



Parish Council Minutes

[Main Menu](#)

[Home](#)

[Introduction](#)

[History](#)

[Parish Councillors](#)

[Role of PC](#)

[PC Meeting Dates](#)

[PC Minutes](#)

[PC Newsletters](#)

[Community](#)

[Association](#)

[Marigold Newsletter](#)

[St John's Church](#)

[Methodist Chapel](#)

[Political](#)

[Representatives](#)

[Police](#)

[Schools](#)

[Local Transport](#)

[Photo Gallery](#)

[What's On](#)

[Lottery Results](#)

[Local Weather](#)

[Links](#)

Guiden Sutton Parish
Council

Minutes of the
ordinary meeting of
the Council held on
Monday 6 November
2006 in Guiden Sutton
Village Hall.

Chairman: Cllr R M Armitage.

Present: Cllrs Armitage,
Bayton, Brown, Carter,
Fisher, Hughes, Moulton,
Paterson.

In attendance: PC M Baker,
City Cllr J R Boughton.

Public Speaking Time

Mr M Clowes spoke in
support of his planning
application 06/01832/FUL
first floor side extension and
rear single storey extension
and pitched roof over
existing flat roof to front
elevation at 7 Belle Vue
Lane CH3 7EJ. The

Chairman indicated the proposal was to be referred to the City Council's Planning Board for determination.

1 Apologies.

Apologies were received from City Cllr B J Bailey and County Cllr J E Burke.

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 Brown declared a prejudicial interest in planning application 06/01690/FUL, change flat roof to pitched roof at front of property at 69 Oaklands CH3 7HG for Mr and Mrs R Hankins, due to the proximity of her property to the application site.

Cllr P M Paterson declared a prejudicial interest in application 06/01752/FUL kitchen extension to front at 31 Oaklands CH3 7HE as she had employed the applicant as a contractor.

(ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 9 October 2006. The minutes of the ordinary meeting of the Council held on Monday 9 October 2006 were proposed by Cllr Fisher, seconded by Cllr Hughes and agreed.

(iii) New Members induction.

The Clerk reported an induction session had been held for new Members which had also been attended by the Chairman.

(iv) Dates of future meetings.

Confirmed: 6 November and
11 December 2006.

Members revisited the
provisional dates for 2007 of
8 January, 5 February, 5
March, 16 April, 14 May, 4
June, 16 July, 3 September,
1 October, 5 November and
10 December, 2007. It was
agreed these should be
revised to 8 January, 5
February, 5 March, 16 April,
14 May, 18 June, 23 July, 3
September, 1 October, 12
November and 17
December, 2007.

(v) Quality Council matters.

There was nothing further to
report at this stage.

(vi) Local Recycling
Champion.

The County Council had
been informed of the kind
offer by Cllr Carter to
become Local Recycling
Champion.

3 Planning.

(i) New applications.

Telecommunications issues:

05/00107/FUL 37.5m high lattice mast on land at Tile Farm, Wicker Lane for T Mobile. There was nothing further to report at this stage.

O2 Reservoir site, Guildden Sutton Lane. The Clerk reported the receipt of copy correspondence per City Cllr J R Boughton which confirmed the upgrade was permitted development. City Cllr Boughton indicated the mast had remained at the same height. The Chairman believed there were implications so far as the Charter between parishes and principal authorities was concerned as the Parish Council had not been informed by the planning authority of the proposal. He suggested the Parish Council should respond to a consultation by the City Council on its draft supplementary planning document on telecommunications development requiring Parish Councils to be informed. Action:
Response to be made to consultation

06/01690/FUL change flat roof to pitched roof at front of property at 69 Oaklands CH3 7HG for Mr and Mrs R Hankins. Cllr Brown declared a prejudicial interest and left the room. Cllr Fisher reported. It was agreed that no objection should be raised.

06/01752/FUL kitchen extension to front at 31 Oaklands CH3 7HE for Mr Harding. Cllr Paterson declared a prejudicial interest and left the room. Cllr Fisher reported. He indicated there were precedents for the proposal. It was agreed that no objection should be raised.

06/01832/FUL first floor side extension and rear single storey extension and pitched roof over existing flat roof to front elevation at 7 Belle Vue Lane CH3 7EJ for Mr and Mrs Clowes. Cllr Armitage reported. It was noted the Council had objected on two previous occasions. The Council accepted that the applicant had moved towards the guidance for house extensions and Members had no objection to the single story elements

of the proposal. The Council was not persuaded, however, to depart from its previous view that the first floor element would be harmful to local distinctiveness in the same manner as the extension proposed at 31 Oaklands which had been refused permission by the local planning authority. Should the planning authority be minded to approve the application, Members wished to see a hipped roof facing no 9 and consideration given to the height of a proposed chimney. The Council also wished the application to be called in to the Planning Board should approval be recommended in order for a determination of the important principle involved.

(ii) Decision notices.

06/01594/FUL garage and dwelling adjacent to existing property at Church Farm, Church Lane for Mr D Tennant. Planning permission. Conditions re landscaping, removal of permitted development, prior provision of car parking, use of garden area, fencing for

protected trees.

06/01625/FUL conservatory at 6 Moorcroft Crescent CH3 7HA for Mr Wilkins. Planning permission.

(iii) Appeal.

05/00971/FUL corn/grain shed at Tile Farm, Wicker Lane CH3 7EL for Mr and Mrs S Arden. The decision notice was awaited.

(iv) Parish Plan.

A progress report was received from Cllrs Bayton and Carter. Village organisations were to be approached to provide volunteers. Representatives from the embryonic steering group had attended a workshop held by Chester City Council and Cheshire Community Council on Thursday 26 October. Cllr Carter indicated an application was to be made for a start up grant with the prospect of a later grant of £2,500. The possibility had been raised of Littleton Parish Council joining the Guilden Sutton group in order to provide both parishes with a sufficient

critical mass of volunteers to deal with the process of moving forward although it was recognised each would have different issues it would wish to consider.

(v) Strategic planning.

(a) Consultation draft supplementary planning documents:

telecommunications development, reuse of rural buildings. The Clerk reported the receipt of these consultations by Chester City Council, by letter dated

13 October 2006. It was noted any response was due by 4.45 pm on Friday 24 November 2006. Action: Response to be made to the draft supplementary planning document on telecommunications development as minuted above.

4 Parish car park.

(i) Grounds maintenance. It was noted the requested work to treat weeds in the border planting, sweep the asphalt and treat the border

and adjoining hard surface with weed killer had not been carried out. Action: issue to be raised with the grounds maintenance contractor.

(ii) Overgrown hedge. It was noted the boundary hedge of an adjoining occupier was overgrowing. Action: Occupier to be visited by Chairman and Vice Chairman.

5 Leisure Services.

(i) Playing Field

(a) Facilities.

Cllr Hughes reported further on the use of cable ties to fix the nets to the horizontal bars of the goal posts. This appeared to have been successful and would be extended to the uprights. The use of pegs to secure the nets to the ground would be discontinued as these were being removed.

(b) Grounds maintenance.

The Chairman expressed disappointment at the standard of a recent cut. It

was noted a subsequent cut had been more satisfactory. Cllr Hughes reported the grounds maintenance contractor had indicated that due to the prevailing weather conditions, a further cut would be required. He had also requested a site meeting. The Clerk reported on an informal discussion with the contractor who had indicated a preference for site meetings to progress issues rather than correspondence. Action: Cllr Hughes and the Clerk to request a meeting with Mr Paul Gresty. Renewed attempts would be made to obtain estimates. Cllr Hughes believed the best method for dealing with repairs to the goalmouths would be by laying turf, to be suitably fenced and using temporary goalposts in the interim. It was further noted an estimate would be required for this work. The Clerk reported he was in receipt of an estimate for £180 for the eradication of moles. Action: To be accepted.

(ii) Play Area

(a) CCTV.

The draft protocol prepared by the Clerk would be revisited at a future meeting. An application had been made to the City Council's Gowy North Area Committee for a grant towards the cost of improvements to the CCTV system identified by Cllr Hughes.

(b) Inspection check list.

A response was awaited from Play and Leisure as to the condition of parts of the wet pour surface together with a fault which had developed with the self closing gate. Action: To be pursued. The Clerk was able to inspect the bin adjacent to the play area on most days and reported it appeared to be emptied in accordance with the schedule.

(c) Annual independent playground inspection.

There was nothing further to report at this stage.

(d) Grounds maintenance issues. It was noted the grounds maintenance contractor had yet to deal

with weed removal from the boundary planting as requested.

(iii) Public Footpaths

(a) Footpath 7.

There was nothing further to report at this stage.

(b) Replacement signs. The Clerk reported a response from the Public Rights of Way Unit which indicated the former P3 signs were unacceptably expensive. As a norm softwood posts with short plastic arms or increasingly metal signs were installed. Metal signs had a much longer life, were far more resistant to vandalism and resisted hedge flails. This offset the increased cost. The unit was currently paying £25 to purchase and install softwood signs and £45 to purchase and install metal signs. Oak signs were preferred but the costs were prohibitive, especially as experience suggested they lasted no longer than treated softwood. The unit was, however, prepared to consider oak in circumstances where

additional funding was available although the maintenance budget was now exhausted until 2007/08. Action: Costs to be requested for treated softwood signs with the name of the path indicated in black paint on a full size arm.

(iv) Grounds Maintenance.

(a) Vale. (i) Fox Cover. The City Council had been thanked for the recent grass cutting by Vale, following a period of inattention, but the hope had been expressed the area would be returned to specification as soon as possible.

(b) Messrs Gresty. Copies of recent correspondence would be furnished by the Clerk to Cllr Hughes for consideration.

(c) Rich Brothers, Bridge Farm, Rowton. The Clerk reported the receipt, by letter dated 10 October 2006, of an inquiry from Messrs Rich Brothers of Rowton as to tendering for grass cutting contracts. Action: Contractor to be informed of the

council's overall
Grounds maintenance
requirements.

(v) Public Seats.

There was nothing further to report at this stage.

(vi) Landscaping, Fox Cover.

The Council expressed its satisfaction with the standard which had been achieved.

(vii) Provision for youth.

There was nothing further to report at this stage.

6 Public transport.

(a) Sale of ChesterBus. The Clerk referred to reports that Arriva would initially continue to serve villages such as Guilden Sutton should it be successful in taking over services at present operated by ChesterBus. He believed a vehicle operated by the company had visited the village on a recent occasion.

Action: Clerk to write
to Arriva to ascertain
the position.

7 Highways.

(i) Strategic.

There was nothing further to report at this stage.

(ii) Local matters.

(a) Speed indicator device.

The Gowy North Area Committee speed indicator device had been deployed from Tuesday 31 October 2006 and would continue to be available for a further week. Members referred to abuse received from a commercial vehicle driver.

(b) Speed gun.

Cllrs Hughes and Paterson reported on the training event held in Waverton on 17 October 2006, conducted by Mr Christopher Burnham, Cheshire Police roads liaison officer for the Western Area. The issue would be raised at the Gowy North Area Committee.

(c) High visibility clothing.

Cllr Paterson reported the receipt of the high visibility

vests which were being distributed.

(d) Wicker Lane.

(i) Details of the proposals for lining and signing from the vicinity of Cinder Lane to Station Lane had been considered by the Chairman. The proposals would be accepted subject to any modifications requested by the Chairman which might be possible.

(ii) Condition/provision for pedestrians. The Clerk had been advised the highway authority would be happy to respond to any outstanding concerns residents had following the dialogue with occupiers held on

22 February 2006.

(iii) Boundary sign. It was noted the provision of a boundary sign closer to the A 51 was included in the proposals referred to above.

(e) Gateway treatment, Guilden Sutton Lane - red patch SLOW marking, high visibility 30mph signs.

Details of the highway

authority's proposals had been received and had been considered by the Chairman. The proposals would be accepted subject to any modifications requested by the Chairman which might be possible.

(f) Speed review, Guilden Sutton Lane.

There was nothing further to report at this stage as to the decision by the highways and transportation local joint committee for Chester to carry out a speed review of Guilden Sutton Lane.

(g) Mud, Guilden Sutton Lane. It was noted that farming operations in an adjoining field had led to the deposit of mud of Guilden Sutton Lane although the contractor had employed a brush. Concern was expressed that the parking of agricultural vehicles on the verge could affect the bulbs planted therein.

Action: Letter to be sent to Mr S Arden.

(iii) Lighting.

A fault affecting Guilden Sutton Lane 30 would be

reported.

8 Finance.

(i) Income

Bank of Scotland

Interest

(29 September)

£ 4.19

(ii) Payments

ChALC

annual meeting

refreshments £ 5.00

Mrs R Mort

Playing field rent

(Oct – Dec 2006)

£ 137.50

Clerk:

Newsletter postage

£ 18.50

Parking

£

1.50

Photocopies

342 & 5p

£

17.10

Mileage

16@40p

£

6.40

Stationery

£ _____

0.79

£ 44.29

Proposed by Cllr Hughes,
Seconded by Cllr Paterson,
and agreed.

(iii) Balances

Bank of Scotland (23 Oct)

£ 1,447.11

Scottish Widows

2 October 2006

£21,724.37

Scottish Widows no 2

2 October 2006

£ 2,195.59

(iv) Report on contingency
payments.

There had been no change
to the contingency provision
for 2006/07 of £1,465.

(v) Insurance.

The application form obtained from the insurers with respect to the proposed increase in the fidelity limit would be completed.

Further consideration would be given to a number of individual elements within the insurance.

(vi) Banking facilities.

Transfer of current account. The completed documents had been forwarded to the Co-operative Bank.

9 Environment services.

(i) Amenity cleansing.

(a) Grot spots. A list of grot spots throughout the parish would be compiled by Members and a site meeting requested through the ward members.

(ii) Dog fouling. Nothing to report.

(iii) Litter bins. Nothing to report.

(iv) Lengthsman. The Chairman was to prepare a

specification formally detailing the lengthsman work carried out by Messrs Gresty.

(v) Sewers. Nothing to report.

10 Trees and hedges.

Overgrowth. The Clerk had requested the Area Maintenance Engineer to prune the Heath Bank planting and this had been done. The Area Maintenance Engineer had inquired as to the possibility of the Parish Council sponsoring maintenance of the planting as it added to the amenity of the parish or alternatively agreeing to the removal of the bed. A letter was to be sent to Mr S Arden as to the growth on his land adjoining the dingle path. Cllr Armitage would approach the occupier of 6 Hickmore Heys.

11 Cheshire Association of Local Councils.

Annual meeting Thursday 12 October 2006. Cllr Armitage had attended as a member of the County Executive together with Councillor Hughes.

12 Chester City Council.

(i) Maintenance of churchyards and burial grounds. A response was awaited to the invitation to the parochial church council to apply for a matching grant of £250 towards the cost incurred in maintaining the churchyard.

(ii) Parish Council Members database update. The Clerk was responding.

(iii) Gowy North Area Committee - second round of payments 2006/7 budget. An application had been made for a grant in the sum of £1,378.66 towards the cost of an upgrade to the CCTV system, identified by Cllr Hughes, at a cost of £2,757.33 and £325 towards the cost of a colour printer at a cost of £650, to be identified by Cllr Fisher, to improve communications.
Action: Clerk to seek guidance from the City Council CCTV manager as to alternative suppliers.

(iv) Parish Partnership Reception Wednesday 1 November, 2006. The

Council had been represented by the Chairman together with Cllrs Brown, Carter, Fisher and Moulton and the Clerk. Members had taken advantage of training offered on the code of conduct.

(v) Waste collection contract. The Clerk reported the date for the receipt of completed questionnaires as part of consultations on the City Council's proposed new waste collection contract had been extended to

1 December 2006 as an initial distribution of questionnaires had failed. The revised questionnaire included additional space for householders to provide comments. It was noted that none of the options offered by the City Council provided for a weekly collection of non recyclable rubbish.

(v) Area profiling workshop, 2 November 2006, 6pm - 8pm, Barrow Village Hall, Main Street, Great Barrow. The Council noted the purpose of this workshop had been for the City Council to listen to suggestions by Parishes as

to how priorities identified at a workshop earlier in the Spring could be tackled.

(vi) Open space and biodiversity audit. The Clerk reported the receipt, by letter dated 2 November 2006 of advice of consultation workshops on the draft results of the open space and biodiversity audit. The workshop for Gowy North was proposed for Thursday 23 November in Barrow Village Hall, Main Street, Great Barrow. Cllrs Armitage and Paterson would attend.

(vii) Writing good WREN grant applications. The Clerk reported the receipt of advice from Chester City Council's External Funding team as to training to be provided on Wednesday 8 November 2006 in the Town Hall to support voluntary and community groups in writing good grant applications for funding from WREN.

13 Cheshire County Council.

Play Your Part event. It had not been impossible for the Council to be represented at this event held at County Hall on Tuesday 24 October

2006.

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 Member informed PC Baker of a vehicle which had repeatedly passed the speed indicating equipment at a speed significantly in excess of the limit. Registration details had been taken. Members took the opportunity to raise other traffic issues including parking on the hatching in the gap in the central reservation at the junction of Guilden Sutton Lane and the A41, parked vehicles on Guilden Sutton Lane and the speed of traffic travelling from the village towards Chester. Cllr Hughes asked if it would be possible for more notice to be given of ward walks. PC Baker responded to Member's questions and was thanked

by the Chairman for his attendance.

18 Newsletter. The Clerk reported a further newsletter was to be issued before Christmas. This would include an update on the position with respect to the parish plan and publicity for the Christmas lights competition.

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

20 Bulb planting.

A successful planting session had been held at the junction of Guilden Sutton Lane and Heath Bank on Saturday 21 October 2006. 3 no sacks of bulbs had been planted.

21 Parish ICT.

Business case for colour printer to improve communications. Further to the application reported at minute 12 above, Cllr Fisher indicated there were a number of issues yet to be resolved. It was agreed the matter would be taken forward by Cllrs Fisher,

Bayton and Carter.

22 Primary School.

(i) Hedges. There was nothing further to report this stage as to the cutting of hedges on the school boundaries.

(ii) Community governor. A formal response was awaited as to the submission of the name of Cllr Hughes for consideration by the governors for appointment as a community governor.

(iii) Transforming Learning Communities. It was understood the education authority's proposals for Chester district under the Transforming Learning Communities agenda would be published later in the month.

23 Member's information items.

(i) St John's Holiday Club.

The Clerk reported he had raised this issue with officers at the Parish Partnership Reception. It appeared there may have been a

misunderstanding and officers had indicated they would be more than happy to discuss the matter with the Rector prior to any application being made in 2007.

(ii) Remembrance Sunday Service.

The Council noted the Remembrance Sunday Service would be held on Sunday 12 November 2006 at 10am in the Methodist Chapel followed by a service of remembrance at the Memorial Garden for 11am. A lesson would be read by the Chairman of the Council who would also lay a wreath. All Members who wished were warmly invited to attend.

(iii) Electricity supplies. Cllr Hughes requested that Scottish Power be requested to inspect overhead supply lines. It was further noted there was an exposed earth close to the bus shelter opposite the former primary school on Guilden Sutton Lane.

(iv) Uneven flags. A Member raised concerns as to the

condition of flagstones on private land adjoining Summerfield Road. Action:
Clerk to make inquiries.

(v) Access to village shops. Cllr Brown raised concerns as to the difficulties experienced by residents with push chairs who wished to access the village shops from Cinder Lane.

(vi) Christmas festivities. The Council confirmed its previous decisions that a contribution of up to £30 would be made towards the cost of a Christmas tree to be placed in the entrance to the Village Hall provided this was erected in early December and £10 for a token to be awarded to the winner of the property displaying the best Christmas lights.

24 Information correspondence.

NALC/ChALC: Local Council Review November 2006.

Chester City Council:
Information on your community: Christleton ward.

Cheshire County Council:

Statement of Accounts
2005/06, Corporate Plan
2006/09.

Cheshire Community
Council annual report
2005/06.

Cheshire County Playing
Field Assn: The Playing
Field, Autumn 2006, annual
report 2005/06.

CPRE: Countryside Voice
Autumn 2006.

Countryside Alliance:
closure of rural post offices.

Clerks and Councils Direct
November 2006.

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

25 Enforcement matters.

Further to the complaints
received by a Member as to
an unsightly area within a
domestic curtilage on which
burning was taking place,
the matter had been referred
to City Cllr J R Boughton.

26 Clerk's Salary.

Details of the Clerk's salary, wef 1 April, 2006 were agreed. A full minute would be appended to the December minutes.