

# Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 16<sup>th</sup> May 2005

Chairman: Cllr D Hughes.

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

Public Speaking Time

There was no public speaking.

1 **Apologies:** Cllr G Young, City Cllr J R Boughton, 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.

(ii) Election of a Chairman of the Council for the ensuing year. It was proposed by Cllr D Fisher, seconded by Cllr R Bayton and agreed unanimously that Cllr P M Paterson should be elected Chairman of the Council for the ensuing year. There being no further nominations, Cllr Paterson was so elected. Cllr Paterson signed the declaration of acceptance of office and thanked Members for their consideration. Vacating the chair, Cllr Hughes thanked the Council and the Clerk for their contribution during his year of office.

(iii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 11 April 2005. The minutes of the ordinary meeting of the Council held on Monday 11 April 2005 were proposed by Cllr Hughes seconded by Cllr Astbury and agreed subject to the following amendments to minute 5 (1) (a):  
`A proposal had emerged for the work to be undertaken on a one off basis as soon as possible at a cost of £250 to include cutting the grass and repairs to part of the playing surface. It was noted this was significantly below the figure quoted by the previous contractor relating solely to repairs which had been previously been accepted by the council.'

(iv) Election of a Vice Chairman of the Council for the ensuing year. Cllr R Bayton was proposed by Cllr J Proudlove and seconded by Cllr P Astbury. Cllr

R M Armitage was proposed by Cllr D Fisher and seconded by Cllr D Hughes. There followed a discussion in which Cllr Armitage indicated he would welcome a newer Member taking office. Cllr Hughes referred to the desirability of the chairman and vice chairman working as a team, possibly with an experienced Member working with a less experienced Member. With the agreement of his prepares and seconded, Cllr Bayton indicated he would be happy to withdraw. There being no further nominations, Cllr Armitage was elected unanimously. Cllr Armitage signed the declaration of acceptance of office and thanked Members for their consideration.

(v) Election of representatives to outside bodies:

(a) Cheshire Association of Local Councils, Chester Area Meeting (three representatives). It was agreed that Cllrs Armitage, Paterson and Bayton would attend. The Clerk pointed out that all Members and the Clerk were able to attend this meeting although only any three of those present could vote should this arise.

(b) Cheshire Community Council Village Halls Forum. It was agreed that Cllr D Hughes would continue.

(c) CPRE. It was agreed that Cllr R Bayton would lead on CPRE matters although any other Members were welcome to contribute.

(d) Guilden Sutton Village Hall Management Committee. It was agreed that Cllr P M Paterson would continue.

(e) Gowy North Area Committee. The Chairman believed it was important that the Council should be represented at meetings of the Gowy North Area Committee. This was confirmed. It was noted that invitations to attend were normally issued on the basis of one for each Member of the Council and agreed that Cllrs Hughes, Paterson and Fisher would normally lead.

(f) Chester Police Forum. it was agreed that Cllr D Hughes would lead on this matter.

(g) Chester District Public Transport Liaison Committee. it was agreed that Cllr R M Armitage would lead on this matter.

(vi) Appointment of office holders.

(a) Parish Paths Warden. It was agreed that B Lewin Esq should be invited to continue as Parish Paths Warden.

(b) Parish Tree Warden. It was agreed that Cllr R Bayton and Mr A Young should be invited to continue as Parish Tree Wardens. **Action: Clerk to inform the Cheshire Landscape Trust.**

(c) Local Bus User Contact. It was agreed that Cllr P Astbury should be invited to continue as Local Bus User Contact.

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

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

(v) Elections May 2005. The Clerk reported that on behalf of the Council he had congratulated Mrs Christine Russell MP, City of Chester and County Cllr J E Burke, Goway on their re election in the recent elections.

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**3 Planning:**

(i) New applications

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

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. Further inquiries had been made by the Clerk of the local planning authority. There was nothing further to report at this stage. Further consideration will be given to the desirability of holding a public meeting. A note on the application had appeared in the newsletter.

05/00386/FUL ground floor extension at 32 Oaklands CH3 3HE for Mr M Hughes. Cllr Paterson reported. It was agreed no objection should be raised.

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05/00405/FUL conservatory at Holly House, Hare Lane. Cllr Fisher reported. It was agreed no objection should be raised.

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05/00412/FUL first floor bedroom extension at 2 Fox Cover CH3 7HH for Mr and Mrs Lathaen. Cllr Armitage reported. It was agreed no objection should be raised.

05/00450/FUL tiled pitched roof to replace flat roof at 8 Hickmore Heys CH3 7SN for K Richardson. Cllr Fisher reported. It was agreed no objection should be raised.

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05/00497/FUL 1<sup>st</sup> floor side extension at 113 Oaklands CH3 7HG for Mr and Mrs Roberts. Cllr Hughes reported. It was agreed no objection should be raised subject to the local planning authority giving proper consideration to the number of off street car parking spaces to be provided within the curtilage.

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05/00561/FUL single storey side extension at 11 Fox Cover CH3 7HH for Mr D Hancock. Further inquiries would be made by Cllr Armitage.

05/00575/FUL two storey extension to side at The Courtyard, 8 Wicker Lane CH3 7EL for Mr and Mrs B Holyoak. Cllr Hughes reported. It was agreed no objection should be raised.

05/00679/FUL porch extension at 11 Orchard Croft CH3 7SL for Mr D Heaton. Further inquiries would be made by Cllr Fisher.

proposed waste recovery centre, Wrexham Industrial Estate. Information was received from The Dee Borders Waste Action Group inviting the Council to object to the application and request that it should be called in by the Welsh Assembly Government for a public inquiry. It was agreed the Council would support a call in by the Welsh Assembly Government.

(ii) Decision notices.

05/00108/FUL conservatory at 46 School Lane CH3 7ET for Mr and Mrs Pattinson. **Refusal of planning permission.** Siting and design does not harmonise with the character and appearance of the dwelling, incongruous in the street scene.

05/00278/FUL two storey extension at 38 School Lane, CH3 7ET for Mr and Mrs Walters. **Refusal of planning permission.** Unacceptable loss of amenity to adjoining occupiers due to size, siting and design.

(iii) General: Village Design Statement/Parish Plan. This was to be revisited at the June meeting. A reference to the possibility being under consideration had appeared in the newsletter. The Clerk confirmed there would be a presentation by a representative from the Cheshire Community Council.

(iv) Strategic planning: (a) Local development framework - community involvement. The Clerk reported the receipt of advice, by letter dated Wednesday 13 April, 2005 from Chester City Council, referring to consultation on a statement of community involvement. The statement was part of the process of preparing the local development framework required under changes to the planning system. The consultation had been circulated to all Members. It was noted that Members attending the 2004 parish partnership reception had already responded. Other Members wishing to respond would inform the Clerk who would be happy to return of their responses. (b) Structure Plan examination in public. The Clerk reported the report of the examination in public had been published. (c) Urban potential study. The Clerk reported the receipt, by letter dated 27 April, 2005, of consultation on a scoping report by Ellesmere Port and Neston Borough Council and Chester City Council on a technical assessment of the amount of vacant and under-used land across the two districts. This would give an overall figure of how much housing could realistically be accommodated throughout the area over the next 15 years. **Action: referred to Cllr Paterson.**

**4 Parish car park.**

The Clerk was inquiring into the report that a car bumper had been dumped at the rear of the grassed area.

## 5 Leisure Services.

### (i) Playing Field

(a) repairs to playing surface. The Clerk reported that as agreed the city council had made a one off cut in advance of the commencement of the contract and had carried out repairs to both goalmouths and to other areas of the playing surface. **Action: Cllr Fisher to inspect.** (b) repairs to basketball net mesh. The Clerk had been unable to elicit a response from the proposed contractor. Further efforts would be made. (c) future improvements. Deferred to a future meeting. (d) clearance of ditch. The lower of two alternative estimates for additional maintenance by Gresty, in the sum of £186 plus VAT, had been accepted. The contractor had been informed A small additional on cost would be acceptable for the removal of any deep seated litter which may arise. (e) relocation of goal post. The suggestion that a goal post might be relocated on a temporary basis to assist repairs to the goalmouths had been overtaken by events. It was regretted the contractor had not found it possible to fence the repaired areas.

### (ii) Play Area

(a) improvement scheme. The application for grant from WREN had been progressed. The balance due from the Parish Council would be released pending the receipt of written advice from Play and Leisure as to the low risk status of the equipment and the condition of the safety surfacing. **Action: Clerk to approach the contractor.** (b) additional CCTV camera. The Community Association was being consulted as to the provision of additional cameras. Advice was being sought from the City Council CCTV manager as to a web cam.

(iii) Public Footpaths: (a) Oxen Lane. The concerns reported by Cllr Fisher as to the post at the beginning of Oxen Lane and areas around the stiles at the Oxen Bridge and adjoining fields had been referred to the maintenance officer and were being advised to the Parish Paths Warden. (b) footpath no 7, status. The Clerk reported the receipt of correspondence from the Planning Inspectorate dated 20 April, 2005. It walls indicated the Council's objection had been considered and did not appear to cover any of the matters which the inspector could take into account when reaching a decision. The correspondence also gave advice as to possible costs. The Clerk reported on discussions with other interested parties as to the circumstances with regard to costs. A note of the position had appeared in the newsletter in order to inform the public. It was further noted that traffic regulation orders were being taken on byways open to all traffic in national parks and there was the possibility of further legislation in the Queen's Speech. It was agreed, on the

basis of the information presently available to the Council, that the Council's objection should be maintained.

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

(v) Public Seats, response from Summerfield House. Possible locations for new seats within the parish, suggested by Summerfield House, would be reviewed by Cllrs Paterson and Proudlove.

(vi) Landscaping, Fox Cover. It was agreed a maintenance morning would be held on Saturday 21 May, 2005 at 1000.

(vii) Provision for youth: Inquiries were being made by the Clerk as to the ownership of an area of land referred to. The Clerk reported the receipt, by letter dated 15th April, 2005, of correspondence from the City Council as to contributions to play areas and facilities for youth in parish areas during 2005/06. This would be referred to Cllr Young.

## **6 Public transport.**

(a) Revisions by ChesterBus. It was noted that at the preceding annual parish meeting, County Cllr J E Burke and S Hyslop Esq, managing director of ChesterBus, had agreed to pursue concerns raised by members of the public, previously reported to the parish council, as to the withdrawal of the 0900 service to Chester. (b) Service 80. Further inquiries would be made by the Clerk as to the issue raised by Cllr Bayton that drivers' schedules did not appear to accord with the timetable and that the arrival and departure of services did not meet shift times on the business park. It was noted that at the preceding annual meeting, it had been agreed that a request should be made for the morning departure from Guilden Sutton to be re timed to 0805 and for the evening departure from the business park to be re timed to 1730. (c) bus stop, A51. Inquiries were being made by the Clerk of the County Transport Co-ordination Service as to the reinstatement of the bus stop sign on the A51 near the junction with Wicker Lane.

## **7 Highways:**

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

(ii) Local matters. Highways: (i) speed matters. A note had appeared in the newsletter as to the outcome of the previous survey using the speed indicator device. A request had been made to the Area Manager for the use of the equipment during the weeks commencing 13 June and 12 September, 2005. Further inquiries would be made by the Clerk as to training available under the Community Speed Watch campaign and also in connection with the 'Set the Pace' campaign. (ii) SLOW markings/erosion of verge/volume of HGV traffic, Wicker Lane. An approach would be made to the highway authority as

to the current position. The location of the Guilden Sutton boundary sign had been raised as a separate issue. (iii) Footway, Guilden Sutton Lane. A site meeting with Cllr Astbury had been attended by the District Maintenance Engineer. An assurance had been given that the footway between Heath Bank and the A 41 would be edged out. It was noted this had been done and that in addition, the surface had been sealed. This would be welcomed. (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. There was nothing further to report at this stage as to the outcome of the promised inquiries by the highway authority into the planning position. (vii) condition of verge, Guilden Sutton Lane. It was noted that some remedial patching had been carried out in the vicinity of the parish playing field. A site meeting would be sought in due course to discuss the overall condition of the carriageway on the playing field side of the road. (xiii) SLOW marking, Guilden Sutton Lane. Remedial work had been carried out to the red SLOW marking at the same location which had been disturbed by the works by Dee Valley Services. A renewed request would be made for the red marking to extend across the full width of the carriageway in order to give appropriate warning in both directions. (ix) SLOW marking, Belle Vue Lane. The condition of these markings had been referred to the District Maintenance Engineer and action was awaited.

(iii) Lighting. (i) A 41. A response was awaited from the highway authority. (ii) Faults. A fault in the vicinity of 47 Oaklands would be reported.

## 8 Finance

### (i) Income:

Bank of Scotland:

Interest (31 March)	£	9.67
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### (ii) Payments

Play and Leisure

Part payment	£	t/f
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Allianz Cornhill

premium 05/06	£	1,176.26
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Gresty

Lengthsman 2004/05	£	977.60 (includes VAT £145.60)
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Cheshire Community Council

Parish Network

Subscription 2005/06	£	28.50
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Clerk  
Newsletter postage                    £    19.00

proposed by Cllr Hughes  
Second by Cllr Fisher  
and agreed

(iii) Balances:

Bank of Scotland  
(31 March)                                £12,194.60  
(22 April)                                 £18,133.59

Scottish Widows  
1 April 2005                             £ 8,180.87

(iv) Report on contingency payments. There were no changes since the previous report.

(vi) Audit 2004/05. The Clerk reported the receipt of correspondence from the external auditor who proposed to call the audit on 30 June 2005. This was noted.

(vii) Insurance 2005/06. The Clerk reported he had reviewed the insurance and had circulated details to all Members of the Council. He recommended the schedule should be accepted subject to an application being made to increase the Fidelity insurance limit to reflect the Council's balances and to further consideration of the indicated value of items within the children's play area. This was agreed.

**9 Environment services:** (i) amenity cleansing. There was nothing further to report at this stage (ii) dog fouling. A response was awaited from the dog warden as to the approach from Summerfield House in relation to dog fouling on the dingle footpath and in the dell. The Chairman referred to renewed fouling and suggested an early morning patrol should be requested. This was agreed. (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.

**10 Trees and hedges.** (i) tree wardens. The new tree wardens were now listed 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) felling, the dell. Members referred to action by a sub contractor appointed by the City Council to fell a number of trees in the dell and carry out work to others. It was regretted there had been no prior consultation as two Members had felt it necessary to intervene to seek clarification. The situation had been exacerbated due to the sub contractor not removing debris promptly which led to youth nuisance, complaints from neighbours and attendance by the police.



The Clerk indicated that principal authorities had powers to rule carry out work to protected trees on their own land. Cllr Hughes did not accept the process and was concerned that not all neighbours had been advised. Cllr Armitage believed the council should express his disappointment to the Chief Executive. It was noted the officer had subsequently provided a schedule of the work carried out. The Council would also be consulted on replacement planting. **Action: to be raised with the Chief Executive, Chester City Council, copied to City Cllr J R Boughton.**

**11 Cheshire Association of Local Councils.** The Clerk reported a workshop on the quality parish scheme would be held on Thursday 2 June 2005 in Upton. Members who wished to attend would notify the Clerk.

**12 Chester City Council** (i) parish liaison officer. The reference to Area Committees 'remaining' as the day-to-day point of contact for business between the City Council and parish councils had been raised by the Clerk with the Parish Liaison Officer. (ii) Gowy North Area Committee. It was noted the next meeting of the committee would be held on Thursday 19 May, 2005 at 7pm in Ashton Hayes WI Hall. (iii) civic Sunday 22 May, 2005. The Chairman indicated she would wish to attend.

**13 Cheshire County Council.** Local Transport Plan. A submission had been made to the County Council as follows:

Speed and traffic. The Council supports much of the document which deals with the management of speed and traffic and the key issues identified in the previous consultation. Councillors believe, however, that the following comments should be incorporated to deal with several omissions and other aspects which are given insufficient emphasis.

Targets. The Council is disappointed that many targets set in the 2001 local transport plan have not been met. It believes that more should be done to accelerate the adoption of travel plans by schools. It also believes a more ambitious target should be set for increasing journeys by cycle.

Home zones and quiet lanes. The Council believes the plan should place greater emphasis on the introduction of quiet lanes in rural areas and home zones where there are significant developments, particularly in the larger rural settlements. In the context of quiet lanes, the plan should require that as a matter of principle, no existing public footpaths or bridleways should be upgraded to byways open to all traffic.

Speed limits. The Council is disappointed at the progress of a speed review panel but welcomes the fact that 'A' roads in Chester district are to be reviewed in the next 12 months. It wishes to see a specific commitment to introduce a 50mph limit on the A41 between Hoole and Great Boughton and for street lighting on the same section of road. All through routes on classified and unclassified roads, for example Wicker Lane/Station Lane (A51-A56),

should be reviewed by 2008. Unless there are exceptional circumstances there should be a speed limit of 30mph or lower on all roads through villages.

Rail services. The Council wishes to see a commitment to the provision of a direct rail service from Chester to Liverpool Airport, if necessary with a bus shuttle link to the airport.

Public transport. The Council supports measures to increase the use of public transport and believes this needs particular emphasis in the rural area, with the provision of improved services, if necessary using innovative solutions.

In Guilden Sutton, for example, only 4 miles from Chester City Centre, there are no services between 8.15am and 9.30am in the morning or in the evening after 6.00pm apart from a single inbound service late at night and no services on a Sunday.

The Council is also disappointed at the lack of progress in providing improved public transport services to the Countess of Chester Health Park, especially from the rural areas.'

This had been acknowledged.

**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.** The Clerk reported he had been contacted by the new officer, PC Malcolm Baker. It was agreed an early ward walk should be sought.

**18 Newsletter.** It was noted a newsletter had been issued prior to the annual parish meeting and the annual meeting of the Council.

**19 Memorial garden.** Cllr Armitage referred to growth in the memorial garden.

**20 Bulb planting.** A plan of the planting would be prepared by Cllrs Fisher and Bayton. There was a preference for an initial cut of the grass being deferred until mid May.

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

**22 Primary School.** Cllr Proudlove reported on fund raising, with an event to be held on Friday 24 June, 2005 to which Members of the Council were invited, to provide various items of new equipment for the primary school. It was agreed in principle of the Council would contribute 10%. The Clerk indicated this should preferably be applied to specific equipment ordered

through the Council.

**23 Parish noticeboards.** The contractor had been informed of the acceptance of the agreed specification for the proposed replacement noticeboard at Guilden Sutton Lane.

**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 understood a site meeting with the City Council access officer had taken place.

**26 Twinning.** A copy of the letter from Mr J Spencer and Mr B Dacre requesting the Parish Council to twin with Chililabombwe, a small town in Zambia close to the border with the Congo, had been circulated to all Members. The Chairman indicated she was happy to meet Mr Spencer and Mr Dacre informally on a date to be agreed. Other Members who wished to attend would be more than welcome to do so. **Action: Clerk to seek a mutually convenient date.**

**27 Matters arising from the annual parish meeting.** These had been dealt with during consideration of public transport issues.

**28 Members information items.** There were no Members information items.

**29 Information Correspondence.**

NALC/ChALC: Local Council Review May 2005

Chester City Council:  
Refuse collection May Bank holidays  
The Key Winter 2004/5

Cheshire County Council:  
Cheshire Matters April 2005  
Cheshire Signpost Spring 2005  
Step into Cheshire 17- 25 September 2005  
Cheshire Countryside events 2005  
Cheshire Community Events Guide 2005

CPRE:  
Cheshire branch AGM and dinner Tuesday 17 May 2005  
Annual report 2005

Chester Police Forum 18 April, 2005.  
Dates of future forums: 11 July, 10 October, 2005, 9 January 2006

Clerks and Councils Direct March 2005

Matters considered in the absence of the press and public

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

31 **Clerk's terms and conditions.** These would be revisited at a future meeting.