

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 7 March 2005 in Guilden Sutton Village Hall.

Chairman: Cllr D Hughes.

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

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

Public Speaking Time

There was no public speaking.

1 Apologies: Cllr Astbury.

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 Mrs J Proudlove declared a prejudicial interest in planning application 04/02004/FUL new driveway access, The Woodlands, Wicker Lane, CH3 7EL for Mr and Mrs H Proudlove. All other Members declared a personal interest.

Cllr Mrs P Paterson declared a prejudicial interest in planning application 05/00227/FUL extension at 46 Oaklands CH3 7HE for Mr Paterson. All other Members declared a personal interest.

(ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 7 February 2005. The minutes of the ordinary meeting of the Council held on Monday 7 February 2005 were proposed by Cllr Armitage seconded by Cllr Paterson and agreed subject to the replacement of 'letter' in minute 17 Policing with 'urgent letter.'

(iii) Action list. An updated action list would be circulated by the Clerk.

(iv) Dates of future meetings: 11 April, 16 May, 20 June, 25 July, 12 September, 10 October, 7 November, 12 December 2005.

3 Planning:

(i) New applications

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. See beneath.

04/01397/FUL dwelling and garage adjacent to property at Church Farm, Church Lane for Mr D Tennant. City Cllr J R Boughton referred to the current position with this application.

04/02004/FUL new driveway access, The Woodlands, Wicker Lane, CH3 7EL for Mr and Mrs H Proudlove. Cllr Proudlove left the room. The Chairman reported the proposal provided improved sightlines and off-road parking for vehicles entering the access. It was now within the domestic curtilage. Action: No objection to be raised, request to be made for an equivalent number of trees to any lost being replanted.

04/02235/FUL rear extension and alterations at 93 Oaklands CH3 7HG for Mr D Dooley. The planning authority had been informed that in view of concerns put forward by the occupiers of No. 91, careful consideration should be given to the impact of the proposal on the amenity of the occupiers of that property and also to the extent to which the cumulative effect of extensions to the property might exceed the 30% guideline. It is noted the location plan appeared not to indicate correctly the extent of the projection of the rear extension beyond the rear elevation of No. 91.

04/02252/FUL (amended) first floor rear bedroom/ensuite ensuite extension and conservatory to rear at 6 Fox Cover CH3 7HH for Mr M C Tallant. Cllr Fisher reported. Action: No objection to be raised.

05/00034/FUL first floor extension at Windy Nook, Belle Vue Lane for Mr and Mrs Tomassen. Further inquiries had been made by Cllr Paterson. Action: No objection to be raised.

-
05/00037/FUL porch extension to front and pitched roof to garage at 2 Heath Bank for Mr Oliver. Further inquiries had been made by Cllr Bayton. Action: No objection to be raised.

-
05/00107/FUL 37.5m lattice mast, radio equipment housing and ancillary equipment within fenced compound at Tile Farm, Wicker Lane, CH3 7EL for T Mobile UK Ltd. The Clerk reported the receipt of this amended proposal together with a consultation from Cheshire County Council to which County Cllr J E Burke referred. It was noted the height of the installation was a concern and that expert advice would be helpful as to the extent to which the height of the mast should exceed that of nearby trees. It was further noted the applicant had not complied with the requirement for community consultation. Action: Local planning authority to be requested to defer any determination pending a meeting with the applicant.

05/00108/FUL, conservatory at 46 School Lane, CH3 7ET. Action: Further inquiries to be made by Cllr Paterson.

05/00165/FUL single storey rear extension at Glenshee, Belle Vue Lane for Mr and Mrs W Butler. Cllr Bayton reported. Action: no objection to be raised.

05/00227/FUL extension at 46 Oaklands CH3 7HE for Mr Paterson. Cllr Paterson left the room. Action: Further inquiries to be made by the Chairman and Cllr Armitage.

(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.

04/02323/FUL single storey extensions at 4 Wood Croft CH3 7SS for Mr and Mrs D Walsh.

04/02235/FUL rear extension and alterations at 93 Oaklands CH3 7HG for Mr D Dooley.

04/02252/FUL first floor rear bedroom/ensuite ensuite extension and conservatory to rear at 6 Fox Cover CH3 7HH for Mr M C Tallant. Planning permission. Condition re no new window or other openings on the first floor of the extension facing 4 Fox Cover other than those shown on the approved drawings. Informative that the permission authorises substantial extensions to the dwelling and any proposals for further extensions are unlikely to be given permission unless an overriding case is made out. Cllr Fisher queried the fact the decision notice appeared to have been issued on the closing date for comments.

05/00034/FUL first floor extension at Windy Nook, Belle Vue Lane for Mr and Mrs Tomassen. Planning permission.

05/00037/FUL porch extension to front and pitched roof to integral garage at 2 Heath Bank. Planning permission.

(iii) General:

(a) Village Design Statement/Parish Plan. The Clerk reported he had been advised by the appropriate officer in Cheshire Community Council that the ground rules for the initiative were expected to be revised and it would be more helpful for a presentation to be deferred to the June meeting to enable the up-to-date policy guidance to be at hand. He referred to the fact that County Cllr J E Burke had kindly pointed the Parish Council towards possible funding. County Cllr Burke confirmed that grants would be available in the new financial year. Action: noted.

(iv) Strategic planning.

There were no action items to report.

4 Parish car park.

There were no action items to report.

5 Leisure Services.

(i) Playing Field (a) repairs to playing surface. The Clerk reported the current position in relation to the Council's request for repairs to be carried out to the playing surface by the City Council contractor. The Chairman believed the work should be carried out as a matter of urgency. Action: Matter to be raised by City Cllr J R Boughton.

(ii) (b) repairs to basketball net mesh. A further approach had been made by the Clerk to Deva Forge. (c) future improvements. There was no further discussion at this stage. (d) Ditch. An estimate for additional maintenance had been sought from Gresty.

(ii) Play Area (a) improvement scheme. Cllr Fisher reported on a site meeting with the contractor. The distance between the main slide and the boundary hedge exceeded the requirements. The subcontractor was to be contacted with respect to the adequacy of the bonding of certain areas of the wet pour. Action: Payment agreed of 75% of the invoice total (b) additional CCTV camera. Cllr Proudlove reported. A site visit had been held with the contractor and an estimate was awaited. (c) annual inspection. The Clerk reported the receipt of advice, by letter dated 10 March 2005, that the City Council would again organise the annual inspection of the play area during 2005. Action: noted.

(iii) Public Footpaths (a) Footpath No 7: (i) condition. The Clerk reported his understanding that so far as the general condition of the footpath was concerned, the Footpaths Group would be reluctant to see the addition of loose surfacing material in any quantity. The question of flooding at the junction with Station Lane was being pursued by the District Maintenance Engineer with the public utility believed to be responsible. (ii) status. The Clerk had provided the Chairman with information from DeFRA as to possible measures to be introduced to prevent the designation of BOATS solely on the basis of evidence of the existence of a public highway which predated the motor vehicle. The Chairman believed this information could be useful at any appeal. (b) Oxen Lane. Cllr Fisher reported the post at the beginning of Oxen Lane had blown down and that areas around the stiles at the Oxen Bridge and adjoining fields were heavily fouled. Action: To be reported to the Rights of Way Unit and Parish Paths Warden. (c) Discovering lost routes. The Clerk reported his understanding that Cheshire was to be one of two pilot schemes under which pro-active steps would be taken to rediscover lost rights of way and add them to the definitive map. Action: noted.

(iv) Grounds Maintenance: contract. There was nothing further to report other than that minuted above.

(v) Public Seats. A helpful response had been received from Summerfield House as to possible locations within the parish for new seats. This would be revisited at a future meeting.

(vi) Landscaping, Fox Cover. It was noted that further planting had been carried out.

(vii) Provision for youth: Cllr Young reported further. She believed the views of the Police as to any proposals would be important. The Clerk reported the likely position of the City Council should any proposals emerge for the use of areas controlled by that authority. It was suggested that steps might be taken to ascertain the ownership of an area of land referred to.

6 Public transport. (a) changes to services. References to the withdrawal of the C84 Sunday service and alterations made to the route of the 80 service to enable it to serve the city centre had been included in the newsletter. (b) use of Oaklands by double decker vehicles. The Clerk reported that following a reorganisation of services throughout the city, the company hoped the necessity to use double decker buses on the route would be minimised.

7 Highways:

(i) Major schemes. There was nothing to report.

Highways: (i) Speed indicator. It was noted the speed indicating equipment provided by the City Council was being used during the current week. A staffing rota was agreed to cover the morning and afternoon peak hours rather than just school times as previously agreed. (ii) SLOW markings/erosion of verge/volume of HGV traffic, Wicker Lane. Cllr Proudlove and the Clerk reported on a site visit by the highway authority, which had also considered the complaints raised by Mr Fenwick. In the first instance, SLOW markings would be renewed at both approaches to Annie Hughes Hill and lining would be carried out to reduce the speed of traffic on that section of the road. The urgent need to provide a safe environment for pedestrians along the road had been raised. Cllr Armitage would object to a formal footpath and Cllr Proudlove confirmed she was merely seeking improvements to the verges, possibly involving kerb stones, in order they could be used by pedestrians to avoid heavy traffic using the road. County Cllr Burke had indicated he would be able to consider any such measures proposed by the Parish Council in 2007/08. (iii) Footway, Guiden Sutton Lane. A site meeting would be arranged with the District Maintenance Engineer. (iv) Carriageway, Arrowcroft Road. A response was awaited from the District Maintenance Engineer as to the presence of pooling. (v) Skip, Heath Bank. It was noted this skip remained in situ. (vi) Complaints by Mr Fenwick. These had been dealt with at the site meeting referred to above. Inquiries as to the planning aspects of the concerns raised by Mr Fenwick would be made by the highway authority. (vii) condition of verge, Guiden Sutton Lane. A response was awaited from the District Maintenance Engineer as to the concerns raised by Cllr Armitage with respect to the condition of the verge and carriageway on Guiden Sutton Lane at the parish playing field in the vicinity of works recently carried out by Dee Valley Services.

(xiii) SLOW marking, Guiden Sutton Lane. The disturbance to the red SLOW marking at the same location had been referred to the District Maintenance Engineer (ix) SLOW marking, Belle Vue Lane. The condition of these markings was being referred to the District Maintenance Engineer.

(iii) Lighting. (i) A 41. A response was awaited from the highway authority. (ii) Faults. A night time inspection would be made by the Chairman and Clerk. A fault affecting light no 1 on Summerfield Road would be reported.

(i) Income:

Bank of Scotland	
Interest (Jan)	£ 1.64
Interest (Feb)	£ 2.41

(ii) Payments

Devaprint youth leaflet, newsletters 104/105	£ 135.00
--	----------

Cheshire Landscape Trust donation	£ 50.00
--------------------------------------	---------

Upton by Chester RBL wreath	£ 16.50
--------------------------------	---------

S & H Services shelter cleaning	£ 12.00
------------------------------------	---------

Cheshire Assn of Local Councils Clerk's training	£ 80.00
---	---------

Clerk

newsletter postage	£ 18.50
mileage	
105@40p	<u>£ 41.20</u>
	£ 59.70

Proposed by Cllr Proudlove
seconded by Cllr Armitage and agreed

(iii) Balances:

Bank of Scotland	
(Jan 31)	£ 733.65
(Feb 28)	£ 2,574.90*

Scottish Widows	
(Jan)	£20,286.47

(iv) Report on contingency payments. The Clerk indicated there was no change since the previous report.

(v) *Transfer. The Clerk confirmed that in view of the current balances within the current account, he had transferred £2,500 from the Scottish Widows account to the Bank of Scotland account. Action: noted.

(vi) Banking arrangements. The Clerk reported that any additional Members wishing to have authority to sign cheques would be required to provide the necessary identification at the branch. Action: Members who wished to do so would advise the Clerk.

9 Environment services: (i) amenity cleansing. The Clerk was inspecting footpaths where additional cleansing following the Autumn fall might be of benefit. The need for a litter pick on parts of Guiden Sutton Lane would also be considered. Any further action would be agreed with the Chairman and Vice Chairman (ii) dog fouling. An approach had been made by Summerfield House as to dog fouling on the dingle footpath and in the dell. Action: Refer to dog warden. (iii) litter bins. There was nothing further to report at this stage. (iv) lengthsman. There was nothing further to report at this stage (v) sewers. There was nothing further to report at this stage.

04/05 148

10 Trees and hedges. (i) Protected trees. The up-to-date information as to protected trees within the parish had been circulated to Cllr R Bayton and A Young Esq. (ii) Tree Warden. It was noted that in view of the response reported at the previous meeting, Mrs G Fisher would not wish to act as a Tree Warden. Action: Note referring to the new wardens to be included in the newsletter. (ii) Overgrown hedges. A list was being prepared by Cllr Fisher of overgrown trees and shrubs causing obstruction to the highway. (iii) Donation. The Clerk reminded Members that a number of years had passed since the Council had last made a donation to the Cheshire Landscape Trust although it had in the interim benefited from the supply of shrubs and trees. Action: Donation agreed of £50. (iv) request to fell, Treetops, School Lane. Cllr Bayton reported a request had been made for the felling of a Sycamore. The Council's views had been sought by the Tree and Woodlands Officer. Cllr Fisher described the tree as very dominant. Action: No objection to be raised.

11 Cheshire Association of Local Councils. (i) Terms and conditions. Details of changes in the terms and conditions for Clerks would be revisited at a future meeting. (ii) Chester Area Meeting, 30 March 2005, nomination for a second Standards Cttee member. It was noted that Parishes in Chester district were being invited to submit nominations for a second member of the City Council's standards committee. In view of the present appointment of Cllr Armitage, it was agreed that no further nomination should be made by the Parish Council.

12 Chester City Council (i) review of the financial arrangements with Parish Councils. Cllr Armitage and the Clerk reported the City Council had agreed payments to parishes based on 50p per head of population as a first step toward rectifying the anomaly of dual taxation. Cllr Armitage was thanked for his significant input into the decision. (ii)

Gowy North Area Committee. It was noted the next meeting would be held on Thursday 10 March, 2005. It was further noted that the closing date for the receipt of completed applications for grants for 2005/06 would be Wednesday 20 April. (iii) Parish Liaison Officer. The Clerk reported the receipt of advice, by letter dated 15 February 2005, of the appointment of Mr Tom Kenney, a policy officer, who would be taking on the role of Mr S Jones as parish liaison. Concern was expressed at a reference to the fact that Area Committees would remain the day-to-day point of contact for business between the City Council and Parish Councils. This would be raised with Mr Kenney. Action: The Clerk. (iv) consultation Race Equality Scheme and Corporate Equality Scheme. Comments due 7 March 2005 (or end March.) Action: noted.

13 Cheshire County Council. There were no action on 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. (a) Reorganisation of local policing. The Clerk reported he had discussed the Council's position with the Superintendent and had been informed of the hope that the Council would not be disappointed with the result of the reorganisation. (b) PC R Boulton. PC Boulton, being present, reviewed current policing issues with Members and responded to questions. A number of parents had been spoken to concerning parking in the vicinity of the school. This was welcomed. PC Boulton was thanked for his attendance.

18 Newsletter. The Clerk regretted that the most recent newsletter had been delayed due to unforeseen difficulties at the printers .

19 Memorial garden. It was noted that mortar in the memorial seat was crumbling.

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

21 Parish ICT. There was nothing further to report at this stage.

22 Primary School. Cllr Fisher reported that interviews were in progress for a new head teacher. Cllr Proudlove was to join the governing body as an associate governor. Cllr Proudlove was congratulated on her appointment. It was noted there was also a vacancy for a foundation governor.

23 Parish noticeboards. The specification was agreed for the proposed replacement noticeboard at Guiden Sutton Lane. A proposal to replace the noticeboard on the terms set out in the estimate was moved by Cllr Paterson, seconded by Cllr Young and agreed. Action: Clerk to inform contractor.

-
24 Withdrawal of telephone kiosk, Church Lane. There was nothing further to report at this stage as to the intended withdrawal of this kiosk.

25 Access to Summerfield Road shops. The Clerk reported he had sought advice from the City Council Access Officer who was to arrange a site meeting.

04/05 149

26 Members information items.

Hare Lane. Members referred to the dumping of rubbish in the vicinity of Chester RUFC, Hare Lane and to parking in connection with coaching activities at the club on Sunday mornings. It was noted this was outside the Parish.

Station Lane. Cllr Paterson referred to the condition of Station Lane in the vicinity of Meadow Lea Farm. It was noted this was outside the Parish.

Clerk's training. The Chairman referred to training being undertaken by the Clerk.

Bird in Hand. The Chairman indicated the premises were to resume opening on a Monday evening from 26 March.

27 Information Correspondence.

The Standards Board for England: a code for the future, consultation responses required by 17 June 2005.

ODPM: citizen engagement and public services/vibrant local leadership consultation.

DeFRA: clean neighborhoods and Environment Bill.

Cheshire Association of Local Councils/NALC: Local Council Review, March 2005

Chester City Council: Gowy North Area Committee Thursday 10 March, 2005, 7.00pm, Duddon, Clotton and District War Memorial Hall, Willington Road, Duddon.

Cheshire County Council: Cheshire Matters February 2005. 'Set the pace - make the commitment' community focussed anti speeding initiative.

CPRE: Chester District AGM Wednesday 23 March 2005, 7.30 pm, The Pheasant Inn, Higher Burwardsley; Chester district branch newsletter Spring 2005 .

Policing: new requirements to record stops.

Llangollen International Music Eisteddfod, request for donation.

Matters considered in the absence of the press and public

28 Public open space. Concerns as to possible encroachment of domestic activity onto public open space would be revisited at a future meeting

29 Enforcement. The Clerk reported on the receipt of advice from enforcement officers

which indicated that no action was appropriate in the cases referred to.