

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 6 December 2004 in Guilden Sutton Village Hall.

Chairman: Cllr D Hughes.

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

In attendance: PC R Boulton, County Cllr J E Burke, City Cllr J R Boughton.

Public Speaking Time

There was no public speaking.

1 Apologies. City Cllr B J Bailey.

2 Procedural matters.

(i) 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.

Cllr J Proudlove declared a prejudicial interest in planning application 04/00826/FUL, new driveway access, The Woodlands, Wicker Lane, CH3 7EL by virtue of being the applicant. All other Members declared a personal interest by virtue of the applicant being known to them.

(ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 8 November 2004. The minutes of the ordinary meeting of the Council held on Monday 8 November, 2004 were proposed by Cllr Armitage, seconded by Cllr Paterson and agreed subject to the addition of the following in minute 5 (ii) (a) play area improvement scheme: The Council confirmed its agreement to the removal and disposal of the public seat within the play area to be replaced by the proposed bench seating.

(iii) Action list. This would be circulated by the Clerk.

(v) Dates of future meetings: 10 January, 7 February, 7 March, 11 April, 16 May, 20 June, 25 July 2005.

3 Planning:

(i) New applications

04/00826/FUL, [amended] new driveway access, The Woodlands, Wicker

Lane, CH3 7EL for Mr and Mrs H Proudlove. **Cllr Hughes.** Cllr Proudlove left the room prior to consideration of this item. The Clerk reported the receipt of additional information comprising advice from the Section Engineer provided by the applicant and a justification provided by the agent. Members gave anxious consideration to the matters contained therein and to the consensus that measures should be taken to improve visibility at the existing access and that the Green Belt should be protected. It was proposed by Cllr Fisher, seconded by Cllr Hughes and agreed that the Council was not persuaded to depart from its previous response and would wish to see improvements to the existing access to the property. Development in the Green Belt would not be supported.

Cllr Proudlove returned to the room and was advised by the Clerk of the decision.

04/01355/TEL 22.5m tower, radio equipment cabin, antennas and ancillary equipment in fenced compound at Tile Farm, Wicker Lane for T Mobile UK Ltd. **Cllr Armitage/The Clerk.** Notification of site visit awaited.

04/01397/FUL dwelling and garage adjacent to property at Church Farm, Church Lane for Mr D Tennant. **Cllr Hughes.** The Clerk reported the receipt of additional plans together with a justification provided by the agent. It was proposed by Cllr Hughes, seconded by Cllr Paterson and agreed that the Council was not persuaded to depart from its previous response.

04/02080/FUL retrospective application for rear conservatory at 3 Yew Tree Villas, Hare Lane, Pipers Ash for Mr and Mrs Haggart. **Cllr Bayton.** It was agreed that Cllr Bayton would consult Guilden Sutton residents likely to be affected by this proposal in the adjacent parish.

04/02106/FUL two storey side extension at 86 Oaklands CH3 7HG for Mr and Mrs P Dawson. Further inquiries would be made by Cllr Paterson and Cllr Young.

(ii) decision notices.

04/01628/FUL two storey and single storey extensions at 6 Orchard Croft CH3 7SL for Mr Hindley. **Refusal** of planning permission. The design, size and massing of the proposed development would not safeguard the quality of the existing environment and would lead to an unacceptable degree of overdevelopment of the site to the detriment of residential amenity.

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. No new window or other openings shall be formed at first floor level in the West elevation of the extension facing 68 and 70 Oaklands other than those shown on the [amended] approved drawings. Reason: to safeguard the privacy of both the occupants of adjacent properties and of the development and to protect the amenities of people living nearby. Planning permission.

04/01796/FUL replacement lean to conservatory at 1 Orchard Croft CH3 7SL for D Norbury. Planning permission.

(iii) General: draft supplementary planning guidance - managing the supply of new housing in Chester. A response to issues raised by Cllr Fisher was provided by City Cllr J R Boughton, County Cllr J E Burke and the Clerk.

(iv) Strategic planning. (a) Deposit draft Chester District Local Plan. The Clerk understood a further inquiry was to be held early in 2005 to discuss housing issues in Farndon. (b) First deposit draft, Cheshire Replacement Waste Local Plan. The response prepared by Cllr Armitage had been forwarded to the waste disposal authority as set out beneath. The City Council was being informed of the council's request for an extension to the period during which there were more frequent fortnightly collections.

My Council has considered this consultation and wishes to respond as follows:

The Council is in favour of and believes that greater efforts should be concentrated on:

Minimising packaging to reduce the amount of waste produced

Maximising reuse, recycling and composting by providing separate household collections for paper, textiles, plastics, cans, glass, batteries and garden refuse in all districts

Extending the household waste separation system to include separate containers for polystyrene, cardboard cartons, vegetable waste, other food waste etc which can be effectively processed separately from the remaining bulk of household refuse.

The Council accepts that the waste disposal authority cannot meet its obligations under the Landfill Regulations by adopting these waste minimisation and recycling initiatives alone and that it is no longer possible to dispose of all residual household waste to landfill. We agree that some form of treatment to reduce the volume of residual waste is necessary in order to meet government requirements and mitigate the adverse effect on the environment.

We are not sufficiently knowledgeable to assess alternative waste treatments but we believe the optimum solution will be the one which has the least output of dioxins and other potentially harmful emissions and the lowest effect on air quality and that these factors are more important than cost. We also wish emissions to be continuously monitored to ensure the plant is working efficiently at all times.

Much research is in progress to discover a process which efficiently reduces household waste without causing an adverse effect on the environment. We support this and believe the government should take the lead in commissioning research.

In the first instance the County Council should opt for a small plant in the expectation that within a very few years a more environmentally friendly process will have been identified and proven.

So far as household waste collection and recycling centres are concerned, it is important that these are located in sustainable locations. '

4 Parish car park. There were no action items to report. A general note on rubbish dumping had been prepared for the newsletter.

5 Leisure Services.

(i) Playing Field (a) repairs to playing surface. The grounds maintenance contractor had been informed of the acceptance of his estimate in the sum of

£341 plus VAT for the proposed repairs to the playing field surface. (b) litter bin. Fitting of the bin was awaited. (c) repairs to basketball net mesh. An estimate was awaited from Deva Forge. (d) future improvements. A suggestion was raised by Cllr Proudlove that a small seating area might be provided where youths could deposit their kit. This would be revisited at a future date together with the previous suggestions that 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, all subject to the consent of the landowner and to appropriate consultation.

(e) Cllr Hughes reported that a suggestion by the grounds maintenance contractor that white lining of the pitch might be provided had been declined on the basis the field was only available for informal use.

(ii) Play Area (a) improvement scheme. Cllr Proudlove reported the play area had been officially opened by His worship The Sheriff of Chester, City Council J R Boughton at an extremely successful event held on Friday 3 December, 2003. Hospitality had kindly been made available by the Primary School. The Sheriff being present was thanked by the Chairman. The post installation inspection report was awaited. Cllr Fisher referred to the slippery nature of the coloured safety surfacing raised by a member of the public during a site inspection by Members. This had been referred to the inspector and to the contractor who had been present. It had also been noted the equipment did not appear to be zinc plated beneath the colour coating. This had also been referred to the contractor. The reduction in the height of the boundary hedge had been welcomed. It was agreed the Chairman and Vice Chairman should have authority to sign the appropriate invoices subject to their being within budget and to a satisfactory post installation report. **Action: The Headteacher to be thanked for the hospitality kindly provided by the primary school, Mr Richard Smith, WREN to be thanked for his attendance at the opening.** (d) CCTV signs. These signs had now been affixed as part the signage scheme for the play area. (e) inspection rota. There was nothing further to report at this stage.

(iii) Public Footpaths (a) green waste arisings Footpath No. 2. An appropriate note had been prepared for the newsletter. (b) Footpath No. 7. (a) status. The Clerk reported the receipt of further advice from the Public Rights of Way Officer, by letter dated 9 November 2004 that a railway plan and associated documents had recently come to light which supported the rest of the evidence in referring to the routes in question as 'public road' or 'public highway.' This was noted. (b) Condition. The concerns raised by Cllr Bayton as to the extent of flooding at the junction of Footpath 7 and Station Lane and with respect to the general condition of the surface of the footpath which was not thought to be suitable for use in adverse weather except by those wearing stout footwear had been raised with the District Maintenance Engineer and with the Footpath Group respectively. A response had been received from the District Maintenance Engineer indicating the flooding near Station Lane was due to a blocked gulley. Negotiations were underway to remedy this. The Paths Warden was known to be of the view that the path was muddy due to the weather being exceptionally bad and that the leaves were now fulfilling the role of any planings. He believed any surface treatment to be unnecessary and that the group should do all it could to retain the rural and natural appearance of the path.

(iv) Grounds Maintenance (a) Playing field ditch, Guilden Sutton Lane. An estimate and specification for the clearance of this ditch was being sought from the grounds maintenance contractor.

(v) Public Seats. A letter was being sent to Summerfield House asking if there were any suggested locations for additional seats within the parish.

(vi) Landscaping, Fox Cover. It was noted that future maintenance of the landscaping in this verge would be carried out by Chester City Council under the new district wide contract.

(vii) Provision for youth: There were no action items to report at this stage.

6 Public transport. (a) Chester District Public Transport Liaison Committee. A note would appear in the newsletter to the effect that the service 80 through the parish to Chester Business Park now proceeded through Handbridge rather than via the Chester Southerly Bypass, providing an additional service to town. Cllr Fisher reported that timetable details were now available on the County Council website. This would also be included in the newsletter.

Action: The Clerk. (b) It was noted a meeting would be held of the Chester District Public Transport Liaison Committee on Monday 13 December 2004, at 6.30 pm in County Hall which would discuss proposals by Chester City Transport for revisions to services provided by the company. (c) Sunday/Bank Holiday service 84. Cllr Hughes referred to the fact that during the period of major maintenance on the A51, this service had been withdrawn. It had been brought to his attention that this had led to no complaint and there was little justification to ask for the service to be resumed. Cllr Armitage referred to the significant cost of the service and believed it would be very difficult to justify a request for it to be reinstated. He pointed out the Council could consider the provision of a taxi service if approached. **Action: Noted.**

7 Highways:

(i) Major schemes. (a) cycleway. There was nothing further to report at this stage. (b) A51. Cllr Armitage referred to the fact that during the current closure of Wicker Lane to enable mains renewal, the direction sign to Guilden Sutton when approached from Tarvin had not been covered up. He also believed that new lane signing at Stamford Bridge which devoted the left hand lane entirely to left turning traffic only lead to a greater tailback of traffic on the A51. Cllr Armitage asked for both matters to be raised with the County Engineer. In the current absence of a County Engineer, County Cllr J E Burke kindly agreed to action both matters.

(ii) local matters: (a) equestrian warning signs, correspondence per Gresty. There was nothing further to report. (b) speed trailer. A further note had been prepared for the newsletter as to the Council's concerns. Inquiries were being made by the Clerk as to the request to the Area Manager for the Council to be included in the rota for the use of the equipment. (c) Wicker Lane: slow markings. A response was awaited from the highway authority following the renewed approach by the Clerk as to the provision of slow markings in the vicinity of Annie Hughes Hill. (d) speed restriction A 41. The Clerk reported the LJC had agreed to carry out a speed review of all A roads in Chester district for which requests had been made. (e) footway, Guilden

Sutton Lane. There was nothing further to report. (f) condition of carriageway, Arrowcroft Road. There was nothing further to report at this stage. (g) skips (i) Heath Bank. It was noted the skip remained in situ. (ii) Oaklands. It was confirmed that a skip at a property on Oaklands was not within the highway. (h) complaints by Mr Fenwick. A response was awaited from the highway authority and police traffic management. (i) verge, Wicker Lane/Church Lane. Mrs Kirk would be advised of a response from the District Maintenance Engineer indicating the verge would be caught on a regular basis in the interests of visibility and road safety. (j) verge, Belle Vue Lane. A response was awaited from the District Maintenance Engineer as to the covering of a length of verge outside a property on Belle Vue Lane with stone material. (k) closure, Wicker Lane. The closure of Wicker Lane from the junction with the A51 to enable a main to be renewed by Dee Valley Water had commenced. The District Maintenance Engineer had been advised of the concern that a diversion sign at the junction of Hare Lane and Belle Vue Lane was not in a visible position. (l) trip hazard, Orchard Croft. The Clerk sought clarification of the trip hazard raised by Cllr Paterson which was now identified as being located on the footway between Orchard Croft and Oaklands. **This would be reported to the District Maintenance Engineer.**

(iii) Lighting. (i) A 41. A response was awaited from the lighting authority as to the provision of lighting between Hoole roundabout and the junction with Guilden Sutton Lane. (ii) Faults. No faults were reported.

8 Finance:

(i) Income:

Bank of Scotland Interest (Nov)	£	4.08
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(ii) Payments

A Moore hedge cutting	£	220.00
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S and H Services shelter cleaning	£	12.00
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Mrs R Mort Playing field rent Jan-Mar 2005	£	137.50
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D J Norbury Play Area Opening	£	20.00
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Proposed by Cllr Armitage, seconded by Cllr Fisher and agreed.

(iii) Balances

Bank of Scotland (Nov)	£	2,215.01
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Scottish Widows

(Oct) £20,286.47

(iv) Risk assessment. The Clerk reminded Members of the need for continuous risk assessment and of the requirement for decisions on the budget and precept to show appropriate robustness

(v) Budget 2005/06. The Clerk presented an analysis of expenditure to date and would circulate in the near future estimates of the year end balances and an indication of budget trends. Members would be invited to forward any comments for consideration by the Chairman, Vice Chairman and Clerk prior to a proposed budget being brought to the January meeting.

(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: (i) amenity cleansing. (a) steps Cinder Lane - Church Lane. The City Council had been requested to sweep these steps in view of the Autumn fall. (b) Public Footpath No. 2, footway, Orchard Croft -Oaklands, footway rear of Orchard Croft. The Clerk would inspect the condition of these footways and request sweeping if necessary. (ii) dog fouling. There were no action items to report. (iii) litter bins. There were no action items to report. (iv) lengthsman. There were no action items to report. (v) sewers. There were no action items to report.

10 Trees and hedges. (a) Trees, Fox Cover. The advice of the Tree and Woodlands Officer had been sought as to the possible planting of trees in the verge opposite the Fox Cover amenity area. The officer had furnished the Clerk with a proposed planting scheme for both the verge and the amenity area which lay in the City Council's files. **Action: noted. The City Council to be requested to consult in advance of any decision being taken to proceed with the proposed scheme.** (b) hedge at rear of Arrowcroft Road adjoining school playing field. It was noted this hedge had been cut. (c) Ash, rear of Oaklands. A Member referred to the felling, with the written agreement of the landowner, of an Ash on private land at the rear of the Oaklands estate. It was noted the tree was not protected. **Action: Tree and Woodlands Officer to be requested to provide an up-to-date survey of protected trees in the parish.** (d) Following a suggestion by a Member, it was agreed a suitable note would appear in the newsletter requesting residents not to allow shrubs and hedges to overlap the footpath.

11 Cheshire Association of Local Councils. There were no action items to report.

12 Chester City Council (a) review of the financial arrangements with Parish Councils. Cllr Armitage reported on the current position. (b) Regalia Talk 18 October, 2004. Those Members who had attended, together with the Clerk, expressed their unanimous appreciation of the evening. (b) Parish Partnership Reception Wednesday 27 October, 2004. A formal expression of thanks had been sent to the Lord Mayor. (d) Community IT Course. Members wishing to avail themselves of this course, to be run by the Goway North Area Committee and commencing in early January 2005, would advise the Clerk.

13 Cheshire County Council. (a) Local Transport Plan. A response had been made (set out beneath) as proposed by Cllr Armitage which also took account of the concerns raised by Cllr Fisher as to the amount of street furniture. This should be more sensitively located in order to avoid a detrimental effect on the street scene.

`My Council has considered the consultation document and wishes to make the following response:

The Council generally supports the suggested issues and the options listed in the consultation document. However, Members believe that `attacking congestion' is not strong enough and should refer to `restraining traffic growth.'

Measures should be introduced to minimise the use of narrow lanes by unsuitable vehicles.

`Reducing accidents' should be added to `making our roads safer' since there is an educational aspect here which should not be ignored.

`Better public transport and passenger waiting facilities' should be replaced by `better and more innovative and integrated public transport' since the Council believes more bright ideas are needed to revitalise public transport. The Council would like to add a further issue, `implementing speed review policy on all roads.' The Council is aware that A roads are to be considered first but we urge that this review is given more priority and extended to cover all roads within the life of the LTP.

The Council would also like to see increased emphasis on quiet lanes and home zones. It is disappointed that to date little progress has been made in Cheshire. Now the DfT has published a consultation document, the Council believes the County Council should press ahead with more designations, especially in rural areas.

Increased emphasis should also be given to rail matters including passenger usage, improving and upgrading lines and transferring more freight from road to rail.

There should also be a reference to minimising the amount of street furniture and to ensuring that this is sensitively located to ensure it is not detrimental to the street scene.

Please ensure Guildden Sutton Parish Council is on your list of consultees as we look forward to commenting on the first draft of the new policy when it is available. '_

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) Current matters. PC Boulton being in attendance advised Members of current matters and responded to Members' questions. It was agreed the Council would support a Project Rural Matters patrol commencing at 1900 on Friday 17 December 2004 at the Village Hall car park. Cllr Fisher expressed his appreciation for the opportunity to join the patrols. Cllr Proudlove indicated that feedback from PC Boulton's activities was very positive. The Chairman supported the appreciation of Members for the work done by PC Boulton within the parish. PC Boulton was thanked for his attendance. **Action: Members wishing to join the patrol to advise PC Boulton.**

18 Newsletter. Cllr Fisher referred to the increasingly infrequent publication of the newsletter and emphasised the importance of communicating with the electorate on a regular basis. He believed the council should seek to achieve a more frequent publication and that this might include example reports of meetings of the Gowy North Area Meeting. Cllr Bayton agreed there were concerns about Madders becoming out of date. Councillor Peterson believed the council should look at the whole issue of quality parish councils of Wych Communications of formed only a part. The Clerk accepted that it had of been possible for businesses to appear on an irregular basis joint 2004 although the total number of pages was near the average. **Action: Objective to be a minimum of six issues during 2005.**

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

20 Bulb planting. Bulb planting had been carried out on Saturday 20 November, 2004. The Chairman would again 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 an alternative estimate was being sought for the replacement of the Guilden Sutton Lane noticeboard.

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

25 Banking arrangements. The Clerk had made make a renewed request to the Bank for mandate forms.

26 Remembrance Sunday. Following the service at Guilden Sutton Methodist Church, a wreath had been laid by the Chairman of the Council.

27 Christmas arrangements. (i) Christmas lights competition. Arrangements had been made for the Christmas lights competition to be judged by an independent person on Friday 17 December, 2004.

28 Members' information items.

There were no Members information items other than those minuted elsewhere.

29 Information Correspondence.

The Standards Board for England: (a) local investigations (b) lobby groups, dual hatted members and the code of conduct.

Chester City Council: Christmas concert, Sunday 12 December, 2004, 7.30 pm, Town Hall; review of Chester's Way Ahead, event 9 February, 2005; Council meeting 1 December 2004.

Cheshire County Council: Outcome of the referendum in the North East and the implications for Cheshire and the North West; winter gritting routes leaflet 2004/2005; annual Town and Parish Councils conference 3 February, 2005 Nantwich Civic Hall 6.00 pm for 7.00 pm; sustainability appraisal of the Cheshire Replacement Waste Local Plan; Cheshire Matters November 2004.

Llangollen International Music Eisteddfod, appeal for donation.

Mid Cheshire Footpath Society, walks programme January-June 2005.

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

30 Public open space. Further to the concerns as to a possible encroachment of domestic activity onto public open space, the Clerk reported he had obtained a large scale map of the area concerned. **Action: To be revisited at a future meeting.**

31 Development Control. Advice would be sought from the enforcement officer as to a possible development control issue on the Oaklands Estate.

32 Grounds maintenance. The Clerk reported further following a meeting with the client side manager to discuss the terms and specification of the estimate from Chester City Council for a grounds maintenance contract, excluding lengthsman duties, for work within the parish as part of an overall district wide scheme. He further reported the receipt of estimates, subsequently amended by further price revisions, from the existing contractor who had helpfully responded to the request for an early tender. The Clerk presented an analysis comparing the two estimates which was carefully considered by Members. Following a detailed assessment by Members of both qualitative and financial aspects, it was proposed by Cllr Armitage, seconded by Cllr Paterson and agreed (5-1) that the estimate of Chester City Council should be accepted subject to the inclusion of satisfactory liaison arrangements directly with the contractor and to the Council being able to withdraw from the proposed five year contract in the event of failure to perform against specification.