Young who would advise the Chairman and Vice Chairman prior to any response being made. Action: Cllr Young.

04/01059/FUL two storey extension to front at 2 Heath Bank, Guilden Sutton Lane for Mr Oliver. Cllr Hughes reported. No objection would be raised. Action: no objection to be raised.

04/01181/FUL single storey extension at 6 Wood Croft CH3 7SS for Mr and Mrs Dacre. Cllr Armitage reported. No objections would be raised subject to any concerns which might be disclosed by further inquiries. Action: Further inquiries to be made by Cllr Armitage.

04/01235/FUL conservatory at 5 Porters Croft CH3 7HQ for Mr and Mrs I Ford. Cllr Armitage reported. No objections would be raised subject to any concerns which might be disclosed by further inquiries. Action: Further inquiries to be made by Cllr Armitage.

(ii) Decision notices.

04/00741/FUL rear conservatory (retrospective) at 11 Orchard Croft CH3 7SL for Mr D Heaton. Planning permission.

04/00764/FUL pitched roof for garage and kitchen extension at 40 Oaklands CH3 7HE for Dr

R Fletcher. Planning permission, condition re no insertion of windows in the West facing elevation without planning permission to safeguard the privacy of the occupiers of adjacent properties and of the development, informative as to building work on the boundary of the property, applicant to ensure that all work associated with the approved scheme including the foundations and guttering is contained wholly on land within the applicant's ownership. Action: conditions noted.

04/00853/FUL ground floor bathroom, 16 Arrowcroft Road, CH3 7ES for Mr N Kates. Planning permission.

04/01059/FUL two storey extension to front at 2 Heath Bank, Guilden Sutton Lane for Mr Oliver. Refusal of planning permission. The design would not safeguard the quality of the environment and would lead to the introduction of an incongruous feature in the street scene. Action: decision noted.

(iii) Appeals.

03/01546/OUT two storey dwelling in part of garden at Newhall Rise, School Lane, CH3 7EU for Mr and Mrs J Cox. The Clerk reported the receipt of the decision of the planning inspector, dated July 20, 2004 dismissing the appeal due to the harm the proposal would cause to the Green Belt. Action: decision noted.

(iv) General: 02/01043/FUL two storey extension at 26 Oaklands CH3 7HE for Mr and Mrs A Dalgarno, inclusion of garage within parking spaces to be provided within the curtilage. In response to Cllr Hughes, the Clerk confirmed that condition 5 of the planning permission required three car parking spaces including the garage to be made available within the curtilage of the site prior to the extension being brought into use and thereafter kept available for that purpose. Action: condition noted.

(iv) Strategic planning. (a) deposit draft Chester District Local Plan, consultation on further proposed modifications. There were no action items to report at this stage. (b) first deposit draft, Cheshire Replacement Waste Local Plan. Cheshire County Council had been informed the Council would welcome proposed improvements to the civic amenity site at Bumpers Lane and would agree that a proposed extension to the life of the Gowy tip by land raising would be acceptable. This should be heavily conditioned, however, to ensure the continued good management of the site and to everything possible being done to mitigate the impact on Mickle Trafford by reducing the number of HGV movements, possibly by relocating the green composting operation at the site. Insofar as there was to be a heat treatment proposal at Stanlow, there was concern that any such development must be monitored to ensure there is no deterioration in the air quality within Chester District. The response had been acknowledged by letter dated 23 June 2004.

The Clerk further reported the receipt of correspondence from Lostock Gralam Parish Council seeking support for the County Council being asked to agree an alternative waste strategy to oppose incineration and promote more sustainable alternatives. Action: noted.

4 Parish car park. Cllr Armitage referred to the growth in the boundary planting most of which, but not all, he believed to be acceptable. Cllr Hughes indicated the grounds

maintenance contractor had referred to the growth of ivy on the rear boundary of the car park. It was also apparent that rubbish was being dumped. Action: note to appear in the newsletter with respect to rubbish dumping, letters to be circulated to adjoining occupiers, grounds maintenance contractor to be asked to supply an estimate as to the cost of treatment to the ivy, attention of the grounds maintenance contractor to be brought to the amount of growth in the boundary planting, site meeting to be held with the contractor at 10:00 am on Saturday 31 July 2004.

5 Leisure Services. (i) Playing Field (a) repairs to playing surface. Cllr Proudlove referred to the need for any repairs to be of an appropriate standard. Action: to be raised with the grounds maintenance contractor at site meeting to be held at 10:00 am on Saturday 31 July, 2004. Date for the proposed repairs following the end of the season to be sought. (b) litter bin. It was confirmed the grounds maintenance contractor would provide a post for the proposed litter bin. Action: Clerk to order a black bin as previously agreed. (c) purchase of lock and chain. The Clerk reported a lock and chain had been provided by the grounds maintenance contractor and that the Clerk held a spare key. (ii) Play Area (a) improvement scheme. The Clerk confirmed the confirmation of grants of £9,659 from WREN, £5,000 from Awards for All and £2,000 from Chester City Council. Cllr Proudlove indicated the Headteacher was delighted with the proposals. Cllr Paterson indicated the need for age signs to be provided for the equipment and for the grant aiding bodies to be recognised. Cllr Proudlove referred to the need for maintenance of the hedge within the play area. It was noted the grounds maintenance contractor had provided a quotation for the removal of the hedge and the laying of paving slabs to create a pathway. After Cllr Proudlove had stated she would not be in favour of work to the boundary of the play area if this would delay the replacement of the equipment, it was agreed that no action should be taken at present. Action: no further action to be taken at this stage. It was further agreed the Chairman and Vice Chairman should have authority to sign the contract with WREN in order to expedite the matter should this not fall to the Proper Officer. (b) CCTV signs. The fixing of the signs was being progressed by the Clerk. Action: The Clerk. (c) inspection rota. Cllr Armitage expressed concern as to the degree of litter in the play area. Action: Appropriate note to be included in the newsletter. (iii) Public Footpaths (a) Footpath No.2. The Council revisited the degree of overgrowth affecting this footway and the condition of the surface. County Cllr Burke kindly agreed to raise the matter with the highway authority. (b) Footpath No. 7, traffic regulation order. There was nothing further to report at this stage. (c) conclusive map of registered common land and open country. The Clerk reported the receipt, from the Countryside Agency, of the conclusive map of registered common land and open country within the parish. It was noted that no such areas were so designated. (iv) Grounds Maintenance. In connection with the reference above to the volume of litter within the play area and concerns raised by Cllr Proudlove as to the volume of litter within the environs of the Village Hall, it was agreed that one hour per week of additional litter picking should be requested from the grounds maintenance contractor during August to cover the play area and the surrounds to the Village Hall. This would be included in any future contract if successful and would be undertaken on a different day from the regular scavenge. The Community Association would be requested to emphasise to hirers of the Village Hall that litter should be taken home in accordance with the terms of hire. Action: Grounds maintenance contractor to be advised; letter to be sent to Guilden Sutton Community Association. (v) Public Seats. An estimate was reported in the sum of £129 from the grounds maintenance contractor for the relocation of the seat from within the play area. Following

discussion, it was agreed the seat would not be retained. Action: noted. (vi) Landscaping, Fox Cover, maintenance morning 10 July, 2004. Cllr Bayton reported. It was agreed the grounds maintenance contractor should be requested to apply weed killer at a suitable time before any future event. Those who had taken part were thanked by the Chairman. (vii) provision for youth: Cllr Paterson reported. An information leaflet would be prepared by Cllr Paterson for circulation within the village. Cllr Hughes indicated he had been approached by youths who had expressed dissatisfaction as to the provision of facilities within the village.

6 Public transport. (i) Provision of seats in shelters. It was noted the seats had been installed.

7 Highways:

(i) Major schemes. (a) cycleway. There was nothing further to report this stage as to the understanding the project would proceed in 2005/06 (b) A51 maintenance. County Cllr Burke reported the footway on the A51 was to be extended to Wicker Lane to provide a combined footpath and cycleway as it had not been thought to be appropriate to provide a cycle lane within the A51. Cllr Burke was thanked for this initiative.

(ii) local matters: (a) equestrian warning signs. It was noted signs had been erected on Wicker Lane and Belle Vue Lane. (b) speed trailer/Community Speed Watch. Cllr Paterson reported that residents had been extremely appreciative of the action taken by the Parish Council in securing the equipment which had recently been in use. Occupiers were finding it difficult to emerge due to the speed of traffic. Members reported on the outcome of the sessions with which they had been involved. The Council was disturbed to learn that a significant proportion of vehicles, some of which may have been travelling to and from the primary school, had been recorded as exceeding the speed limit. Cllr Paterson pointed out the equipment had been in use within 100 metres of the primary school in the centre of the village. The Chairman expressed the view that the more frequently the equipment could be used, the better. A copy of the details of the Community Speed Watch initiative had been obtained and referred to Cllr Hughes. Action: PC Boulton to be informed of the outcome of the use of the speed trailer, appropriate note to appear in the newsletter. (c) Wicker Lane: slow markings. A response was awaited from the highway authority. (d) maintenance A 51. Cllr Proudlove believed there had been a reduction in the volume of traffic and in the speed thereof on Wicker Lane since the commencement of the works. (e) speed restriction A 41. County Cllr Burke indicated he supported a lower speed limit on the A41. Criteria had now been agreed for setting speed limits and he was hopeful the matter would be resolved in December. (f) footway, Guilden Sutton Lane. The proposed site meeting with the District Maintenance Engineer was being progressed in the light of an inspection which had disclosed no significant defects. It was noted the condition of the surface had nonetheless given rise to complaints by residents. (g) pothole, Oaklands. The extent of this defect was being monitored. (h) condition of carriageway, Arrowcroft Road. Cllr Hughes reported that temporary works had been carried out. (i) skip Heath Bank. A response had been received from the District Maintenance Engineer indicating the position was being monitored. It was noted the skip remained in situ (j) condition of verges, Arrowcroft Road. There was nothing further to report this stage. (k) road traffic accidents. It was noted that road traffic accidents had occurred at the junction of Guilden Sutton Lane and the A41 and on Guilden Sutton Lane.

(iii) Lighting. (i) A 41. A response was awaited from the street lighting authority as to the request for street lighting to be installed on the A41 from the Hoole roundabout to Guilden Sutton Lane. (ii) Faults. Faults would be reported at 49 Oaklands and on Guilden Sutton Lane. Action: The Clerk.

8 Finance:

(i) Income:

Bank of Scotland:

Interest (June) £ 4.33

Scottish Widows

Interest (June) £ 79.67

(ii) Payments

Chester City Council

half year business rates £ 291.00

Oldfield Environmental

mole eradication £ 50.00

Clerk

Salary Apr - June £ 725.00

Mileage 8@ 40 £ 3.20

proposed by Cllr Astbury,
seconded by Cllr Fisher and agreed.

(iii) Balances:

Bank of Scotland

(June) £ 2,684.30

Scottish Widows

(June) £20,079.67

(iv) Audit matters. The Clerk reported it had not been possible to present the Council's accounts to the Internal Auditor in time for them to be approved at this meeting. The external auditor would be advised the return would be approved at the September Council. Action: noted.

(vi) Report on contingency payments.

Budget: £ 1098.00

Playing field, provision of litter bin	£ 117.50, including VAT [Estimate]
Repairs to fingerpost	£ 58.75 including VAT
CCTV signs	<u>£ 11.52</u> including VAT
Total	£ 187.77

Balance: £ 910.23

9 Environment services: (i) amenity cleansing. The Clerk reported he understood action was being taken to secure the cleansing of that length of Cinder Lane now used as a footway which was said to be in a poor condition due to the disposal of garden refuse. (ii) dog fouling. The Clerk reported he had been visited by the City Council dog warden and had responded to a request to display appropriate posters. (iii) litter bins. There were no action items to report. (iv) sewer, Church Lane. The concerns as to the surcharging of manholes on Church Lane had been reported to United Utilities.

10 Trees and hedges: (a) the dell. The concerns which had arisen as to the condition of trees in the dell had been reported to the Parks and Open Spaces Manager (b) hedge cutting, Guiden Sutton Lane (Mickle Trafford and District Parish.) The quantities of arisings remaining on the grass verge following hedge cutting on the opposite side of the road to the properties had been referred to the District Maintenance Engineer and to the Assistant Clerk, Mickle Trafford and District Parish Council. (c) Sycamore The Dell/Oaklands. It was noted this tree had been trimmed. (d) hedge, Cinder Lane. County Cllr Burke kindly agreed to refer the concerns as to the condition of this hedge and the surface of the adjoining footway to the District Maintenance Engineer.

11 Cheshire Association of Parish Councils/NALC. (a) Chester Area Meeting 30 June, 2004. Cllr Armitage reported. The Council noted with pleasure that Cllr Armitage had been reelected as chairman of the Chester Area Meeting and the Clerk as Honorary Secretary. (b) annual meeting of the County Association. Cllr Armitage reported this would take place on Thursday 23 September, 2004 at Byley Village Hall. It was agreed that if it was possible for the Council to attend, a motion would be submitted expressing concern at the lack of any requirement for scale plans submitted with planning applications to include dimensions.

12 Chester City Council (a) review of the financial arrangements with Parish Councils. Cllr Armitage reported further on the progress of this review. The Clerk was responding to correspondence dated 13 July, 2004 and 23 July, 2004 with respect to the review. (b) Civic Service 27 June, 2004. Cllr Paterson reported on her attendance. (c) Goway North Area Committee 8 July 2004. Cllrs Hughes, Armitage and Fisher reported.

13 Cheshire County Council. (a) review of local arrangements. There was nothing further to report at this stage. (b) Step into Cheshire. Cllr Paterson reported a continuing lack of interest in this initiative. (c) The Clerk reported the receipt of advice, by letter dated 22 July, 2004, that the meeting of the Chester District Public Transport Liaison Committee scheduled for 28 July, 2004 had been cancelled due to lack of substantial business. The next meeting would be held on Wednesday 27 October 2004.

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 action items to report.

18 Newsletter

A newsletter would be prepared by the Clerk.

19 Memorial garden.

A suggestion was made by Cllr Proudlove that the school could be involved in the maintenance and improvement of the memorial garden. Cllr Armitage responded referring to difficulties with maintenance and safe access. He pointed out a decision had previously been taken by the Council to provide low maintenance ground cover.

20 Bulb planting.

Cllr Fisher revisited the need for a policy with respect to grass cutting by the County Council contractor on the diversion and its effect on bulb planting. Cllr Hughes believed there had been agreement that cutting would be restricted to one metre from the kerb line until the end of May. Action: issue to be revisited in December 2004. It was agreed the order for bulbs as placed in 2003 would be repeated. In addition, the grounds maintenance contractor would be asked to ascertain the position with regard to the supply of bluebells. Action: The Clerk.

21 Parish ICT.

Cllr Fisher reported.

22 Primary School.

The Chairman reported he and a small number of Members had attended the family service held in the primary school on Sunday 4 July 2004. Cllr Fisher reported the headmaster, Mr E J Spencer, had now retired and a replacement would be sought from September 2005. Cllr Armitage referred to concerns as to the lack of maintenance to the hedge between the school playing field and adjoining gardens on Arrowcroft Road. He also believed the hedge adjoining the footpath at the rear of Orchard Croft had not been maintained. Cllr Proudlove

referred to a view that staff at school had rendered exemplary service during recent months. This was supported by the Parish Council. Action: Clerk to write to the Headteacher and to the Chairman of the Governors.

23 Parish noticeboards.

The replacement of the noticeboard on Guilden Sutton Lane was being progressed by Cllr Fisher and the Clerk.

24 Matters arising from the annual parish meeting. (a) verge, Wicker Lane/Church Lane. The Clerk reported that action had been taken by the highway authority on a one off a basis as the ownership of the verge was not clear.

25 Withdrawal of telephone kiosk, Church Lane. The Clerk reported the receipt of advice from BT, by letter dated 1 July 2004, of the intention to withdraw the telephone kiosk in Church Lane. This was set against a background that the number calls made from BT payphones had almost halved in the last three years, 99% of UK homes had a telephone and 85% had a mobile phone. BT had given a commitment that the telephone kiosk in Hill Top Road, although loss-making, would not be removed. The Council agreed that in the circumstances no objections should be raised. Action: Clerk to inform BT.

26 Members' information items.

Drainage, School Lane/Arrowcroft Road. Cllr Armitage referred to difficulties affecting occupiers on School Lane in the vicinity of the junction with Arrowcroft Road. Action: appropriate letter to be sent to occupiers.

Discharge of fireworks. A Member referred to concerns which had been raised as to a nuisance caused by the discharge of fireworks in the grounds of a property in the village. This had been reported to the police and to environmental protection officers. Loud music had also been played during the daytime. Action: noted. City Cllr J R Boughton to be advised.

Conifers. Cllr Fisher revisited his concerns as to what he believed to be excessive conifers at various locations within the parish.

Brown waste sacks. Cllr Astbury referred to instances where brown waste sacks containing garden refuse had not been collected.

Dates of future meetings. The Chairman requested that the October meeting should be deferred by one week to Monday 11 October, 2004 and referred to precedent. Cllr Armitage indicated his preference that the dates of meetings should not be changed when they had been publicised. Cllr Fisher did not believe that attendance by the public would be dramatically affected. Action: Date of October meeting to be revised to Monday 11 October, 2004.

27 Information Correspondence.

Cheshire Association of Town and Parish Councils/NALC: Local Council Review July 2004.

Chester City Council: Ethics and Standards Committee 15 July, 2004, Gowy North Area Committee, meeting re Quinn Glass, Monday 2 August, 2004 at 6.30 pm at Mollington Village Hall, Station Road, Mollington, City Council meeting 21 July, 2004.

CPRE: hedgerows, quiet lanes, briefing re Green Belts.

Policing: Chester Police Forum, Monday 12 July, 2004.

Chester Council for Voluntary Service, Voluntary Voice Summer 2004.

Chester in Partnership, a quick guide.

Chester Volunteer Bureau, Volunteer Voice June 2004.

Clerks and Councils Direct July 2004

Matters considered in the absence of the press and public

It was proposed by Cllr Hughes, seconded by Cllr Paterson and agreed that the following items should be considered in the absence of the press and public due to the likely disclosure of exempt information.

28 Public open space. An issue relating to the use of public open space within the parish had been referred informally to City Cllr Boughton.

29 Development Control. A Member referred to the dimensions of a proposal under construction. Action: Inquiries to be made by the Clerk.