



Guiden Sutton Parish Council

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Minutes of the ordinary meeting of the Council held on Monday 10 October 2005 in Guiden Sutton Village Hall

Chairman: Cllr P M
Paterson

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

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

Public Speaking Time.

Representatives of 12
members of the public,
being present, referred to
the Council's wish to seek
provision for youth and
emphasised the need for
consultation before
proposals were brought
forward. It was noted no
land was available within
the ownership of the
Parish Council for facilities
or for a youth club.

Members of the public were thanked by the Chairman for their attendance and contribution.

Apologies: Cllr G Young (employment), Cllr J Proudlove (indisposed.)

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 12 September, 2005. The minutes of the ordinary meeting of the Council held on Monday 12 September, 2005 were proposed by Cllr Hughes, seconded by Cllr Bayton and agreed.

(iii) Dates of future meetings: These were confirmed as 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 provided by the County Association was visited. 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. It was agreed this approach should be endorsed as an objective.

(v) Quality Parish Council status. The Clerk would commence compilation of the necessary portfolio in due course.

3 Planning:

(i) New applications

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 correspondence from the Traffic Commissioner, by letter dated 20 September, 2005, which set out the details of the number of vehicles and trailers licensed for the two operating centres based at the farm in the names of Stuart John Arden and Partner (7 vehicles and 9 trailers) and Charles Alexander Blythin (2 vehicles and 2 trailers.) Cllr Hughes believed the numbers had increased significantly. The decision notice was awaited. **Action: noted.**

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 receipt of confirmation from the local planning authority, by letter dated 12 September, 2005, that the application had been withdrawn.

05/01378/FUL (amended description) conversion of garage to kitchen at 4 The Stables, Station Lane for P Parkinson. **Cllr Paterson.** Following a report by Cllr Paterson, it was agreed there was no requirement for the Council to move from its previous decision to raise no objection.
Action: No objection.

05/01384/CPO
remodelling of depot including construction of vehicle maintenance facility, mobile 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. An
objection had been raised
as follows:

*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.'

05/01407/FUL first floor extension at Newhall Rise, School Lane for J R Cox. Cllr Hughes reported that amended plans were to be submitted. **Action: Noted.**

05/01435/FUL first floor extension providing additional bathroom/ ensuite at 4 Fox Cover, CH3 7HH for Mr and Mrs I Wilde. Cllr Hughes reported. **Action: No objection to be raised.**

05/01534/FUL two storey extension and pitched roof to existing single garage at Mount View, Station Lane for G Hughes. Cllr Bayton reported. It was noted the occupiers of the adjacent property had

reservations as to the separation distances and that other adjoining neighbours were concerned about the overhanging of part of a proposed pitched garage roof. It was understood that amended plans had been sought by the local planning authority.

Action: Concerns to be expressed on the original application for the avoidance of doubt.

(ii) Decisions:

04/01579/FUL widening of existing access to allow vehicular access at 46 School Lane CH3 7ET for Mr N Pattinson. **Planning permission.**

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. **Planning permission.**

(iii) General: (i) Village Design Statement/Parish Plan. The first stage of the consultation process had been launched at the community drop held on Monday 19 September, 2005 for which the Clerk had prepared a suitable

leaflet. The content of the leaflet would appear in the newsletter and the response would be visited in due course. (ii) Cheshire Planning Forum, Friday 14 October, 2005. Cllr Armitage would attend.

(iv) Strategic planning. (a) Chester City Council: consultation on planning policy documents. (b) Cheshire County Council: consultation on draft statement of community involvement for planning matters. (c) Cheshire County Council: structure plan alteration, draft modifications. Appropriate responses had been made on the basis of the information kindly provided by Cllr Armitage.

4 Parish car park.

There were no action items to report.

5 Leisure Services.

(i) Playing Field (a) repairs to basketball net mesh. The Clerk had approached Play and Leisure for assistance in securing the necessary repairs. A response was awaited. (b) Replacement goal posts/nets. There was no further report in the absence of

Cllr Young. Inquiries would be made by the Clerk. (c) clearance of ditch. It was not known if the additional maintenance requested from Gresty had been completed.

(ii) Play Area. (a) improvement scheme. An amended final inspection and release certificate was being sought as the original stood in the name of Cllr Proudlove. The Clerk would pursue the condition of the benches with the supplier. (b) CCTV. A formal protocol would be drafted by the Clerk. An approach would now be made to the primary school as to the possible extension of the system. (c) annual safety inspection. The outcome was awaited.

(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 Right of Way Unit 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 warden and the
maintenance officer.

**Action: Clerk to inquire
the cost of replacement
wooden posts and**

signs. (b) footpath no 7,
status. The Clerk was
completing 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. In respect of
the request to the Local
Joint Committee for a
traffic regulation order,
the Clerk further reported
that at a meeting of the
committee on 22
September, 2005 the
chairman of the committee
had indicated the
anticipated report had not
been included on the
agenda as discussion
would be premature. The
BOAT order would not be
confirmed or otherwise
until after the inquiry had
been held and it was not
to the practice of the

County Council to take action before a problem had arisen. County Cllr D Rowlands (Mickle Trafford) had referred to the Minister's letter indicating that a pre-emptive order was appropriate. County Cllr J E Burke (Gowy) had indicated he totally supported the Parish Council's position. (c) Mid Cheshire Footpath Society. The Clerk reported the receipt, by letter dated 26 September, 2005, of a report from the society which referred to difficulties on parts of footpaths 1, 2 and 4.

Action: refer to Footpaths Warden.

(iv) Grounds Maintenance: contract. The signed contract had been returned to the City Council subject to queries as to other than monthly payments and for an elected Member to be involved in the resolution of any dispute. It had been indicated the Council would be pleased to assist with the monitoring of the contract.

(v) Public Seats. The provision of seats would be revisited following the response from the City Council that no seat would

be permitted in the Fox Cover amenity area on historical grounds and any provision in the dell should be subject to consultation with all adjoining neighbours and would not proceed in the event of objection.

(vi) Landscaping, Fox Cover. Cllrs Armitage and Bayton reported.

(vii) Provision for youth: The Council visited informal discussions held with young people, including immediately prior to the meeting and the views of residents expressed at public speaking time. The opinions of young people and occupiers had also been sought at the drop in held on Monday 19 September, 2005 through the use of illustrative proposals and costings which had been intended to stimulate debate.

In the absence of Cllr Young, no detailed information as to the response was available although it was understood a number of positive comments had been made. Cllr Hughes believed the Council should continue to

investigate the possibility of facilities being provided.

At this stage Cllrs Paterson and Hughes declared a possible prejudicial interest by virtue of the proximity of their properties to the dell amenity area and withdrew.

Cllr Armitage in the chair. The Council discussed whether an early decision on sites which might be considered in the event of proposals coming forward would or would not be helpful. In the light of views expressed at public speaking time, it was proposed by Cllr Fisher, seconded by Cllr Bayton and agreed on a 3 - 0 vote that the Council did not favour the use of the City Council owned amenity areas at Fox Cover and the dell for the provision of facilities for youth as these were important areas of green open space in close proximity to housing.

Cllr Paterson in the chair. Referring to the youth material displayed at the drop in, Cllr Hughes believed that in future, all such material should be

subject to prior approval by the Council.

6 Public transport.

(a) 0900 service to Chester. Mr S Hyslop, Managing Director of ChesterBus, had indicated informally to the Clerk that due to low passenger numbers, he may have to seek financial support for the service from the County Council. (b) alighting Oaklands. The Clerk reported the receipt of a response from Mr Hyslop as to the concerns expressed by Cllr Hughes that buses on Oaklands were not stopping by the kerb making it more difficult for less mobile passengers. The Managing Director had indicated this would most likely be occasioned by the incidence of car parking.

Action: A request to be made that drivers should make every effort on behalf of elderly passengers. (c)

Chester Station. Cllr Armitage indicated he was to attend a consultation event on the Chester Rail Gateway to be held on Thursday 13 October, 2005 which would deal with developments and improvements proposed for the station concourse,

station facilities, designs for the station square and proposed developments in the area. (d) Cllr Astbury referred to a request for an 0830 service to Chester. **Action: Clerk to seek details of early morning services from the County Transport Co-ordination Service.**

7 Highways:

(i) Major schemes. There were no action items to report.

(ii) Local matters. (a) speed matters. The Clerk indicated the speed indicator device would be available from Monday 17 October, 2005. A rota would be prepared. He had noted publicity that a speed trailer was in use by the Western Rural Neighbourhood Policing Unit and had asked for this to be deployed in Guilden Sutton through PC Baker. 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. This 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 County Council had been informed the proposals for lining and signing from the vicinity of Cinder Lane to Station Lane had been agreed. (ii) condition/provision for pedestrians. The issues referred to during public speaking time at the previous meeting together with a request for an informal dialogue had been 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. The Clark indicated an informal discussion had suggested the highway authority was not unwilling to provide a village boundary sign closer to the A51. It was agreed (5 votes to 1) this should be pursued on a 50/50 basis as to costs. (c) 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. (d) gateway treatment, Guilden Sutton Lane - red patch SLOW marking, high visibility 30mph signs. A renewed approach had been made to County Cllr J E Burke on the basis the scheme at Wicker Lane would protect two of the three principal approaches to the village, leaving Guilden Sutton Lane less protected at the approach to the playing field. (e) fingerpost sign Hare Lane/ Belle Vue Lane. Following a request by Cllr Armitage, the Area Maintenance Engineer would be asked to deal with overgrowth which was obscuring this sign. (f) nameplate, School Lane. Following a request by Cllr Armitage, the Area Maintenance Engineer would be asked to arrange for the cleaning of this sign.

(iii) Lighting. (i) A 41. A response was awaited from the highway authority. This would be pursued with the Locality Manager.

8 Finance:

(i) Income:

Bank of Scotland:

Interest (31 Aug)

£ 30.26

Scottish Widows

Interest (3 Oct)

£ 83.99

(ii) Payments

Chester Standard

Newsletter distribution

Invoice 9889

£ 20.97 (inc VAT £3.12)

Invoice 10137

£ 20.97 (inc VAT £3.12)

Devaprint newsletter 109,
various leaflets

£ 90.00

S & H Services shelter
cleaning

£ 12.00

Cheshire Cty Playing Fields
Assn

Replacement cheque

£ 14.00

Mrs R Mort playing field

rent

Oct - Dec 2005

£ 137.50

Clerk Salary

July - Oct

908.25

£

Mileage 16@40p

£ 6.40

Parking

£ 1.20

Postage (newsletter)

£ 19.00

£ 26.60

Proposed by Cllr Hughes
Seconded by Cllr Paterson
and agreed.

(iii) Balances:

Bank of Scotland

(28 September)

£15,717.45

Scottish Widows

(3 Oct)

8,350.12

£

(iv) Report on contingency
payments. There were no

changes since the previous report.

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

(vi) 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. (ii) dog fouling. (iii) litter bins. (iv) lengthsman. (v) sewers. There were no action items to report under these headings.

10 Trees and hedges. (i) overgrown hedges. A further approach was being 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 letter had been sent to the Trust confirming that Mrs G Fisher had not taken up an appointment as a Parish Tree Warden. (iii)

Chester City Council tree policy. Consultation on a proposed tree policy was referred to Cllr Bayton. (iv) Ash, Fiveways, Wicker Lane. The Clerk reported the receipt of copy correspondence from City Cllr J R Boughton as to concerns caused to occupiers and neighbours due to the size and position of an Ash at Fiveways, Wicker Lane. It was intended to establish ownership and seek advice from the Tree Officer as to what if any action could be taken or needed to be taken to alleviate the concerns. **Action: noted.**

11 Cheshire Association of Local Councils. (i) Chester Area Meeting 28 September 2005. The Council had been represented at this meeting at which the principal speaker had been the new County Engineer. The County Engineer had emphasised his commitment to developing relationships with parish councils. This had been welcomed. (ii) Annual meeting 13 October, 2005, Middlewich Civic Hall. The 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 was due to be debated. Members wishing to attend would inform the Clerk.

12 Chester City Council (i)
Parish Partnership
Reception Thursday 27
October, 2005, 7.30 pm.

Members wishing to attend would inform the Clerk. (ii)

Gowy North Area
Committee. (a) Cllr
Hughes, as Chairman of
Guilden Sutton Community
Association, had

progressed an application for grant aid towards the replacement of chairs in the Village Hall. He was pleased to report a bid for £2,500 had led to a grant of £900 and thanked the Parish Council for its support. It was agreed the Council would retain its contribution to the proposed expenditure at the originally agreed figure of £275. (b) Emergency information. Cllr Hughes referred to an initiative which enabled details of the personal circumstances of householders to be easily accessed within the property in the event of an emergency. **Action:**

Inquiries to be made by the Clerk as to the post office distributing

appropriate materials.

(iii) Double taxation. The Chairman of the Chester Area Meeting had thanked the Council for providing information as to the application of the double taxation grant which had been received. This would 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 confirmed the duplicate affiliation fee in the sum of £14 had been submitted.

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing. (i) Anti social behaviour. The Chairman reported on a recent incident of anti social behaviour. PC Baker would be advised. (b) Attendance of officers at meetings of parish councils. A Member drew attention to a letter from the Home Secretary to a

national newspaper which indicated that attendance of officers at meetings of parish councils was seen as part of policing in the future. This would be welcomed and referred to the rural inspector.

18 Newsletter. The Clerk reported on recent issues.

19 Memorial garden. There were no action items to report.

20 Bulb planting. The Clerk confirmed that 3 No. bags of daffodils had been ordered.

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

22 Primary School. A letter was being sent welcoming the new head teacher.

23 Parish noticeboards. The Clerk reported he had inspected the two public seats on Guilden Sutton Lane and Wicker Lane and recommended the quotation for the repainting of the parish noticeboards and any necessary repairs should be extended to include the public seats. **Action:**
agreed.

24 Withdrawal of telephone kiosks. There was nothing further to report at this stage.

25 Twinning. Mr Spencer and Mr Dacre had been afforded the opportunity to publicise their proposal at the community drop in held on 19 September 2005. The Clerk reported the receipt, by letter 10 October, 2005, of a letter from Mr Spencer and Mr Dacre thanking the Council for its support in inviting them to be part of the event. The people they had spoken to about their plans to twin had been very positive indeed with many encouraging comments. Mr Spencer and Mr Dacre believed they had sufficient support to begin the process and asked the Council to meet with them again at its convenience to discuss the next steps. **Action:**
Correspondence to be circulated to all Members for consideration at the November meeting.

26 Community drop in Monday 19 September 2005 3pm - 7pm. The Chairman reported on this event which had been 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, city and parish councillors. The opportunity had been taken to distribute a questionnaire on the possibility of a parish plan and views had been sought on provision for youth. As minuted above, residents also had the opportunity to give their views on the project proposed by Mr Spencer and Mr Dacre. The City Council had provided an analysis of peoples' views on the parish which would be circulated in a future issue of the newsletter. The Council would revisit matters raised at the drop in.

27 Members information items.

There were no items to report.

28 Information Correspondence.

Guilden Sutton Parish Council newsletter -

October 2005, No 109.

Chester City Council - The Key, Summer 2005, Chester Together tackling anti social behaviour.

Cheshire Community Council - questionnaire, Cheshire Rural View September 2005, annual report 2004/05.

Cheshire County Council - local transport plan summary, Cheshire Matters September 2005.

Policing - Chester Police Forum dates 2005/06. Next forum Monday 10 October, 7.00pm, Town Hall, Chester, Force policy objectives consultation, police force structures.

North West Air Ambulance, appeal.

Matters considered in the absence of the press and public

29. Enforcement. Advice would be sought as to the use of two areas of land within the parish.

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

at this stage.