

## Guilden Sutton Parish Council

### Minutes of the ordinary meeting of the Council held on Monday 12 September 2005 in Guilden Sutton Village Hall

Chairman: Cllr P M Paterson

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

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

Public Speaking Time

Planning application, Guilden Sutton Highways Depot, Guilden Sutton CH3 7EX.

Mr C White and Mrs E Hughes, occupiers of properties on the truncated length of Guilden Sutton Lane, attended to oppose this application on the basis of the proposal to reopen the rear exit. The Council noted their concerns and thanked Mr White and Mrs Hughes for their attendance.

Wicker Lane.

Residents of Wicker Lane attended to raise their concerns as to the volume and speed of traffic and the condition of the carriageway. Occupiers put forward a number of improvements they would wish to see beyond those which had been proposed by the highway authority for the section of the lane closer to Cinder Lane and Station Lane (see beneath.) Traffic calming measures and the need for a 30mph speed limit were raised. The Clerk referred to the possibility of an informal meeting with representatives of the highway authority at which a dialogue could be established. The Council noted the concerns and thanked residents for their attendance.

1 Apologies: Cllr G Young (indisposition), Cllr R M Armitage (ecclesiastical business), Cllr P Astbury (employment.) **Action: noted and accepted.**

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) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 25 July, 2005. The minutes of the ordinary meeting of the Council held on Monday 25 July 2005 were proposed by Cllr Paterson, seconded by Cllr Fisher and agreed.

(iii) Dates of future meetings: These were confirmed as 10 October, 7 November, 12 December 2005, 9 January, 6 February, 6 March, 3 April, 8 May, 12 June and 17 July, 2006.

For the remainder of 2006, dates were provisionally noted of 11 September, 9 October, 6 November and 11 December.

(iv) Minutes. The best practice note circulated by the Clerk would be visited at a future meeting. This indicated that minutes were intended to be a formal record of the official acts and decisions of the Council and should not include reports of speeches made by Members. They should be as short as was consistent with clarity and accuracy and the arguments used in the discussion need only be recorded if the decision could not be clearly expressed in any other way. In addition, short minutes were less likely to be defamatory than long reports.

(v) Quality Parish Council status. The Clerk had completed his attendance at training sessions and would commence compilation of the necessary portfolio in due course.

### 3 Planning:

#### (i) New applications

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 confirmed the applicants were not prepared to attend a public meeting at this stage. He reported the application was due to be considered by the Planning Board and would be recommended for approval.

**Action. In the absence of very special circumstances, an objection to be raised on Green Belt grounds.**

05/00971/FUL corn/grain shed at Tile Farm, Wicker Lane, CH3 7EL for Mr and Mrs S Arden. The Clerk reported the receipt of further correspondence from City Cllr B J Bailey, City Cllr J R Boughton and Mrs B J Earlam. An objection had been raised due to the harm to the Green Belt arising from the height of the proposed store and the effect of increased traffic on the residential amenity that occupiers on Wicker Lane could reasonably expect to enjoy. The

impact on the condition of the carriageway had been included. The Traffic Commissioner had been requested to investigate the number of vehicles operating from the farm.

The decision was awaited

05/01073/FUL ground floor bedrooms with a bathroom for a person with disabilities at 52 Arrowcroft Road, CH3 7ES for Ms D Tuttle. Cllr Paterson reported. No objection had been raised. It was noted the proposal had been approved.

05/01211/FUL demolish car port and garage, erection of two storey side, single storey front and rear extensions and alterations at 7 Belle Vue Lane CH3 7EJ for Mr and Mrs Clowes. The Clerk reported the proposal had been withdrawn by the applicant. He reported further that correspondence had previously been received from solicitors acting on behalf of the occupier of 9 Belle Vue Lane and from Mr R G and Mrs J F Williams, White House, Belle Vue Lane.

05/01233/FUL two storey and single storey extensions at 1 Yew Tree Villas, Hare Lane, Pipers Ash for Mr and Mrs N Moores. Cllr Paterson reported. No objection had been raised.

05/01378/FUL conversion of garage to kitchen at 4 The Stables, Station Lane for P Parkinson. Cllr Paterson reported. No objection had been raised.

05/01384/CPO remodelling of depot including construction of vehicle maintenance facility, portakabin office and stores, refuelling facility and provision of security fencing, lighting and CCTV, provision of lorry and office staff parking, turning circle, new ramped access to storage area and reopening rear access to site for cars at Guilden Sutton Highways Depot, Guilden Sutton CH3 7EX for Edmund Nuttall Ltd. Cllrs Fisher and Bayton reported. Further to the concerns raised by Mr White and Mrs Hughes, and anxieties put forward by Mrs Hudson as to the junction with the Guilden Sutton Lane diversion, Cllrs Bayton and Fisher indicated they believed a recommendation for refusal would be appropriate. **Action: Draft objection to be prepared by the Clerk on the following basis, subject to any further representations on behalf of the applicant:**

*Members would wish to OBJECT to that aspect of the application regarding the use of the rear exit on the following grounds:*

*(i) No information has been provided by the applicant sufficient to demonstrate any change in circumstances since the condition limiting the use of the former main entrance except in emergency situations was imposed. The Council is grateful for having had the opportunity of a site visit but has been unable to satisfy itself as to the difficulties referred to in the supporting statement particularly in relation to the slip road. Industrial premises throughout the country have to be managed in such a way as to avoid conflict*

*between the movement of plant and equipment and of staff and visitors. Given the size of the site, the Council is unable to find any good reason why arrangements should not be made for vehicles entering via the main gate to disperse more quickly and for the small number of cars which at present park at the rear exit to be accommodated within the site next to the slip road. It was also noted during the Council's visit that, apart from those staff who would prefer to approach and leave from Guilden Sutton Lane, others would continue to use the slip road if their home to work route made this logical. This would mean that if the application went ahead in its present form the car and heavy vehicle mix would still exist.*

*^ The value of the proposed restrictor in prohibiting vehicles larger than cars from using the access gate is noted. However this would not prevent the use of the access by site vehicles of a similar size to a car or by deliveries by smaller vehicles.*

*^ (ii) The Council would also wish to draw your attention to the substandard junction of the former Guilden Sutton Lane and the diversion due to the horizontal and vertical alignment of the diversion at that point. Conditions are particularly hazardous for vehicles approaching the junction from the A41 and wishing to turn right. The queuing of stationary vehicles in the carriageway at this point is unacceptable particularly as the junction is used by HGVs visiting the adjoining industrial premises.*

*^ (iii) Please note that in the event of the application being referred to committee, the Council has requested to speak, should this be necessary and at the Chairman's discretion.'*

05/01435/FUL first floor extension providing additional bedroom/ensuite at 4 Fox Cover CH3 7HH for Mr and Mrs I Wilde. Further inquiries would be made by Cllr Hughes.

(ii) Decisions:

04/01397/FUL dwelling and garage adjacent to property at Church Farm, Church Lane CH3 7EW for Mr D Tennant. **Planning permission.** Conditions re materials, landscaping, withdrawal of permitted development rights, provision of car parking spaces and manoeuvring areas, use of garden area, fencing for the protection of retained trees.

05/01007/FUL temporary storage at Chespack, Chester House, Methodist Church, Hare Lane, Pipers Ash for Mr G Parr. **Refusal of planning permission.** Green Belt, no very special circumstances.

05/01073/FUL, ground floor bedroom with bathroom for person with disabilities at 52 Arrowcroft Road CH3 7ES. **Planning permission.**

(iii) General: (i) Village Design Statement/Parish Plan. The Clerk reported the receipt from City Cllr B J Bailey of copies of published plans to supplement

those already acquired by the Council. It was noted the first stage of the consultation process would be launched at the community drop in proposed for Monday 19 September, 2005 for which the Clerk would prepare a suitable leaflet.

(iv) Strategic planning. (a) Chester City Council: consultation on planning policy documents. **Response due by Friday 23 September, 2005** (b) Cheshire County Council: consultation on draft statement of community involvement for planning matters. **Response due Friday 30 September, 2005.** (c) Cheshire County Council: structure plan alteration, draft modifications. **Response due 28 September, 2005.** The Clerk reported that Cllr Armitage had kindly provided information which would form the basis of responses to these consultations.

4 Parish car park.

There was nothing further to report this stage.

5 Leisure Services.

(i) Playing Field (a) repairs to basketball net mesh. The Clerk was approaching Play and Leisure for assistance in securing the necessary repairs. (b) Replacement goal posts/nets. There was no further report in the absence of Cllr Young. (c) clearance of ditch. It was not known if the additional maintenance requested from Gresty had been completed.

(ii) Play Area

(a) improvement scheme. The Clerk reported the final stage payment had been made. An amended final inspection and release certificate was being sought as the original stood in the name of Cllr Proudlove. (b) CCTV. The Clerk had visited the CCTV manager at the Town Hall from which it had emerged the Council's approach was in line with that expected of the operators of smaller installations. **Action: Formal protocol to be drafted by the Clerk.** An approach would now be made to the primary school as to the possible extension of the equipment.

(c) annual safety inspection. Advice was received from the City Council, by letter dated 16 August, 2005, of the arrangements for the annual independent playground inspection. **Action: noted.**

(iii) Public Footpaths: (a) It was not known what action, if any, had been taken in relation to the concerns reported by Cllr Fisher as to the post at the commencement of Oxen Lane at Wicker Lane and areas around the stiles at the Oxen Bridge and adjoining fields which had been referred to the maintenance officer and to the Parish Paths Warden.

His further reports as to the highway sign to Guilden Sutton 7/Mickle Trafford 1 on Guilden Sutton Lane which appeared to be missing and the condition of the Longster Trail sign in the vicinity of the Bird in Hand, which had snapped off at the base, had similarly been referred to the Parish Paths Warden and the Rights of Way Unit maintenance officer. (b) footpath no 7, status. The Clerk was continuing to prepare the Council's case, including the application for a traffic regulation order, for consideration at the forthcoming public inquiry in consultation with Cllr R E Parkin, Mickle Trafford and District. (c) Mid Cheshire Footpath Society. The Clerk reported the receipt, by letter dated 11 August, 2005 of a report from the society which referred to the need for trimming back of the hedges on Cinder Lane and also the condition of the fingerpost opposite the Bird in Hand.

(iv) Grounds Maintenance: contract. The Clerk reported the receipt, by letter dated 22 July, 2005 of the terms and conditions proposed by the City Council for the grounds maintenance contract 2005-2010. It was noted the agreement could be terminated on the basis of three months' notice in writing on either side, estimates would be provided for additional work, monthly invoices would be submitted to the Parish Council, the point of contact would be the Clerk and in the event of a dispute a meeting would be held between the Parks Manager and the Parish Clerk. The Clerk had ascertained there was a willingness for the Parish Council to be provided with information to enable it to monitor the progress of the contract and for a review at the end of the season. The Council confirmed its wish to proceed subject to further inquiries being made by the Clerk as to other than monthly payments and for an elected Member to be involved in the resolution of any dispute.

(v) Public Seats. The Council's request for agreement to be given for public seats to be located in the amenity areas at the dell and Fox Cover had been considered by the City Council. The Clerk reported agreement would not be forthcoming for a seat at Fox Cover for historical reasons. Ward Members had been consulted by officers in reaching this decision. Any seat in the dell would be required to be subject to consultation with all adjoining householders and in the event of objection, permission would be withheld. Members indicated their disappointment at this response.

(vi) Landscaping, Fox Cover. There was nothing further to report at this stage.

(vii) Provision for youth: Cllr Hughes reported the receipt of a letter from young people requesting an informal meeting at which possible facilities could be discussed. Cllr Young had prepared an informal document outlining a wish list of proposals and how these might be taken forward. These issues would be revisited in the light of the response to consultations at the proposed community drop in.

6 Public transport.

(a) Revisions by ChesterBus. The Clerk had contacted Mr Stuart Hyslop,

Managing Director, ChesterBus, as to the methodology to be employed in calculating passenger numbers on the 0900 service to Chester to take account of the holiday period immediately following the recommencement of the service. (b) alighting Oaklands. Concerns expressed by Cllr Hughes that buses on Oaklands were not stopping by the kerb making it more difficult for less mobile passengers had been referred to Mr Hyslop. (c) service failure. The Clerk had been made aware of a complaint progressed by Mrs J Smith, 9 Arrowcroft Road following the failure of a Saturday afternoon service from Chester which had led to passengers incurring taxi fares to return to Guilden Sutton. The council was pleased to note these had been refunded together with a proportion of the bus fare.

## 7 Highways:

(i) Major schemes. (a) proposed carriageway resurfacing, A56 Warrington Road, Hoole Village between A41 and M53 commencing on or after Monday 26 September, 2005. The Clerk reported the receipt, by letter dated 10 August, 2005, of advice from the Area Maintenance Engineer of carriageway resurfacing to be carried out on the A56 Warrington Road in Hoole Village between the A41 and M53 on or after 26 September, 2005.

(ii) Local matters. (a) speed matters. Members agreed a rota for the use of the speed indicator device during the remainder of the current week. A response was awaited to the suggestion by Cllr Hughes that the 30mph signs at the approach to the parish playing field should be replaced by signs with a yellow border in order to reinforce the limit which had been referred to the highway authority (see also beneath.) Cllr Hughes was considering the possibility of the Council supporting the Community Speed Watch and Set The Pace campaigns and would report further to a later meeting. (b) Wicker Lane (i) signing and lining scheme. The Clerk reported the receipt of proposals by the highway authority for lining and signing from the vicinity of Cinder Lane to Station Lane. These were agreed. (ii) condition/provision for pedestrians. The issues referred to during public speaking time and a request for an informal dialogue would be referred to the highway authority. (iii) 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.

(iv) boundary sign. There was nothing further to report at this stage. (v) correspondence per City Cllr B J Bailey. The Clerk reported the receipt of correspondence as to traffic issues from City Cllr B J Bailey. (c) condition of verge, Guilden Sutton Lane. Remedial work had been carried out to the carriageway and verge in the vicinity of the parish playing field. (d) SLOW marking, Guilden Sutton Lane. The site meeting attended by the Clerk had led to further white SLOW markings being provided in the vicinity of the junction of Guilden Sutton Lane and Belle Vue Lane. (e) SLOW marking, Belle Vue Lane. This marking, together with markings at the junction of Belle Vue Lane and Guilden Sutton Lane had been reinstated. (f) basal growth. The Area

Maintenance Engineer had been asked to deal with basal growth on highway trees at the junction of Oaklands and School Lane. (g) gateway treatment, Guilden Sutton Lane - red patch SLOW marking, high visibility 30mph signs. A renewed approach would be made to County Cllr J E Burke on the basis the scheme at Wicker Lane would protect two of the three approaches to the village, leaving Guilden Sutton Lane less protected at the approach to the playing field.

(iii) Lighting. (i) A 41. A response was awaited from the highway authority.

8 Finance:

(i) Income:

Bank of Scotland:

Interest (30 June)	£	23.38
Interest (29 July)	£	26.49

(ii) Payments

Chester Standard  
Newsletter distribution

Invoice 9515	£	20.97 (inc VAT £3.12)
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C M Joinery Services  
noticeboard

	£	250.00
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Devaprint  
newsletters

106,107,108	£	105.00
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Gresty  
adjustment

	£	6.00
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Clerk

Postages (newsletter)	£	19.00
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	£	6.45
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Parking

	£	3.00
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Mileage

24 @40p	£	9.60
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	£	37.05
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Proposed by Councillor Hughes Seconded by Cllr Fisher and agreed.

(iii) Balances:

Bank of Scotland

(28 July)	£23,296.45
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(26 August)

£15,937.19

Scottish Widows  
(1 July)

£ 8,266.13

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

(v) Mandates. It was noted a mandate had been completed to include the Chairman, Cllr P Paterson, as an authorised signatory.

(vi) Audit 2004/05. The Council's accounts for 2004/05 were with the external auditor.

(vii) Insurance 2005/06 The application to increase the Fidelity insurance limit to reflect the Council's balances would be completed in due course. Further consideration would be given to a number of individual elements within the insurance.

9 Environment services: (i) amenity cleansing. There was nothing further to report at this stage (ii) dog fouling. The provision by the Dog Warden of an additional bin in the vicinity of the dell following a request by the Council was welcomed. Concerns were raised as to the extent of fouling on Footpath No. 2 and School Lane. (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) overgrown hedges. A further approach would be made to the Community Association with respect to Members' concerns as to the height of the hedge at the rear of the Village Hall. (ii) Cheshire Landscape Trust. (a) A letter would be sent to the Trust confirming that Mrs G Fisher had not taken up an appointment as a Parish Tree Warden. (b) Cllr Bayton reported on Trust matters. He referred to damage to trees in the parish by squirrels.

11 Cheshire Association of Local Councils. (i) Chester Area Meeting 28 September 2005. It was noted the next meeting of the Chester Area Meeting would be held on Wednesday 28 September at which the speaker would be the County Engineer. (ii) annual meeting 13 October, 7pm, Middlewich Civic Hall. A motion requesting the County Council not to pursue any further orders to upgrade the status of footpaths to byways open to all traffic in view of the impending change in the legislation had been submitted.

12 Chester City Council (i) Gowy North Area Committee. Cllr Hughes confirmed he was progressing an application for grant aid towards the replacement of seats in the Village Hall due on Friday 16 September.

(ii) Double taxation. The Clerk confirmed he had responded to a request by the Chairman of the Chester Area Meeting to provide information as to the application of the double taxation grant received by the Parish Council to assist in the consideration of the level of grant in 2006/07.

13 Cheshire County Council. There were no action items to report.

14 Cheshire Community Council: (a) Affiliation to Cheshire County Playing Fields Association.

The Clerk reported he had been informed, by letter dated 27 July 2005, that the Council's affiliation fee had not been received. He confirmed the debit had not appeared on the bank statement. As the cost of cancelling the cheque would be little different from reissuing the payment of £14, this course of action was agreed.

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing The Clerk was pleased to report he had been informed by PC Baker that he hoped to attend future meetings of the Council.

18 Newsletter. There was nothing further to report at this stage.

19 Memorial garden. There were no action items to report at this stage.

20 Bulb planting. It was agreed that 3 No. bags of daffodils should be ordered.

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

22 Primary School. It was agreed an appropriate letter should be sent a welcoming the new head teacher.

23 Parish noticeboards. The need for the repainting of the older noticeboards within the parish was being progressed by the Clerk.

24 Withdrawal of telephone kiosks. (i) Church Lane. Further representations by the Clerk to retain the kiosk in Church Lane on a cashless basis had revealed it did not meet the criteria.

25 Twinning. Mr Spencer and Mr Dacre were being afforded the opportunity to publicise their proposal at the forthcoming community drop in.

26 Community drop in Monday 19 September 2005 3pm - 7pm. The Clerk reported further on the arrangements for this event. It was anticipated it would be attended by representatives of Cheshire Fire Service, Cheshire Constabulary, the City Council's community safety wardens, the highway

authority and Project Rural Matters in addition to the Member of Parliament and county and city councillors. Appropriate publicity was in hand including a leaflet to parents which was kindly being distributed by the school.

27 Members information items.

There were no items to report.

28 Information Correspondence.

Public Footpaths - Paths for People, The Ramblers Association.

Public transport - Chester District Public Transport liaison committee, Wednesday 5 October, 2005, 6.30pm, County Hall, Chester

Trees - Cheshire Landscape Trust Tree Warden mailing.

Cheshire Association of Local Councils - newsletter number 103, August 2005; planning seminar Wednesday

14 September; Cheshire World Rural Women's Day 20 October 2005.

**Nominations due Friday 22 September**; Society of Local Council Clerks - information; Local Council Review September 2005; Rural Enterprise Gateway.

Chester City Council - refuse collection arrangements August Bank holiday week; Lady Mayoress's Holiday Fund for Children garden party Saturday 3 September, 2005; the Licensing Act 2003 and the Members' code of conduct; maintenance of churchyards and burial grounds, financial assistance; Parish Partnership Reception Thursday 27 October 2005, Town Hall, 7.30 pm; Ethics and Standards committee annual report 2004/05, Chester District 2004 housing needs survey, executive summary.

Cheshire County Council - Step into Cheshire 17-25 September 2005; Cheshire Rural Touring Network autumn season 2005.

Cheshire Community Council - Cheshire County Playing Fields Association, annual general meeting, Monday 19 September, 2005; The Playing Field, September 2005; Cheshire Community Council annual general meeting Wednesday 5 October 2005; Cheshire Village Quiz 2005/06. **Response due by Tuesday 27 September.**

CPRE - Fieldwork, September 2005.

Parish Council newsletter - August 2005, No 108.

Policing - Chester Police Forum dates 2005/06. Next forum Monday 10 October, 7.00pm, Town Hall, Chester.

Chester Council for Voluntary Service, Voluntary Voice Summer 2005; Chester

District Voluntary and Community Sector Network bulletin No. 8

Campaign for Sustainable Communities Bill.

Request for donation to Hope House Children's Hospices.

Local Crime, Community Sentence, offer of presentation.

Matters considered in the absence of the press and public

29. Enforcement. The Clerk reported the receipt of advice from enforcement officers and correspondence from City Cllr B J Bailey as to a Development Control issue within the parish which had given rise to complaint.

30 Clerk's terms and conditions. There was nothing further to report at this stage.