

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 11 October 2004 in Guilden Sutton Village Hall.

Chairman: Cllr D Hughes.

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

Public Speaking Time

There was no public speaking.

1 Apologies. Cllr Mrs P Astbury, City Cllr J R Boughton, County Cllr J E Burke, PC R Boulton.

2 Procedural matters.

(i) The late Mr K Astbury. The Chairman reported with regret that he had been informed by the Clerk of the death of Mr K Astbury, husband of Cllr Mrs P Astbury and a long standing residents of the parish. The Council unanimously resolved to express its sincere condolences to Mrs Astbury and her family.

(ii) Declarations of interest. Members were reminded that they should declare any personal interest which they had in any matter or item to be considered at the meeting. Any declaration must 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 must be declared and the Member must leave the room and not seek to influence any decision made. Declarations were a personal matter for each Member to decide. The decision to declare, or not, was the responsibility of the Member based on the particular circumstances.

The Clerk declared a prejudicial interest as applicant in planning application 04/01796/FUL replacement lean to conservatory at 1 Orchard Croft CH3 7SL.

(iii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 6 September 2004. The minutes of the ordinary meeting of the Council held on Monday 6 September 2004 were proposed by Cllr Armitage, seconded by Cllr Paterson and agreed.

(iv) Dates of future meetings: 8 November, 6 December 2004, 10 January, 7 February, 7 March, 11 April, 16 May, 20 June, 25 July 2005.

3 Planning:

(i) New applications

04/01286/FUL (amended description) conservatory at 7 Oaklands CH3 7HE for Mr Maynard. Following a report by Cllr Young, it was agreed that no objection should be raised.

04/01355/TEL 22.5 metre tower, radio equipment cabin, antennas and ancillary equipment in fenced compound at Tile Farm, Wicker Lane for T Mobile UK Ltd. There was nothing further to report at this stage as to the request for a site meeting.

04/01397/FUL dwelling and garage adjacent to property at Church Farm, Church Lane for Mr D Tennant. The decision notice was awaited.

04/01579/FUL widening of existing access to allow vehicular access at 46 School Lane CH3 7ET for Mr N Pattinson. Following a report by Cllr Fisher, it was resolved that no objection should be raised subject to the highway authority being satisfied in view of the proximity of the access to the junction of School Lane and Arrowcroft Road and the adjoining bus stop and to the pavement crossing being to specification.

04/01628/FUL two storey and single storey extensions, 6 Orchard Croft CH3 7SL for Mr Hindley. Following a report by Cllr Paterson, it was resolved that no objection should be raised.

04/01767/FUL rear and side single storey extension and first floor side extension at 1 The Vetches CH3 7HL for Mr and Mrs Howell. Further inquiries would be made by Cllrs Hughes and Bayton.

04/01796/FUL replacement lean to conservatory at 1 Orchard Croft CH3 7SL for D Norbury. The Council resolved that no objection should be raised.

(ii) Decision notices.

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. Planning permission. (Decision notice awaited.)

04/01286/FUL conservatory at 7 Oaklands CH3 7HE for Mr Maynard. Planning permission.

04/01331/FUL two storey extension to side at 86 Oaklands CH3 7HG for Mr and Mrs Dawson. Refusal of planning permission. The width and depth of the proposed two storey side extension would represent a disproportionate addition, with the cumulative impact of all the proposed extensions leading to an unacceptable degree of overdevelopment of the site to the detriment of visual amenity. **Action: Further details to sought by the Clerk to afford the Council a greater understanding of the policies upon which the decision was based.**

(iii) General: draft supplementary planning guidance - managing the supply of new housing in Chester. Cllr Armitage reported the objectives of the guidance could be broadly supported by the Council insofar as its application to sites within the parish were concerned.

(iv) Strategic planning. (a) Deposit draft Chester District Local Plan. There was nothing further to report at this stage. (b) First deposit draft, Cheshire Replacement Waste Local Plan. A draft response would be prepared by Cllr Armitage and circulated. **Action: Cllr Armitage.**

4 Parish car park. (i) Ivy. The position as to the growth of ivy at the rear boundary would be clarified at a proposed meeting with the grounds maintenance contractor on Saturday 23 October 2004. (ii) Deposit of refuse. Following a report by the Clerk, it was agreed that a proposed letter to adjoining occupiers as to the deposit of refuse on the boundary of the car park would be deferred. **Action: The Clerk. Appropriate note to appear in the newsletter.**

5 Leisure Services. (i) Playing Field (a) repairs to playing surface. It was agreed that the proposed repairs to the playing surface would be raised with the grounds maintenance contractor at a meeting to be held on a Saturday 23 October 2004. (b) litter bin. The Clerk understood the litter bin had been supplied to the grounds maintenance contractor who had sought approval to collect the litter in a sack to be placed therein rather than using the container supplied with the bin. It was agreed this was a matter for the contractor subject to a satisfactory standard of collection. (c) repairs to basketball net mesh. An estimate had been sought from Deva Forge. Cllr Armitage suggested, following an inspection, that the mesh should be secured by means of a metal strip rather than by rewelding. **Action: Contractor to be advised.** (d) grass cutting. Cllr Armitage advised that the use of a large mower by the contractor precluded the cutting of grass around the uprights of the goalposts. **Action: matter to be addressed in future contracts.** (e) future improvements. Cllr Proudlove suggested the Council might wish to consider the provision of a sports wall at a cost of £2,350 at the rear of the basketball net together with a net for the roadside goalposts. **Action: noted.** (ii) Play Area (a) improvement scheme. Cllr Proudlove reported further on an enhanced standard of equipment offering maximum play value which could now be achieved as a result of the level of grant funding obtained. This would recognise the needs of disabled users. It was hoped the installation would now proceed at half term. Approval for the revised provision was proposed by Cllr Bayton, seconded by Cllr Young and agreed. The Clerk reported he had advised the City Council of the proposal to hard surface the area of grass verge adjoining the front boundary fence outside the play area between the fencing and the footpath and this had been agreed. Cllr Proudlove was thanked for her efforts. (b) budgetary provision. The Clerk reported he had sought two estimates for a reduction in the height of both sides of the boundary hedge to that of the palisade fencing. An estimate had been received following a site meeting. An estimate was awaited from the second contractor. Cllr Proudlove reported the school was supportive of this action. She further reported the cost of a post installation safety inspection would be £456 including VAT. **Action: Clerk to seek estimate from City Council appointed inspector.** The Clerk further reported that separate budgetary provision for benching had been agreed in 2003 in the sum of £700. (c) CCTV signs. The Clerk would pursue the fixing of these signs as a matter of urgency. (c) inspection rota. There was nothing further to report at this stage. (iii) Public Footpaths (a) green waste arisings Footpath No. 2. An appropriate note would appear in the newsletter. (b) Footpath No. 7. The Clerk reported the Council's objection had been submitted. The rights of way officer did not accept this raised relevant issues but accepted the matter would proceed to inquiry. (iv) Grounds Maintenance, future progress meeting. A progress meeting would be sought for Saturday 23 October, 2004 at 10:00 a.m. at the playing field. **Action: The Clerk/Cllr Hughes.** (v) Public Seats. There was nothing further to report. (vi) Landscaping, Fox Cover. Cllr Bayton reported that further maintenance was required and that it would be beneficial for mulch to be applied subsequently. It was agreed this would take place on Saturday 16 October, 2004 at 10:00 a.m. **Action: Clerk to**

request supply of mulch from Chester City Council. (vii) provision for youth: Cllr Paterson regretted to report there had been little response to the leaflet circulated throughout the parish seeking assistance from those people who might be willing to assist in the establishment of a club. Cllr Young indicated that other options would now be considered including proposals for a further public meeting.

The Council was disappointed there appeared to be little support from the community to help with the running of a club and thanked Cllr Paterson for her efforts.

6 Public transport. (a) Chester District Public Transport Liaison Committee. Cllr Armitage reported the service 80 through the parish to Chester Business Park now proceeded through Handbridge rather than via the Chester Southerly Bypass. This provided an additional service to town. **Action: Note to appear in newsletter.**

7 Highways:

(i) Major schemes. (a) cycleway. Cllr Armitage reported the view of the County Cycling Officer that the scheme could proceed in 2005 although resources were a major problem. (b) A51 maintenance. It was noted that although both carriageways were now open, residual work remained to be completed and some coning remained in place.

(ii) local matters: (a) equestrian warning signs, correspondence per Gresty. Cllr Proudlove believed Mr Gresty's request for additional signage had been resolved. (b) speed trailer. A further note would appear in the newsletter as to the Council's concerns. A request would be made to the Area Manager for the Council to be included in the rota for the use of the equipment. **Action: The Clerk.** (c) Wicker Lane: slow markings/speed review. The Clerk was making a renewed approach to the highway authority as to the provision of slow markings in the vicinity of Annie Hughes Hill. He further reported the highways and transportation local joint committee had included Wicker Lane in a proposed programme of speed reviews but that in the next 12 months these would be confined to A roads. Cllr Armitage believed it be unlikely that a reduction would be achieved. (d) speed restriction A 41. The Council's request for a speed restriction on this road would be covered by the review mentioned above. (e) footway, Guilden Sutton Lane. There was nothing further to report at this stage in the absence of Cllr Astbury. (f) condition of carriageway, Arrowcroft Road. There was nothing further to report at this stage. (g) skip Heath Bank. The matter had been brought to the attention of PC Boulton. (h) depressions, Hare Lane. Further to the request by Cllr Paterson, action had been taken by the District Maintenance Engineer. (i) complaints by Mr Fenwick. These had been referred to the highway authority and to police traffic management. (j) verge, Wicker Lane/Church Lane. The need for regular trimming of this verge in the interests of visibility and road safety was being brought to the attention of the District Maintenance Engineer and copied to Mrs Kirk. **Action: The Clerk.** (k) verge, Belle Vue Lane. A Member reported a length of verge outside a property on Belle Vue Lane had been covered with stone material. **Action: Clerk to inform District Maintenance Engineer.** (l) closure, Wicker Lane. The Clerk reported the receipt of advice from County Cllr J E Burke that a temporary road closure was proposed on Wicker Lane from the junction with the A51 to enable a main to be renewed by Dee Valley Water. The work was expected to take four weeks commencing 8 November **2004 Action: noted. County Cllr Burke to be thanked.**

(iii) Lighting. (i) A 41. A further approach would be made to the lighting authority for the provision of lighting between Hoole roundabout and the junction with Guilden Sutton Lane.

8 Finance:

(i) Income:

Bank of Scotland:

Interest (Sept) £ 8.58

Scottish Widows

Interest 1 Oct £ 206.80

(ii) Payments

North Wales Newspapers

newsletter/leaflet distribution £ 39.96 (including VAT £5.96.)

Glasdon

litter bin £ 57.17 (including VAT £8.51.)

Clerk

Salary 1.7.04 - 30.9.04 £ 725.00

mileage 40 @ 40p £ 16.00

Proposed by Cllr Paterson

Seconded by Cllr Young

and agreed.

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(iii) Balances:

Bank of Scotland

(Sept) £ 4,640.82

Scottish Widows

(Oct) £20,286.47

(iv) Audit matters. (i) Annual return 2003/04. There was nothing further to report at this stage.

(vi) Report on contingency payments.

There was no change from the figures previously reported:

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: There were no decisions to report.

10 Trees and hedges. (a) Trees, Fox Cover. (i) Tree on public land, Fox Cover. The City Council was being asked to trim this overhanging tree believed to be on City Council owned land which was obstructing the footway. (ii) Tree on private land, Fox Cover. Members would visit an occupier and request a tree obstructing the footway should be trimmed. (b) Hare Lane. Cllr Paterson referred to the growth of a hedge which was obscuring the direction sign at the junction with Belle Vue Lane. **Action: report to District Maintenance Engineer.** (c) tree planting, Fox Cover. Cllr Bayton raised the possibility of a small number of native trees being planted in the Fox Cover amenity area which could become very large specimens. He suggested wild cherry. The Chairman indicated he would be apprehensive and was supported by the Vice Chairman. Cllr Young referred to the possible use of the space for the youth of the village. Cllr Proudlove believed that open spaces should not be filled with trees as there was little open space within the parish. Cllr Fisher would not support tree planting but believed boundary shrubs could be planted to hide the fencing. Cllr Bayton believed the area was not attractive. Cllr Armitage suggested the position could be revisited if there was no progress with the provision of facilities for youth.

11 Cheshire Association of Local Councils. (a) Annual meeting 23 September 2004. It had not been possible for the Council to be represented. (b) Chester Area Meeting 29 September, 2004. Cllr Armitage reported. The meeting had a presentation on waste and options for its disposal in the future. It was hoped the issue of the lack of dimensions on plans accompanying applications would be taken up nationally.

12 Chester City Council (a) review of the financial arrangements with Parish Councils. Cllr Armitage reported a very comprehensive report had been produced by the City Council which was to be considered by the Examination and Review Committee. (b) Gowy North Area Committee 9 September 2004. Cllr Hughes reported. (c) Regalia Talk Monday 18 October, 2004. The Members attending would be confirmed to the City Council. (d) Parish Partnership Reception Wednesday 27 October, 2004. It was agreed the Council would be represented by Cllrs Hughes, Fisher and Armitage and by the Clerk. Any other Members wishing to attend would inform the Clerk. (e) Statement of licensing policy. The Clerk reported the receipt of this draft policy. Comments were due by 5 November 5, 2004.

13 Cheshire County Council. (a) review of local arrangements. The Clerk reported the receipt of an invitation from the Chairman of the County Council for the Council to be represented at a meeting to be held at County Hall, Chester on Tuesday 26 October, 2004 from 6.00 pm - 9.00 pm. Those Members wishing to attend would inform the Clerk. (b) public consultation on the need for an energy from waste facility. (Comments due 19 November 2004.) A draft response would be prepared by Cllr Armitage. (see above.) (c) Local Transport Plan. Cllr Armitage reported that comments were being sought on the next

plan and were due by

26 November, 2004 (d) Quiet lanes and home zones. Cllr Armitage reported on this initiative. This applied to more minor roads than Wicker Lane but he believed that representations should be made to the County Association stressing the importance of reducing the volume and speed of traffic on roads such as Wicker Lane. **Action. Agreed.**

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. (a) Patrol, 8 October, 2004 . The Clerk reported he had accompanied PC Boulton on this Project Rural Matters patrol. (b) Contact with PC Boulton. Following the transfer of officers from Mickle Trafford to the new divisional headquarters in Blacon, it was agreed the Clerk should seek a contact number for PC Boulton. **Action: The Clerk.** (c) A Member referred to incidents of antisocial behaviour by youths riding cycles in the highway causing obstruction to motor vehicles. The Clerk indicated this had already been brought to the attention of PC Boulton who had spoken to the youths at the time. (d) A Member referred to the riding of motorcycles on farm land adjoining the village during the weekend of 26/27 September.

18 Newsletter. A newsletter was prepared by the Clerk.

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

20 Bulb planting. The Council confirmed its intention to plant 500 English bluebells. **Action: Order to be confirmed with the grounds maintenance contractor.** The Chairman would raise the issue of early season grass cutting of planted areas with the District Maintenance Engineer.

21 Parish ICT. Cllr Fisher reported.

22 Primary School. Cllr Fisher reported.

23 Parish noticeboards. The Clerk reported the receipt of an estimate from the Chester and District Housing Trust for the replacement of the Guiden Sutton Lane noticeboard. An alternative estimate would be sought.

24 Withdrawal of telephone kiosk, Church Lane. There was nothing further to report at this stage.

25 Members' information items.

Clerk's salary. Cllr Armitage requested this item to be included in the agenda for the November meeting of the Council.

Banking arrangements. Cllr Fisher referred to the need for all Members who wished to be

signatories to sign authorities. The Clerk would made make a renewed request to the Bank for mandate forms

26 Information Correspondence.

ODPM: draft code of conduct for local government employees/review of restrictions on political activities. Response due 19 November 2004.

defra: Clean Neighbourhoods, correspondence from the Office of the Minister for Rural Affairs and Local Environmental Quality.

Awards for All, National Lottery 10th birthday celebrations.

Outdoor play areas: Disability Discrimination Act 1995.

Cheshire Association of Local Councils: annual report 2003/04.

Chester City Council: The Past Uncovered October 2004, Council meeting 13 October, 2004.

Cheshire County Council: Cheshire Signpost Summer 2004, Cheshire Rural Touring Network Autumn season 2004.

Cheshire Community Council: annual general meeting 7 October 2004.

CPRE: seminar on the new planning system, Saturday 6 November 2004, 9:30 am-4.30 pm.

Chester in Partnership development programme.

Clerks and Councils Direct September 2004 .

Matters to be considered in the absence of the press and public

27 Public open space. There was nothing further to report at this stage as to a possible encroachment of domestic activity onto public open space.

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28 Development Control. The Clerk was ascertaining the relationship of a proposal under construction to the approved plans.

29 Environmental protection. The Clerk reported the receipt dated 21 September 2004 of advice from City Cllr J R Boughton as to concerns of noise nuisance arising from a private property. Cllr Boughton indicated that environmental protection officers had no knowledge and it would be very difficult to make a case during daytime hours. In the event of the matter being pursued, detailed evidence would be required. The enforcement agency for complaints as to the discharge of fireworks was the Police.

30 Disposal of property. Advice had been sought from the local planning authority as to advertising relating to the disposal of a property. Appropriate action would be taken if

necessary by enforcement officers. It was likely the issue referred to would be covered by a legal agreement.