

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 1 September 2014 in Guilden Sutton Village Hall at 7.30pm.

Chairman: Cllr M S J Roberts.

Present: Cllrs I Brown, A Davis, D M Fisher, D Hughes, W Moulton, P M Paterson, S Ringstead, M S J Roberts.

In attendance: Mr R Stewart.

1 Procedural matters.

(a) Declarations of interest. Members were reminded they should declare any Disclosable Pecuniary Interest or any Other Disclosable Interest which they may have 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.

Declarations were a personal matter for each Member to decide with the decision to declare, or not, being the responsibility of the Member based on the particular circumstances. Consideration should be given to any pecuniary interest, outside bodies interest or family, friends and close associates.

Application for grant by Guilden Sutton Community Association Fete Committee. Cllrs P M Paterson and D Hughes declared personal interests as members of the Guilden Sutton Community Association Fete Committee.

(b) Apologies. Apologies were received and noted from Cllrs Margaret and Stuart Parker and PC R Boulton.

(c) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 21 July 2014. The minutes of the ordinary meeting of the Council held on Monday 21 July 2014 were proposed by Cllr Paterson, seconded by Cllr Ringstead and agreed.

(d) Code of Conduct. There was nothing further to report at this stage.

(e) Dates of future meetings: Mondays 6 October, 3 November, 1 December 2014. The Clerk would confirm the date of the Council election in May 2015 and advise Cllr Paterson in order to ensure compliance with the requirement for the Annual Meeting of the Council. **Action: The Clerk.**

(f) Late information report 1 September 2014. The late information report for the current meeting was received and noted.

(g) Review of handling of information correspondence. The continued increase in the volume of information correspondence being received would be assessed by the Clerk at the request of Cllr Paterson pending a review by the Council as to arrangements for its handling.

(h) Media relations: Further to Members noting criticism by the Secretary of State of advice by the National Association of Local Councils as to contact with the media, the Clerk informed the advice to which the Secretary of State had objected was contained within the 'Local Councils Explained' publication held by the Council. The Clerk's view remained as minuted.

(i) E circulation of Agendas. Members noted the following from Local Works:

The first proposal to be submitted by a Parish Council under the Sustainable Communities Act has been successful. It asked that the government empower Parish and Town Councils to circulate agendas electronically if desired by the council. The proposal was submitted by Bleadon Parish Council and so a warm congratulations to them. This initial success shows the potential that the Sustainable Communities Act has to help Parish and Town Councils get things that they want and need to help protect and improve their areas.

Cllr Fisher asked for this issue to be included in the agenda for the October meeting. Cllr Hughes requested this should include the provision of tablets.

14/15 070

2 Community engagement.

(a) Public speaking time.

(i) Public speakers. There were no public speakers.

(ii) Visiting Members/Officers.

There were no speakers.

(b) (i) Report of surgery held on Saturday 5 July 2014. The Clerk informed the concerns which had arisen as to the length of grass due to the Streetscene schedule and the resulting arisings had been drawn to the attention of the Supervisor.

(ii) Report of surgery held on Saturday 2 August 2014. Cllrs Ringstead and Davis had presided. A request had been made as to the provision of a disabled parking bay in front of the Summerfield Road shops. Advice would be sought from the highway authority. **Action: The Clerk.** It was noted this would be required to comply with the highway authority's specification and would entail the loss of more than one of the present informal parking spaces.

(iii) Report of surgery held on Saturday 30 August 2014. Cllrs Paterson and Roberts had presided. It was noted the proposal by the Post Office to bring forward the collection times at many post boxes nationally to enable them to be emptied on a more cost effective basis rather than their being removed would affect collection times within the parish. The indicated time would be the earliest at which a collection would be made.

(iv) Surgery to be held on Saturday 4 October 2014. Cllrs Fisher and Paterson would preside.

(c) Parish Council drop ins. There was nothing further to report at this stage.

(d) Twitter. There was nothing further to report at this stage.

3 Planning.

14/03233/OUT | Two-storey dwelling (outline planning application) | Ashley House Hare Lane Chester Cheshire CH3 7ED.

Cllrs Fisher, Moulton.

Cllr Fisher reported as follows. Members noted Mr and Mrs Baxter had kindly contacted the Council with respect to their application.

On 29th August D Fisher & W Moulton visited the site, having previously informed applicants Mr & Mrs Baxter by email.

The applicant wants to construct a house in their garden on one side of the property (Ashley House) which is in the centre of a wide plot. In the 1980's the property was considerably extended, with first and ground floor extensions, and also with a large "games room" behind the garage.

This outline P/Appn shows an approx 2:1 splitting of the existing plot, with construction of an additional dwelling on the smaller plot. At the rear of the new plot, the boundary between it and the reduced plot of Ashley House is stepped to become marginally narrower than the frontage owing to the position of Ashley House's garage.

The illustrated dwelling is shown higher than its neighbours and is very close to the boundary on each side.

The location for this proposed development is at the end of the village envelope, with open fields opposite, and the street scene of Ashley House and its immediate neighbours is currently of substantial houses with open spaces between them. Further along the street, to the west of Ashley House there are bungalows which fit tighter within their plots, but as they are only single storey, this is less detrimental to the openness of the street scene. Only Delmar House stands between Ashley House and the fields which separate Guilden Sutton from Littleton, so construction of the infill dwelling proposed in this P/Appn would reduce the openness of the Green Belt at this point.

14/15 071

The applicants explained that they have an affinity for Guilden Sutton and its community, but have not presented any special case for construction within the Green Belt.

According to neighbours, the site on which the house was originally constructed was a narrower plot, with similar sized plots on each side, but a previous owner purchased both adjacent plots, and unsuccessfully applied to construct (at least one) dwelling on these.

We should be concerned that, if permission were to be granted for this development, then there could be few grounds for objecting to construction of another in Ashley House's garden on the other side, with a serious effect on the openness of the Green Belt.

The following response was agreed:

The Council OBJECTS for the reasons set out in policy STRAT9 of the Publication Local Plan as it is not persuaded the development would not harm the openness of the Green Belt.

Cllr Fisher informed that during consideration of this proposal, he had of necessity printed a large volume of supporting documentation. It was agreed this should be reimbursed.

Discharge of conditions 3 (material), 4 (affordable housing), 5 (landscape layout), 6 (landscape management plan) and 10 (parking details) on permission 13/05410/FUL

Land Adjacent To Treetops School Lane Guilden Sutton Chester Cheshire

Ref. No: 14/03407/DIS | Validated: Wed 06 Aug 2014 | Status: Pending consideration. NEW APPLICATION.

Cllr Davis informed a survey had been undertaken to determine the position of a pipeline.

Crown lift to various trees

1 The Hall School Lane Guilden Sutton Chester Cheshire CH3 7SX

Ref. No: 14/02705/TPO | Validated: Mon 23 Jun 2014 | Status: Application permitted. NEW DECISION.

For information only.

Removal of condition 6 as approved under 13/05405/FUL to allow for the removal of Yew tree.

Land Rear Of The Vicarage Church Lane Guilden Sutton Chester

Ref. No: 14/02481/S73 | Validated: Tue 10 Jun 2014 | Status: Permission refused. NEW DECISION.

Cllrs Brown, Paterson.

The Council had responded as follows:

The Council is of the opinion that condition 6 should stand as approved under 13/05405/FUL and the yew tree stay. The tree according to report is category B1 and has a remaining life expectancy of at least 20 years. It can be maintained "well clipped." The tree provides some privacy between the original vicarage and the new build as windows overlook from both dwellings and is a visual amenity in the area.

Members noted the occupier of the former vicarage had also objected.

The borough council's report stated:

The proposals would result in the last remaining mature tree on site being removed. The tree is considered to be significantly healthy and contributes positively to the visual amenity of the area. An acceptable scheme to incorporate the tree into the development has been previously approved and insufficient justification has been submitted to justify its removal.

Dormer bungalow with new single access (outline)

Land At Holly Cottage Guilden Sutton Lane Guilden Sutton Chester

Ref. No: 14/02056/OUT | Validated: Tue 13 May 2014 | Status: Application refused.

Cllrs Fisher, Paterson.

Use of land as part of domestic curtilage

Manor House Hare Lane Chester Cheshire CH3 7DB

Ref. No: 14/01848/LDC | Validated: Thu 15 May 2014 | Status: Planning permission. NEW DECISION.

Cllrs Fisher, Ringstead.

The following response had been submitted:

14/15 072

Thank you for notifying the Council of this application. Members believe these are determined on the evidence and wish the LPA to be satisfied before the grant of any certificate. As this site is within the Green Belt there is concern the extended curtilage, if permitted, could be the subject of an application for development.

Creation of new access

The Vicarage Wicker Lane Guilden Sutton Chester Cheshire CH3 7EL

Ref. No: 14/01764/FUL | Validated: Thu 08 May 2014 | Status: Planning permission. NEW DECISION.

Cllrs Fisher, Ringstead.

The Council had objected.

The borough council's report stated:

The current application proposed to vary the location of the proposed shared access to a location further south along Wicker Lane, with the existing access to be closed. Following representation from the Parish Council and the developer of the new dwelling, additional information and amendment has been submitted during the application, to indicate the visibility splay and revisions to widen the shared access, to facilitate vehicular movement in forward gear to the parking area of the new dwelling.

The principle of a shared access has been established with these earlier planning permissions. The Council's Highway officer confirmed that the current application proposal will provide a new entrance with improved sight lines, and also provides for access to both properties in an acceptable manner.

In terms of highway safety, it is therefore considered that the proposal will not pose any significant additional risk over and above the existing layout to the highway. Furthermore, the proposal is not considered to result in any unacceptable detriment to residential amenity, nor would it result in a materially greater impact upon the openness of the Green Belt.

A tree subject to preservation order exists in close proximity to the location of the new access. The application included an arboricultural impact assessment, including an arboricultural method statement. The Council's Tree Officer has considered the submitted information, and has commented that the information was suitable, and recommended a standard tree protection condition.

Two storey side and single storey rear extensions with porch to front.

Calbourne Church Lane Guilden Sutton Chester Cheshire CH3 7EW

Ref. No: 14/01463/FUL | Validated: Tue 08 Apr 2014 | Status: Application permitted.

Cllrs Brown/Hughes.

No objection.

Installation of 968 Roof Mounted Photovoltaic Panels on to existing agricultural buildings.

Tile Farm Wicker Lane Guilden Sutton Chester Cheshire CH3 7EL

Ref. No: 14/01230/FUL | Validated: Mon 31 Mar 2014 | Status: Application permitted.

Cllrs Paterson/Ringstead.

No objection.

Residential development of 17 affordable dwellings and associated vehicular access to School Lane.

Land Adjacent To Treetops School Lane Guilden Sutton Chester Cheshire.

Ref. No: 13/05410/FUL | Validated: Fri 20 Dec 2013 | Status: Planning permission.

Cllrs Moulton, Hughes.

Objection

The Clerk advised approval was now being sought for the affordable housing statement among other conditions.

Erection of a detached dwelling

Land Rear Of The Vicarage Church Lane Guilden Sutton Chester

Ref. No: 13/05405/FUL | Validated: Tue 17 Dec 2013 | Status: Application permitted.

Cllrs Fisher, Ringstead.

Objection.

Residential development of 9 dwellings (demolition of existing buildings) | The Wood Farm School Lane
Guilden Sutton Chester Cheshire CH3 7ET

14/15 073

Cllrs Hughes, Moulton.

No objection.

Emerging proposal for a replacement church hall, St John's PCC.

The Clerk indicated he would report further on the emerging proposal under Part Two as this would be likely to disclose exempt information.

Geophysical Survey for IGas Energy.

The Clerk informed the Council had been consulted on this seismic survey comprising 11 survey lines covering 116.5km between Ellesmere Port and Chester. Work was due to start in late September 2014 and run through to October. He suggested Members may wish to note the closest points of the survey to the parish appeared to be the A56 from the M53 to Mickle Trafford, adjoining lengths of the M53 roundabout and slip roads, the A51 between the A41 and the A55 and the road from Stamford Bridge to Little Barrow. This would be considered by Cllr Fisher. **Action: Cllr Fisher.**

(b) Development control process. (i) e notifications. There was nothing further to report at this stage. (ii) Planning reforms. Members noted new proposals by the Department for Communities and Local Government, previously circulated, to make practical improvements on earlier planning reforms. The Chief Officer, ChALC had indicated the County Association and NALC would very much welcome any comments the Council wished to make.

(c) Community planning.

(i) Parish Plan. Cllr Paterson informed a meeting of the Implementation Group was to be held on 9 September 2014.

(ii) Neighbourhood Plan. Further to Members noting a further public meeting was to take place on Tuesday 22 July 2014 which would discuss a proposed constitution for the steering group, as agreed by the Council and the proposed approach to the production of the plan, the Council shared the disappointment of the steering group that attendance had been low. The group would seek to maintain momentum at further meetings to be held on October 14 and November 11. Cllr Ringstead hoped there would be a positive response from the community given the importance which would be attached to the plan.

(iii) Bird in Hand Support Group. Cllr Ringstead referred to a forthcoming meeting of the support group.

(iv) Affordable housing. There was nothing further to report at this stage to that minuted above.

(d) Strategic Planning.

(i) Land at Hoole Hall (Hoole Gate). There was nothing further to report at this stage.

(ii) Publication draft Local Plan.

It was noted the Local Plan Inspector had informed the borough council he would propose main modifications to the plan. These would be published on 8 September 2014 with the consultation period ending on 17 October 2014. The Council had no information yet as to what the main modifications would cover.

The Clerk invited Members to note Members Briefing 709 circulated previously from the borough council which dealt with this aspect in more detail. There would be no change to the Plan's approach with regard to the overall housing requirement, the distribution of the housing requirement or the approach to Green Belt. If confirmed, this would appear to preclude Hoole Gate from progressing on the basis of previous advice although the Clerk cautioned that developers could submit applications at any stage. Separately, Members Briefing 710 indicated the Council could now demonstrate a five year supply of housing land although there was a very clear and strong need to maintain and improve this position in order to ensure plan led development. This could only be achieved by the Council continuing to grant planning permission for appropriate housing proposals in the light of the development plan and other material considerations.

(iii) Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies - Issues Consultation. There was nothing further to report at this stage.

(iv) Chester Green Belt. There was nothing further to report at this stage.

4 Quality Council issues.

(a) Training.

(i) Training dates 2014. Any Members wishing to attend any training in this programme would advise the Clerk. **Action: All Members.**

(ii) Clerks & Councillors Induction training. The Clerk informed ChALC would be running a Clerks & Councillors Induction training session on the afternoon of 3 September 2014 at Tarvin Community Centre.

The training session would cover the following aspects of Parish/Town Council business:

The Role of the Clerk, Chairman, Councillors.

Parish Council Meetings – Statutory requirements for the holding of meetings

Parish Council Minutes – Statutory requirements

Decision Making

Powers and Duties of Councils – Section 137 – ‘the Free Resource’

Parish/Town Council involvement in the Planning System

Budget Preparation

Precept and Council Tax Calculation

Cost as follows: Member councils: £30 pp.

Members wishing to attend were invited to kindly advise the Clerk. **Action: All Members.**

5 Parish car park.

(a) Grounds maintenance. There was nothing further to report at this stage. The emptying of the litter bin by Cheshire West and Chester Council was being kept under review by the Clerk as part of his weekly visits.

There was also nothing further to report at this stage as to progress with confirmation of the specification for the agreed work costing £350 to the car park boundaries and surfacing. Cllr Hughes would speak to the contractor. **Action: Cllr Hughes.**

(b) Improvement scheme. Members were now minded to agree a concrete boundary topped by cobbles would be the preferred solution if a suitable contractor could be found. In the meantime the effect of the works referred to above would be awaited.

(c) Rear boundary wall. There was nothing further to report at this stage.

(d) Trees. The Clerk was informing the Warden of the previous price and date. **Action: The Clerk.** Further to the advice from the tree contractor of a split in the left hand side rear tree, the wardens would inspect although the advice was no action was required at present. **Action: Cllr Brown, Mr A Young.**

6 Leisure Services

(a) Children's Playing Field.

(i) Grounds maintenance issues including litter bin emptying. There were no issues to report.

(ii) Mole infestation. The Clerk advised there were presently no issues.

(iii) Basket ball equipment. See under replacement children's play ground.

(iv) Further to a Member informing of the encroachment of an adjoining boundary hedge, this was being monitored, particularly as to the effect on the contractor when mowing the field.

(v) Nets. There is nothing further to report at this stage as to the proposal by the grounds maintenance contractor for weighting the base of the nets to assist with grass cutting.

(vi) Inspector's report.

The inspector's general comments for July 2014 were:

The only issue to address/consider is the football net. The net is not secured at ground level and could be a potential trip hazard. We should consider using pegs, remove the net or remove the net and install for matches only.

If the football on the road is a concern it is suggested we could install a barrier or let the top of the hedge grow. The latter option could obstruct views into playing field for casual supervision of the site.

The detailed comments were:

Pedestrian Access Gate. Gate not self closing. Possible road safety issue for children exiting playing field.

Football Goals. Slight movement in goal posts. Consider using wedges in ground sockets.

Basketball Goal. Back board damaged and requires replacement. No support for panel where ring is fixed to it. Weld mesh on football goal below basketball requires treating for rust and painting. Eight weld mesh welds broken on football goal. Repair.

Basketball goal asphalt surface. Reinstate asphalt edge as grass is over growing hard surfaced area. Difficult to cleanse surface if required.

Litter bin. No plastic bag liner in bin. Install one and replace each time bin is emptied.

(b) Children's Play Area.

(i) CCTV and CCTV protocol. (a) Upgrade. Further to Cllr Hughes referring to a possible future upgrade of the system, the Ward Members were aware of the possibility of an approach to their budgets. (b) Protocol. A simple protocol covering the inspection of images captured by the system would be progressed in due course by the Clerk. **Action: The Clerk.** (c) Maintenance. Further to Cllr Paterson informing she had met the contractor for a one hour visit to enable an inspection to be carried out and a report and estimates to be prepared and to the possibility of entering into a service agreement, further information had been sought by the Clerk who reported a response was still awaited from Chester Security Systems. A renewed approach would be made. **Action: The Clerk.**

(ii) Inspections. The Clerk informed these had been suspended pending the new play area. It was noted the grounds maintenance contractor had dealt with nettles reported to him in part of the boundary.

(iii) Bin emptying. There was nothing further to report at this stage.

(iv) Replacement children's playground. Cllr Hughes reported further on developments since the July meeting. There was disappointment the work had not been carried out during the summer holidays as had been intended due to the originally intended contractor not being available and a possible alternative similarly being unavailable due to commitments. He had expressed the Council's disquiet and had contacted the owner of the company to seek reassurances.

The Clerk informed work would commence on Monday 8 September. A revised risk assessment to take account of the school being open would be provided by Play and Leisure prior to the commencement of work. A copy of the specification sent to the contractor had been provided and an assurance had been given that the contractor, with whom a site meeting had been held by the supplier, had been fully briefed on the requirements of the job and the problems the Council had experienced in the past.

(c) Public Footpaths.

(i) Footpath 7. Further to Cllr Hughes reporting this route was extremely muddy, possibly due to use by horse riders and to the proposal the issue should be raised at the Access Forum, the Clerk was making inquiries as to the appropriate officer to contact. **Action: The Clerk.** (ii) Footpath 2. There was nothing further to report at this stage. (iii) Footpath 1. There was nothing further to report at this stage. (iv) Footpath 3. Further to the Clerk reporting he had been advised by the Public Rights of Way Warden of concerns as to the state of the bank and a leaning wall adjacent to Footpath 3 at the rear of houses on Cinder Lane, there was nothing further to report at this stage. (v) Rights of Way Group. (a) Bank account. There was nothing further to report at this stage. (b) Natural England "Paths for Communities" (P4C) scheme. There was nothing to report at this stage, the Public Rights of Way Warden having been informed.

14/15 076

(vi) Mid Cheshire Footpath Society. There were no action items to report. (vii) Greenway. There was nothing further to report at this stage.

(d) Grounds Maintenance.

(i) Cheshire West and Chester Council. Members continued to monitor the volume of arisings remaining on verges, footways and amenity areas following visits by Streetscene. Cllr Paterson informed she had again become aware of an unsatisfactory situation regarding unmown grass at 8 – 22 Oaklands and had intervened with the operative. Due to a shortage of manpower the schedule had been extended from fortnightly to three weekly.

(ii) Parish Council contract 2014/15. The Clerk advised of a requirement for a revision to include regular maintenance of the safer surfacing in the refurbished play area from 1 October 2014.

(e) Public Seats: Guilden Sutton Lane/Wicker Lane. Members noted the Council would need to consider action for future maintenance following the closure of Messrs Deva Forge.

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

(g) Provision for youth. There was nothing further to report at this stage.

(h) Wild flower meadow. The Council would revisit this issue, the Area Highways Manager having advised that applications for the use of highway land would be considered subject to on site investigations to discount the presence of utilities.

7 Public transport.

(a) Services, general. C27/DB8. Cllr Roberts reported further as to him contacting Mr R Thomas, Chief Executive of the Chester Race Company, with respect to disruption on race days and the need for alternative services and the issue of new drivers on the C27 service failing to implement hail and ride on the Oaklands estate. **Action: Noted.**

(b) Bus stand, Guilden Sutton Lane. Overgrowth at this stand continued to be monitored, Cllr Roberts having expressed concern as to views being obstructed and the issue being reported to the Area Engineer.

8 Highways.

(a) Strategic issues: Chester's Transport Strategy. There was nothing further to report at this stage.

(b) Issues with the highway authority, ownership by Traffic Group. There was nothing further to report at this stage.

(c) Current issues

(i) Community speed management.

(a) SID. Cllr Moulton informed the final session would take place between 12 September 2014 and 22 September, 2014. A rota would be prepared. **Action: Noted.**

(b) Community Speed Management guidance. In respect of the Clerk being asked to circulate a 'Community Speed Management' scheme regarding speeding issues produced by Cheshire West and Chester Council, the Traffic Group would consider the guidance and perhaps raise the A41/Guilden Sutton Lane junction, Guilden Sutton Lane, Station Lane and Wicker Lane. Action: Traffic Group.

(c) Station Lane: Further to Cllr D Hughes referring to the speed of traffic on Station Lane and to the expectation the Police would support action on that road and on School Lane, Cllr Hughes was to discuss this with PC Boulton. **Action: Cllr Hughes.**

(d) Flashing 30s. Members were reminded the Area Engineer had undertaken to arrange for a speed / traffic count to be carried out on Station Lane as soon as practicable and would base his decision for funding on the results. If both elements showed an existing problem the highway authority would match fund the cost of provision, however if only one or neither factor existed then the Parish Council would be required to fund the whole cost.

The Clerk informed the Ward Members had kindly provided funding of £2,000 towards the cost of installing a flashing 30 within the village. Income for 2013/14 included £2,751 of New Homes Bonus which remained unallocated. Funding of £4,751 was therefore available towards the estimated 10 year cost of £8k which exceeded the Council's notional 50% guidelines for fundraising. Members were invited to consider if they wish to proceed. The Council agreed the installation should be progressed in principle subject to consultation on the proposed location.

(e) Speed awareness campaign. Cllr Roberts having raised the prospect of a speed awareness campaign supported by the highway authority and the Ward Members this would be progressed by the Traffic Group. **Action: Traffic Group.**

(f) School Lane. Concerns per Mr P Crompton, Belle Vue Lane. The issue remained with the Traffic Group and PC Boulton.

(g) Radar equipment ex Adlington Parish Council. Members noted Adlington Parish Council had been advised of the Council's decision to take no further action in the light of Police advice.

(h) Community Road Safety. Members noted the following correspondence from ChALC:

We are holding an event to discuss 'Community Road Safety' in our parishes. The meeting is being held in partnership with the Police Commissioner John Dwyer.

The meeting will take place on Thursday 25 September 2014 at the Police Headquarters in Winsford. Tea and coffee will be available from 6.30pm and the meeting will commence at 7pm.

The speakers along with John Dwyer include representatives from the Cheshire & Warrington Road Safety Partnership, the Fire & Rescue Service and examples from the parish councils. The aim of the event is to develop a better understanding of what and how community road safety issues can be addressed within our parish and town councils.

The event is free. If your Council would like to attend please book a place with me no later than 12 September 2014. There is a maximum of two places per Council.

Cllrs Moulton and Hughes kindly indicated.

(ii) School parking. With reference to the possibility of a residents parking scheme and to CCTV surveillance, the Clerk was to approach the appropriate officer from Cheshire West and Chester Council. **Action: The Clerk.**

(iii) Planters. The possibility of a new position being sought for the Guilden Sutton Lane planter on the opposite side of the road where it would be a more appropriate gateway feature was being pursued by the Clerk. It was noted the village sign had been relocated to the opposite side of the road following the removal of the lamp standard to which it had been affixed. Further to Cllr Ringstead reporting that Mr and Mrs Colin and Anne Jebb, Field Rise, Station Lane had contributed bedding plants for the large Flower Planter opposite their home and would ensure that the plants were watered throughout the year, Mr and Mrs Jebb had been thanked for this very kind gesture. Mr R Stewart was thanked for cutting the grass around the planter.

(iv) Traffic group. There was nothing further to report at this stage other than that minuted above.

(v) 20 mph limit. There was nothing further to report at this stage.

(vi) Guilden Sutton Lane: footway drainage. There was nothing further to report at this stage.

(vii) Cycleways in the Guilden Sutton area. The Clerk advised Mrs S Proctor had kindly informed it was now eight months since the reinstatement of the original crossing for pedestrians from Hare Lane to Hoole Lane had been promised. He was in correspondence with Mrs Proctor to form an appropriate approach to the highway authority. **Action: The Clerk.**

(viii) Parking, Guilden Sutton Lane. Further to that minuted previously following the meeting between the Clerk and the Area Engineer on Monday 25 November 2013 and the Chairman expressing renewed concern as to vehicles parking without lights within the 40mph limit, this had been reported to PC Boulton. There was nothing further to report at this stage.

(ix) Boundary fencing. Further to a Member referring to the condition of a length of boundary fencing adjoining a footway in the parish, this was being raised with the landowner. **Action: The Clerk.**

(x) Guilden Sutton Lane, sight lines. There was nothing further to report at this stage, Members having noted the Area Engineer had undertaken to monitor sight line issues at the junction of Heath Bank and Guilden Sutton Lane caused by parking and in the vicinity of the incoming bus stand caused by overgrowth.

(xi) Mobility issues. Progress on sites for action identified by Cllr Paterson and the Network Steward was being revisited by the Clerk. **Action: The Clerk.**

(xii) A 41 Speed limit. Further to the receipt of the public notice proposing a 50mph limit on the A41 Ring Road from its junction with the A56 Hoole Roundabout to its junction with the A41/A5115 Whitchurch Road, a distance of approximately 2.33 kilometres, this had been strongly supported.

(xiii) Guilden Sutton Lane, overtaking. Members noted the following correspondence from a member of the public to the Police copied to this Council.

(To this Council) I'm particularly concerned about the standard of driving along Guilden Sutton Lane. I understand that there was a recent proposal to reduce the speed limit from 40 to 30 mph. Perhaps this should be combined with enforcement of the 50 mph limit along the A41.

(To the Police). I was cycling from Hoole to Guilden Sutton along Guilden Sutton Lane when on the right hand bend after the A55 underpass and the railway bridge, a red estate car (VRN not noted) attempted to overtake me, just as another vehicle was approaching in the opposite direction. They both braked hard to avoid a head-on collision. As I was travelling at ca. 30 mph at the bottom of the dip, dropping to slightly less than 20 mph at the bend, I have to assume that this driver was travelling at significantly more than the speed limit of 40 mph. As I've had a few similar incidents at the same location over the last few months it indicates that there is a persistent problem with drivers driving too fast along this lane, i.e. coming off the A41 and not slowing down.

I am also aware of a fatal accident that occurred on this road last year:

<http://www.chesterchronicle.co.uk/news/chester-cheshire-news/teenage-girl-killed-after-car-5110836>

*Mark Bayliss
SUSTRANS VOLUNTEER RANGER
CTC Member*

The Clerk informed Mr Bayliss had provided a video of a previous overtaking manoeuvre on Guilden Sutton Lane. Members referred particularly to sight lines from the end of the Guilden Sutton Lane diversion towards the village and again at School Lane/Belle Vue Lane. The need for cyclists to ride in single file was also noted.

(d) Lighting.

(i) Faults. Faults were reported by Cllrs Roberts and Moulton.

(ii) Lighting, Heath Bank and junction Church Lane/Fox Cover steps. Members noted the ward members had very kindly agreed funding of £1,500 for 2 no bracket lamps at these locations. The Clerk had arranged a site meeting with the Lighting Superintendent who had agreed the locations in principle. This was subject to the pole at Heath Bank not being owned by BT and to the installation at Church Lane not being detrimental to the amenity of neighbours. The intention was the new lights would meet the borough council's specification and form part of the existing adopted highway network. Cllr Hughes asked that Mrs McDermott, occupier of The Stores, (see beneath) should be consulted. It was proposed by Cllr Roberts, seconded by Cllr Moulton and agreed that the installations should be accepted in principle.

Fox Cover steps. The Council noted the following correspondence with the Principal Lighting and Traffic Control Engineer at the borough council instigated by the Chairman.

A Mrs McDermott is the occupier of The Stores, Church Lane at the foot of the steps leading from Fox Cover to Church Lane. She informs a newly installed street light head on the steps is too bright and is unfortunately located metres from her bedroom window, leading to disrupted sleep.

Might she be visited in an attempt to seek a solution?

14/15 079

She also believes the lamppost is on her land.

Response.

Thank you for the email regarding the recently installed lantern at the above location.

I can now confirm that our Lighting Superintendent Laurence Scott met with Mr McDermott yesterday afternoon and has agreed a resolution to the problem, which I understand will be implemented by the end of the week.

I trust this information is sufficient for your needs.

9 Finance:

(a) Income:

Co-operative Bank
Current a/c Interest
4 July 2014

£ 6.32

Payments

PIMS

July inspection
(playing field only)

£ 18.00 (inc £3.00 VAT)*

R Pierce Esq
Grounds maintenance

£ 480.00*

GSCA
Fete Cttee grant

£ 250.00

Insurance renewal 2014/15
Broker Network Ltd

£ 945.49

Clerk:

Postage

£ 1.06

Mileage

8@45p

£ 3.60

Copies 547 @ 5p

£ 27.35

£ 32.01

*Replacement cheques to nos (476, 477 respectively) presumed lost in the post. The Clerk suggested the previous cheques should be stopped.

Proposed by Cllr Fisher,
seconded by Cllr Roberts
and agreed.

(c) Balances

Co-operative Bank

Current account
28 July 2014

£40624.69

Scottish Widows no1
1 July 2014

£20029.32

Scottish Widows no 2
1 July 2014

£ 3398.23

(d) Finance: general. (i) Balances. Further to Cllr D Hughes revisiting the negligible rate of interest attracted by the balances, this continued to be monitored.

(e) Report on contingency payments.

Budget: £ 983.00

Payments: £ 0.00

(f) Audit issues. (i) Audit group. There was nothing further to report at this stage. (ii) External Audit. The Clerk confirmed the annual return had been submitted prior to the due date of 24 July 2014. Members noted the external auditor had raised two points to which the Clerk had responded. Further clarification had been sought as to the reasons for the increased income in 2013/14 although detailed figures and reasoning had been provided. Separately the auditor had queried the apparent failure by the Council to approve the accounts for 2013/14 by the due date of 30 June 2014. Members recalled this had been done at the meeting on 2 June 2014 and a lengthy minute had purposely been constructed. A copy of this had been provided to the auditor. (iii) Information Commissioner's Office. Free data protection and freedom of information workshops, 27, 28 and 29 January 2015, Wilmslow. The Audit Group would consider whether the Council should be represented. **Action: Audit Group.**

(g) HMRC: (a) Real Time PAYE Returns. There was nothing further to report at this stage.

(h) Insurance. There was nothing further to report at this stage.

(i) Clerk's gratuity. The Clerk informed he was progressing the proposed transfers for 2012/13 and 2013/14 calculated as follows:

2012/13.

$8.66\text{hrs pw} \times 11.549 \text{ pr hr} \times 52 \times 3.75\% = \text{£}195.03$

2013/14

$8.66\text{hrs pw} \times 11.665 \text{ pr hr} \times 52 \times 3.75\% = \text{£}196.99$ (total £392.02). **Action: Noted.**

10 Environment Services.

(a) Waste collection and recycling issues. (i) General. There was nothing further to report at this stage.

(b) Amenity cleansing. (i) Areas of concern. The condition of the steps from Fox Cover to Church Lane, raised by Cllr Hughes, was being monitored together with that of the steps opposite from Cinder Lane to Church Lane. Overgrowth affecting that part of Wicker Lane in the vicinity of the vicarage where there was no footway and concerns as to the steps from Heath Bank to Guilden Sutton Lane were with the highway authority. (ii) Lengthsman. The Clerk reported further. (iii) Regular inspections. The suggestion raised by Cllr Moulton as to regular inspections throughout the parish with an increase in the lengthsman's hours would be revisited in due course. (iv) Dog fouling: Requests remained outstanding for additional bins on School Lane and Garners Lane. It was noted the bin installed on the dingle path at the rear of 48 Oaklands had been resited. The Council was disappointed the local member, Cllr Paterson at no 46, had not been consulted as requested. The Chairman referred to fouling on private land in the vicinity of the Post Office. (v) Streetscene. The continuing need for Streetscene to properly manage growth on the path at the rear of Orchard Croft had been raised with the supervisor. **Action: The Clerk.** Members noted the existing supervisor, Kerrie Brice, had been replaced by Graham Jones. A snag list provided to the previous supervisor had been forwarded to Mr Jones and a response was awaited. Verge, Church Lane. Wicker Lane. Further to the correspondence from Mr Tony Fisher, Killearn House, Church Lane which had been referred to the supervisor there was nothing further to report at this stage.

11 Trees and hedges.

(a) Hedges. The increasing obstruction of the footway on Guilden Sutton Lane and at other locations in the village by overgrown hedges during the growing season continued to be noted. Cllr Brown would make further inquiries as to a standard proforma to advise individual occupiers as appropriate known to be in use elsewhere. **Action: Cllr Brown.** This would be issued by the Clerk to avoid duplication. As a last resort, the highway authority would be requested to take action. The suggestion raised by Cllr Moulton as to regular inspections throughout the parish with an increase in the lengthsman's hours would be revisited in due course.

(b) Land, Church Lane. There was nothing further to report at this stage.

(c) Hare Lane. There was nothing further to report at this stage.

(d) Dingle path. Further to Cllr Hughes reporting a request from an adjoining occupier to fell two self set sycamores on private land adjoining this path which were stopping his enjoyment of oak trees in the group there was nothing further to report at this stage. Cllr Paterson referred to the state of other trees adjacent to the path.

(e) Conifers adjoining parish playing field. Further to Cllr Fisher referring to the continuing growth of conifers in a property adjoining the parish playing field which he believed were now extending onto the field, these were being monitored as minuted above.

(f) Hedge, access from Hill Top Road. It was noted the request to Streetscene for a cut in the Autumn had not been acknowledged and no action had been taken. This was being pursued with the Supervisor by the Clerk. **Action: The Clerk.**

(g) Growth, Wicker Lane/Church Lane junction. Growth at this junction continued to be monitored. (minute 10 (b) refers).

(h) Overgrowth, Heath Bank. There was nothing further to report at this stage.

(i) Visibility, junction Guilden Sutton Lane/Guilden Sutton Lane CDS. Further to Cllr Davis referred to the ongoing concern as to visibility for emerging vehicles being obstructed, this was being raised with the Area Engineer. **Action: The Clerk.**

(j) Overgrowth, School Lane. There was nothing further to report at this stage as to overgrowth at eye height obstructing the narrow length of footway on Porters Hill which had been reported.

(k) Basal growth Oaklands. Basal growth on the oaks at the junction with School Lane and Oaklands opposite Wood Farm would be reported at the request of the Chairman. **Action: The Clerk.**

(l) Willow, the dell. It was noted this tree had been obstructing the footway but some pruning had taken place.

(m) Overgrowth 24 Oaklands. The Clerk informed the neighbour opposite had requested the possible removal of this overgrown planting in the highway verge on sight line grounds. It was noted similar such growth had been removed, officially or unofficially, at similar locations on Oaklands. Members preferred in this instance the growth should be pruned. Streetscene would be advised. **Action: The Clerk.**

Members who had raised particular issues listed above were requested to indicate to the Clerk if they should remain on the agenda.

(n) Cheshire Landscape Trust. Members noted the receipt of correspondence advising the Cheshire Landscape Trust, which administered the Tree Warden scheme, had been wound up at the end of April and the wardens had been passed to the Cheshire Wildlife Trust.

12 Cheshire Association of Local Councils.

(a) Chester Area Meeting. The Clerk informed the next scheduled meeting would be held on Wednesday 24 September 2014. A special meeting to deal with fracking was in prospect.

(b) Annual Meeting. It was noted the Annual Meeting of the Association would take place on Wednesday 22 October 2014 at 6pm for 7pm at the Canal Side Conference Centre, Middlewich Community Church, 34-36 Brooks Lane, Middlewich, Cheshire CH10 0JG.

13 Cheshire West and Chester Council.

(a) Chester Villages Community Forum. There was nothing further to report. The inaudibility of proceedings would again be raised at an appropriate stage.

(b) Community governance reviews.

14/15 082

(i) Guilden Sutton. There was nothing further to report at this stage.

(ii) Mickle Trafford and District. There was nothing further to report at this stage.

(iii) Great Boughton. There was nothing further to report at present as to the second phase of community consultation to be held with those residents on the periphery of the current parish boundary between Great Boughton, Guilden Sutton, Littleton and Christleton parishes. The Clerk had requested officers to advise of the date of the committee meeting at which the outcome would be considered. **Action: Noted.**

Further to Cllr Fisher suggesting information should be sought as to the precept levels in Guilden Sutton and Great Boughton this was being researched by the Clerk. **Action: The Clerk.**

(c) Members budgets applications: Replacement children's playground, CCTV, flashing 30. There was nothing further to report at this stage to that minuted above.

(d) Community resilience. Cllr Paterson reported further. Members wishing to attend future workshops, details of which had been circulated, were requested to advise the Clerk. **Action: All Members.**

(e) Future Arrangements for Local Council (Town and Parish) Elections. There was nothing further to report at this stage.

(f) Precepts. The disparity in precepts across the borough raised by Cllr Fisher was being researched by the Clerk. **Action: The Clerk.**

(g) Councils Together event, Tuesday 16 September, 2014, Cheshire View. The Clerk reminded Members registration had closed for this event, designed to continue to develop innovation and closer links and to share good practice amongst Local Councils across the borough.

14 Cheshire Community Action.

Connecting Communities 2014, Thursday, September 4, 2014, 9.30am to 3pm, Crewe Alexandra Football Club Conference Suite. Cllr Hughes, having previously indicated, regretted he would be unable to attend.

15 CPRE. There were no action items to report.

16 Health. Further to concerns as to the attendance time following a severe fall in Guilden Green, the Chairman referred to national reports of ambulance waiting times on arrival at A&E.

17 Policing/Fire Service.

(a) Policing.

(i) Crime. There were no action items to report.

(ii) Homewatch. There were no action items to report.

(iii) Cheshire Police and Crime Commissioner. The possibility of the proposed 'flashing 30' being partly financed by funds held by the Commissioner would be pursued in the event of evidence which met the guidelines becoming available. **Action: The Clerk.**

(iv) PCSO Jake Connolly, Police Community Support Officer 21599. There was nothing further to report at this stage.

(b) Cheshire Fire Authority. There were no action items to report.

18 Newsletter. A further issue would be prepared in due course. **Action: The Clerk.**

19 Memorial Garden. The Clerk informed he had obtained a quotation of £60 plus VAT from Mr John Carswell for an interim replica plaque to the existing showing the fallen of the Great War. Any difficulties in affixing to the railings would be subject to an extra charge. It was proposed by Cllr Roberts, seconded by Cllr Paterson and agreed this should be pursued. The Council further agreed the Clerk should seek a thorough tidy of the garden prior to Remembrance Sunday.

20 Bulb planting. Following consideration of two sites which might benefit from further planting it was agreed Members who wished could proceed informally with the Council reimbursing the cost of bulbs up to the budget provision of £100 in total.

21 Parish IT.

(a) Members' photographs. The need for photographs of Members to complete the web page remained outstanding.

(b) Google Groups (Parish Plan and Bird in Hand). There were no action items to report.

(c) Ownership of site. Further to Members revisiting the ownership of the site and the excellent work being carried out by the webmaster and to it being agreed the primary purpose should be to provide information to the community and that comment should generally be avoided particularly on sensitive issues, further consideration would be given to the terms of any disclaimer.

(d) Business section. There was nothing further to report at this stage.

(e) Twitter. There was nothing further to report at this stage.

(f) Hosting by the borough council. There was nothing further to report at this stage as to the indication the borough council would cease to host the site at the next renewal. Further inquiries were being made by the Clerk. **Action: The Clerk.**

22 Primary School. Cllr Hughes informed of the range of activities available at the school.

23 Land ownerships. Further consideration would be given to the suggestion by Cllr Paterson that it would be beneficial for the Council to compile a register of land ownerships which adjoined footways and public footpaths.

24 Community events. (a) Guilden Sutton Community Association Fete Committee. Members revisited the previously considered application from the committee for a grant of £250.00 towards the 2014 fete and agreed the payment could be authorised. (b) Community cinema nights. It was noted a further evening would be held on 4 October 2014. (c) Christmas tree project. The Council noted with pleasure the promoters had attracted a welcome grant of £1,000 from the ward members' budgets.

25 Land Registry. Further to the Clerk reporting the receipt of an approach by the Land Registry as to parish councils ensuring their land was registered at a discounted fee from £30 for an estate valued at up to £50,000, the matter would be pursued by the Clerk. **Action: The Clerk.**

26 Enhanced broadband. It was noted that although fibre broadband was available to customers connected to the box in Station Lane and had been expected to be imminently connected to the box on School Lane, there was no further progress to date.

27 Village Hall Management Committee. Cllr Hughes reported on the installation of replacement central heating and maintenance issues.

28 Electricity sub stations: Oaklands estate. Further to Cllr Brown referring to the condition of some electricity sub stations on the estate and to the matter being brought to the attention of Scottish Power, a response remained outstanding, although it was noted at least one substation had been repainted.

29 Sale of electricity.

Members noted the following from the campaign group Local Works.

I am writing to you to ask that Guilden Sutton Parish Council please submit a proposal under the Sustainable Communities Act asking for the government to give all parish and town councils the right to sell electricity that they generate from local schemes.

Currently local authorities have the power to sell electricity from local power generation schemes that they set up, whilst parish and town councils are prevented from doing so.

14/15 084

There are already a significant number of parish and town councils across the country that have successful local energy schemes that produce excess electricity but these councils are not able to gain any revenue from this excess electricity because they are not allowed to sell it into the national grid.

This proposal has a good chance of success. Giving parish and town councils the right to sell electricity is in line with current government policy on promoting community energy. The proposal is also likely to attract wide support from community and environment groups.

Below is a suggested version of the proposal together with supporting rationale, evidence and case studies which I hope is helpful. Submitting a proposal under the Sustainable Communities Act is a very straight forward and simple procedure and we are keen to do all we can to assist your council with this.

Could you please let me know if your council would be happy to submit this proposal?

*Kind regards
Steve Shaw*

It was agreed the proposal should be supported in principle.

30 Members' information items.

Local Council Review. Cllr Hughes referred briefly to matters of interest including changes to local council audits.

31 Information correspondence. Members noted information items contained within the agenda and the late information report.

Matters considered in the absence of the press and public.

32 Highways issue. Further to a Member revisiting a highways issue which the Network Steward had understood would be resolved but on which no action had been taken there was nothing further to report following a further approach the Network Steward. **Action: Noted.**

33 Emerging proposal for a replacement Church Hall. The Clerk informed the Council had been invited by the PCC to comment further on this emerging proposal, details of which had been circulated. A response was agreed and it was further decided that ongoing informal contact would be in the hands of the Chairman and Vice Chairman with the Council being informed..

The meeting concluded at 2138.

Date of next meeting Monday 6 October 2014.