

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 15 March, 1999.

Chairman: Councillor Mrs B Antrobus.

Apologies: Councillor R M Armitage, Councillor D Hughes, City Councillor B J Bailey, County Councillor

N J Fitton.

Present: Councillors Antrobus, Arditti, Astbury, Fisher, Gartland, Whitehouse.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 8 February, 1999 were proposed by Councillor Gartland, seconded by Councillor Mrs Astbury and agreed.

2. Planning.

(i) New applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. Amendment to unit no 6. This matter had been referred to Councillor Hughes.

98/01297/FUL, extension to front elevation at 3 The Hall, Station Lane for Mr and Mrs D McIver, amended application. Further inquiries had been made by the Vice Chairman who believed in consultation with the Chairman that the application was more acceptable. It was agreed no observations would be made although the attention of the planning authority would be drawn to an apparent discrepancy between the amended plans which showed a forward extension of 1.0 metres, as preferred by the Parish Council, and the planning officer's report which referred to a dimension of 1.8 metres. It was noted the report, considered by the Planning sub committee on 25 February, 1999, had recommended permission on the basis the proposal would not

have a significant detrimental effect on the building and was hidden at the rear of The Hall.

98/01353/FUL, dormer bungalow with detached garage for residential - disabled use at Wood Farm for Mr P Gresty. (amended application). This proposal, dated 24 February, 1999, involved a relocation of the proposed dwelling within the application site and had been referred to Councillor Whitehouse. In the light of the special needs of the applicant, the Council gave this matter their most anxious consideration but concluded the amendment did not move towards the reasoning which had formed the basis for their previously objection which would be maintained.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. Amendment to unit no 5. The Clerk reported the receipt, by letter dated 19 February, 1999, of copy plans referring to this amendment which had been agreed by the Development Control, Manager. The matter had been referred to Councillor Hughes.

99/00056/OUT 7 no holiday units adjacent to Manor Fields, Warrington Road, Mickle Trafford.

99/00057/OUT 8 no holiday units adjacent to Trafford Lodge East, Mickle Trafford.

The Clerk reported he had obtained a location plan in respect of application no 99/00057/OUT and was ascertaining the views of Mickle Trafford and District Parish Council. The Council would object to the proposal, should this be thought to be helpful, on the grounds of inappropriate development within the green belt.

99/00086/FUL, demolition of kitchen, new kitchen/diner, replacement of flat roof by pitched at 8 Moorcroft Crescent for Mr and Mrs A Wright. Further inquiries had been made by Councillor Mrs Astbury. It was agreed no objection would be made.

99/00181/COU, change of use of agricultural land to holiday park for 120 touring caravans and 60 tents at Rose Manor Farm, Warrington Road, Mickle Trafford for Fordent Properties. 98/99

The Clerk drew attention to this application. It was agreed the views of Mickle Trafford and District Parish Council should be sought although the Council were minded to object to the proposal on the grounds of inappropriate development within the green belt and highway aspects which would lead to unacceptable intensification and an undesirable impact on Hoole Village. Members believed such ribbon development would lead to further undue pressure on the green belt to the east of Chester and should be vigorously resisted.

(ii) Decision notices.

None to report.

(iii) Planning Appeal.

98/00512/FUL, construction of 2 no four bedroom bungalows with double garages and access alterations between Ranelagh and The Wood, School Lane for Latent Resource Management Ltd. The Inspector's decision was awaited.

(iv) Current applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, swimming pool, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates. With respect to the proposed improvement to Wicker Lane at the entrance to the development, a response was awaited from the City Council as to Members' wish for an Oak at this location to be protected and for the hedge line at the original entrance to Highfield to be reinstated.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. The proposed improvement to the remaining area of open space adjoining the footway from Church Lane to Fox Cover would be pursued following the erection of the permanent fencing to the application site.

97/01302/FUL, extension at 1 Vicarage Close for Mr L Stephani. The Clerk had not yet been able to pursue his inquiries which might assist with determining the ownership of the access between nos. 1 and 3 Vicarage Close .

97/01146/S73, extension of time period for erection of underground reservoir, Guilden Sutton

Lane for Chester Waterworks Co. The decision notice was awaited.

98/00445/COU, change of use of land to incorporate a new vehicular access road to segregate car park from yard at Topaz Hair Cosmetics, Guilden Sutton Lane. The Clerk would approach the enforcement officer and adjoining occupiers as to the present position in the light of the Planning sub committee decision.

98/00729/FUL, creation of foot/cycleway Mickle Trafford - Dee Marsh junction for Sustrans. The Clerk reported the receipt of advice from Mr Skelding that due to a change in funding arrangements, it would not now be possible for the proposed cycleway to be extended to Guilden Sutton as had been anticipated.

City Councillor J R Boughton was able to advise Members, however, that funding was now in place to enable the completion of the cycleway to Park farm. This was welcomed.

8/00874/OUT, proposed bungalow and garage at Ashbourne House, Hare Lane for Mr N Hassall. The Clerk indicated there was nothing further to report at this stage.

98/00989/OUT, demolition of existing bungalow and erection of new dwelling at Woodcote, Wicker Lane for Mr J Cox. The Clerk indicated there was nothing further to report at this stage.

98/01414/FUL, conservatory to replace wooden lean to at 81 Oaklands for Mr W Clark.

(iv) General:

(a) Parish Planning Forum. The Clerk indicated the Development Control Manager had proposed a forum during the second week of May to deal with conservation matters and a further meeting during the first half of July to deal with the local plan in advance of the public inquiry.

(v) Strategic Planning.

(a) Chester District Local Plan.

(i) DENV 19 protection, the orchard, School Lane. City Councillor B J Bailey had been thanked for notifying the Council as to the redesignation of the site in the emerging local plan and assured of their full support in opposing the amended proposal at the public inquiry.

(ii) Proposed cycleway. City Councillor J R Boughton indicated the proposed cycleway along the Longster Trail had been deleted. This was welcomed.

(b) Cheshire 2011 draft modifications. The Clerk reported the receipt, by letter dated 8 March, 1999, of advice from the County Planning Officer as to further consultation with respect to a large scale development proposal in Vale Royal. It was noted the remainder of the plan had been finalised. A copy of the Spring 1999 issue of the Cheshire 2011 newsletter giving details of the proposal was received and noted.

(c) Cheshire Replacement Waste Local Plan. The Clerk indicated there was nothing further to report at this stage.

(d) River Dee consultation report. Councillor Gartland welcomed this detailed and comprehensive report although it was noted no part of the Parish fell within this watershed.

(e) Rural England, a discussion document. The Clerk reported the receipt of this DETR discussion document from Mrs Christine Russell MP together with other copies he had obtained from elsewhere. These would be considered by the Vice Chairman and Councillors Gartland and Whitehouse. Additional copies would be obtained sufficient for each Member. It was noted that Councillor Armitage would be commenting on the document on behalf of the Cheshire Association of Town and Parish Councils and would be in a position to assist with the Parish Council's response.

3. Parish Car Park.

(i) Trees and Shrubs. Councillor Gartland, Parish Tree Warden, indicated he had visited the Cheshire Landscape Trust nursery and reported that no suitable shrubs were available.

(ii) Business Rates. The Clerk reported the receipt, by letter dated 16 February, 1999, of advice from City Councillor J R

Boughton as to business rates charged on parish car parks within Chester District, referring inter alia to a possible mechanism which would enable charitable rate relief to be obtained. This would be referred to the new council. It was noted there would be significant legal implications.

4. Leisure Services.

(i) Playing field.

(a) Notice. With respect to the use of the field by residents exercising their dogs, the Clerk was hoping to affix the notice prohibiting the use of the field by dogs or for the playing of golf in the near future.

(ii) Play Area.

(a) Safety inspections. The anticipated report which it was understood was being prepared by the parents of children using the play area was awaited. The Clerk reported the receipt of an inspection report dated 5 February, 1999 referring to the fireworks damage to the slide from which it appeared the necessary repairs had been carried out. This was being confirmed with the City Council which was also be asked to check the tightness of the bolts on the seesaw.

The Clerk reported confirmation by letter dated 12 February, 1999 from the Council's insurers that the annual inspection and risk assessment service offered by RoSPA would be acceptable. This would be progressed by the Clerk.

(b) Safety surfacing. The Clerk was obtaining details from the North of England Zoological Society as to the supplier of the material used within their play area .

It was noted the Clerk's attention had been drawn to a suggestion that additional material should be obtained in order to maintain a safe depth over the foundations for the public seat within the play area. 98/99 123

(c) Nuisance. A reply was awaited from the Divisional Commander as to the arrangements for the proposed meeting with Christleton, Littleton and Mickle Trafford to discuss nuisance youths. This would be pursued.

(d) Possible transfer. A response was awaited from the City Council as to the possibility of the transfer of responsibility for the play area being raised at any future visit to the Parish by an executive director to discuss the corporate plan. This would be pursued.

(e) Public seat. The provision of a further public seat in the play area would be revisited at a future meeting.

(iii) Public Footpaths.

(a) Parish Paths Partnership. The Clerk reported the receipt of a request from the Parish Paths Warden as to whether the Council would be willing to renew the Footpath Group membership of the BTCV. This was agreed.

(b) Footpath no 2. The Clerk indicated there was nothing further to report at this stage as to the intended surface dressing. Reference to persistent fouling was to be included in a future newsletter. (see also minute 9 (ii) below).

(iv) Pond Life Project. The Clerk was contacting Mr Baker to ascertain the outcome of his enquiries with the Environment Agency as to the condition of the pond on his land which had been causing concern.

(iv) Grounds Maintenance. See minute 38 in Part 2 below.

5. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. There was nothing further to report at this stage as to the future of this service.

(b) Punctuality. Councillor Mrs Astbury, Local Bus User Contact, indicated there was nothing further to report at this stage. A copy of the current timetable would be included in the newsletter should an up to date version be available.

(c) Service reductions. The Clerk indicated his enquiries of the operator as to the withdrawal of the commercial service from Mickle Trafford to Chester via Hoole Road had failed to elicit a response.

He reported the receipt of a copy letter dated 18 February, 1999 from City Councillor J R Boughton which reported the withdrawal of the service on financial grounds due to declining numbers of passengers. The possibility of a replacement service to run on a circulate route to Chester from Upton via Picton, Mickle Trafford and Guilden Sutton was to be investigated. The strenuous efforts of City Councillor Boughton to retain the service, supported by Councillor Armitage, were noted with appreciation.

(ii) Bus Shelters. Councillor Mrs Astbury, Local Bus User Contact, indicated there was nothing further to report at this stage.

(iii) Chester District Public Transport Liaison Committee. The Clerk reported the receipt of the agenda for the meeting of the committee held on Monday 15 February, 1999 which was noted together with the minutes thereof.. It was further noted the next meeting of the committee was to be held on Tuesday 18 May, 1999 at 6.30pm in County Hall.

(iv) Cheshire's Local Transport Plan. The Clerk reported the receipt of correspondence relating to this plan and seeking a response by 12 April, 1999. Councillor Armitage had indicated he believed this timetable was not acceptable and the County Council should be so informed. It was hoped the Council would be able to consider the matter at their April meeting and respond immediately thereafter.

(v) Commuter Plans in Cheshire. The Clerk reported the receipt of this plan which would be referred to Councillor Armitage.

6. Highways.

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

(ii) Local matters.

(a) A 41/Guilden Sutton Lane. Members were noting the number of incidences of more than one vehicle seeking to cross at any one time in order to enable an assessment of the scale of the problem.

(b) Road surface, Guilden Sutton Lane. The egress of water across the carriageway of the railway bridge, referred to the District Engineer, was being kept under review.

(c) Chevron signs, The Byatts. A response was awaited as to the request to the District Engineer for the provision of chevron signs at The Byatts. This would be pursued.

(d) verge, Arrowcroft Road. The condition of the verge crossing at no 2 Arrowcroft Road which resulted in mud being transferred to the carriage and footways had been referred to the District Engineer.

(e) fencing, Cinder Lane. The deteriorating condition of the fencing adjoining the fieldside footway in Cinder Lane was being brought to the attention of the landowner.

(f) Highways and Transportation Local Joint Committee for Chester. The agenda for the meeting of

11 March, 1999 was received and noted.

(g) cobbles, Church Lane. It was noted the Managing Director of the Dee Valley Group had given an assurance to the Chester Area Meeting as to the reinstatement of special surfaces. This would be pursued.

(iii) Street lighting. There was nothing to report.

7. Finance:

(i) income.

Bank of Scotland

interest (February) £ 19.86

(ii) payments.

Mrs R Mort

playing field rent

April - June 1998 £ 137.50

Devaprint

newsletters 56/57 £ 30.00

Chester Standard

newsletter distribution £ 15.28 (VAT £2.28)

BTCV

subscription 1999/00 £ 25.00

Clerk's photocopies

(February) 242@ 5p £ 12.10

Proposed by Councillor Gartland

seconded by Councillor Fisher

and agreed.

(iii) balances

Bank of Scotland £ 8136.52

(iv) Audit.

(a) Internal. The accounts for the period 1.10.98 - 31.12.98 would be passed by the Clerk to Councillor Hughes in due course.

(b) External. The Auditor had been asked if it would be possible for him to apportion the hours indicated to the work carried out and to clarify the basis of an interim account for the 1997/98 audit. A response was awaited. The Clerk was circulating the papers to Members for their consideration, together with a report on the issues raised by the Auditor.

Mrs Christine Russell MP was being advised of the present position as to audit costs. The Clerk reported he had completed a survey of audit fees undertaken by Chester City Council. A further survey by the Cheshire Association of Town and Parish Councils would be completed. Councillor Armitage had kindly provided a copy of a letter from the newly appointed Chairman of the Audit Commission which recognised that for some councils

the fee was disproportionate and could not be sustained in the long term. This was welcomed.

(c) Authority to Disclose. The Clerk reported the receipt of a request from the District Audit, by letter dated 5 March, 1999, for authority for the bank to disclose details of the Council's account. This was agreed.

8. Access to school.

Councillor Gartland, Parish Tree Warden, was inquiring of the Cheshire Landscape Trust as to the availability of suitable species. The Clerk was requesting the City Council to cut the boundary hedging in advance of any planting.

The concerns of an occupier as to the state of the verge adjoining her boundary and the Council's interest in any work to be carried out by the City Council had been discussed at a site meeting held on Saturday 13 February, 1999 with City Councillor Boughton. The Clerk reported the receipt of advice from City Councillor J R Boughton, by letter dated 17 February, 1999 as to the extent of the works which were intended, including the retention of two hawthorn trees which would be pruned and a copy letter dated 24 February, 1999 detailing the specification. A further letter dated 9 March, 1999 had confirmed the intended timetable for the completion of the work. These were noted.

9. Environment services:

(i) amenity cleansing. The Clerk reported he was arranging to purchase seven of the bag holders suggested by Henderson Horticultural Services.

(ii) dog fouling. (a) Heath Bank. Councillor Mrs Astbury indicated there was nothing further to report at this stage. (b) Church Lane. The outcome of the intended inspection by the Dog Warden was awaited and this would be pursued. (c) Footpath no 2. A response was awaited as to the need for bins on footpath no 2 and this would be pursued.

(iii) lengthsman. The contractor was being requested to provide docketts where work was carried out under this heading.

(iv) sewers. It was noted that CCTV inspections and high pressure jetting had recently been carried out on the Oaklands

estate.

(v) Bonfires. Following the suggestion by Councillor Hughes, a note would follow in a future edition of the newsletter.

10. Trees and hedges.

(i) access adjoining Hill Top Road. See minute 8 above.

(ii) Cheshire Landscape Trust. Councillor Gartland had visited the Cheshire Landscape Trust nursery to ascertain the availability of trees and shrubs suitable for the various improvement schemes which were under consideration within the parish.

(iii) Trees Love Care Days. An information leaflet was received and referred to the Parish Tree Warden.

11. Cheshire Association of Parish Councils.

(i) Complaints procedure. An appropriate note would appear in the newsletter.

(ii) Newsletter no 68. Received and noted.

(iii) Larger Councils Panel. The Clerk reported the receipt of a circular from the Chairman of the Larger Councils Panel referring inter alia to the audit fee issue.

(iv) Local Council Review March 1999. Received and circulated.

(v) Clerks and Councils Direct. A copy of issue no 2 was received and noted.

12. Chester City Council.

(i) Maintenance of churchyards and burial grounds. The Clerk reported the receipt of a letter of appreciation from the PCC as to the grants totalling £1000 towards proposed expenditure on grounds maintenance equipment.

(ii) Cultural provision. The Clerk was seeking further details of the information requested by the City Council.

(iii) Rural Chester Guide. There was nothing further to report as to the inaccurate cartographical information relating to the parish which had been drawn to the attention of the Rural Economic Development Officer.

(iv) Vandaline security. No response had been received to the request for this service to include the play area in any routine visiting. The matter would be pursued.

(v) Council meeting 24 February 1999. The agenda for this meeting was received and referred to Councillor Gartland.

(vi) Council meeting 1 March, 1999. The agenda for this meeting was received and referred to Councillor Gartland.

(vii) Housing News. The Spring 1999 issue was received and noted.

(viii) Management Structure. City Councillor J R Boughton referred to fundamental changes in the management structure of the City Council, which would include the establishing of Area Boards. This was noted.

13. Cheshire County Council.

(i) Annual conference. Councillors Armitage and Gartland would represent the Council at the annual conference for town and parish councils to be held at Tatton Park on Tuesday 23 March at 6.30pm for 7.00pm.

(ii) Cheshire Environment no 57. Received and noted.

(iii) Chester Matters no 3. Received and noted.

(iv) Chester Matters no 4. Received and noted.

(14). Cheshire Community Council.

(i) Cheshire Best Kept Village Competition. The necessary maps were being produced by Councillor Armitage. These would be forwarded with the completed forms.

(ii) Cheshire Cauldron. The February 1999 issue was received and noted.

(iii) Village Appraisal. This briefing document was received and noted.

(iv) Community News and Views. The winter 1999 issue of this newsletter was received and noted.

(v) Cheshire Rural Action. The winter 1998/99 issue of this newsletter was received and noted.

15. CPRE.

(i) Responding to planning applications. Copies of this concise guide were being obtained sufficient for each Member.

(ii) Our Countryside. Received and referred to Councillor Whitehouse.

(iii) CPRE Voice. Received and referred to Councillor Whitehouse.

(iv) Chester district AGM. Councillor Whitehouse reported he had attended.

16. Health.

The Clerk reported he had been requested to advertise a forthcoming meeting of South Cheshire Health.

17. Policing matters.

(i) Nuisance.

(a) Approach from Mickle Trafford and District Parish Council. A response was awaited from the Divisional Commander as to progress with the proposed joint meeting between Christleton, Littleton, Mickle Trafford and Guilden Sutton to discuss the issue of nuisance youths and this would be pursued.

(b) Guilden Sutton. The Clerk reported that due to the unavoidable absence of Councillors Armitage and Hughes, he had suggested the Area Inspector should postpone his visit to a date to be agreed by the new council.

(ii) drugs awareness forum. The Chairman, Councillors Hughes

and Arditti and the Clerk had attended the drugs awareness forum held on Monday 15 February in the Village Hall. It was noted the attendance from other Parishes had been less than had been anticipated. The presentation, in part, had been extremely informative and the Police would be thanked for their support.

(iii) Crime and Disorder Consultation. The matter remained referred to Councillor Hughes.

18. Newsletter.

The Clerk indicated an issue would be distributed prior to the annual parish meeting.

19. Millennium Celebrations.

(i) Parish. The Clerk reported the receipt of a letter from the Head teacher indicating a competition was being held within the school as to ideas for marking the millennium within the village and the best ideas would be forwarded to the council before Easter. This was noted.

(ii) City Council.

(a) Millennium Projects and Village Enhancements. The Clerk reported the receipt by letter dated 9 February 1999 of advice from the City Council conservation section as to the availability of grants for certain enhancement schemes. This was noted.

(b) Millennium Tool kit. Received and noted.

(iii) National.

(a) Beacon Millennium. Details of this initiative were received and noted.

(b) Millennium Trees. Details of this initiative were received and referred to the Parish Tree Warden.

(c) Staffordshire Tableware. Details of the millennium products available from this company were received and noted.

(d) Signs of the Times. Details of the millennium products

available from this company were received and noted.

20. Memorial Garden.

(The meeting adjourned to enable a discussion with Mr Cronin, the adjoining occupier, as to the proposed improvements and Mr Cronin's desire for privacy.)

Councillor Gartland reported on the outcome of a discussion with Mr Cronin, the adjoining occupier, as to the proposed improvements. It was agreed a further site meeting should be held on Saturday, 20 March, 1999 at 10.00am to be attended by the Chairman with Councillors Gartland and Whitehouse. Efforts would then be made to complete the matter as expeditiously as possible.

21. Bulb planting.

The Clerk reported the receipt of an offer of large quantities of bulbs from a commercial supplier. This would be reviewed by the Chairman.

22. Periodic Electoral Review.

(i) Chester. There was nothing further to report at this stage as to progress with the proposed meeting between Christleton, Littleton and Guilden Sutton to discuss boundary issues.

(ii) Cheshire. There was nothing further to report at this stage.

23. Web site.

Printouts of the Mickle Trafford site, obtained by Councillor Armitage, were referred to the Vice Chairman. The Clerk would provide draft textual material for the proposed Guilden Sutton site.

24. Involvement of youth.

The Clerk reported an informal response had been received from the 15 + Group, inviting representatives of the Council to attend their meeting on Sunday 2 May, 1999. This would be progressed by the Clerk.

25. Parking: Arrowcroft Road.

There was nothing further to report at this stage.

26. Pre School - newspaper igloo.

An appropriate response was being made to the Guilden Sutton Pre-School group as to their request to locate the paper bank on the parish car park.

27. Wreath.

The Clerk reported he had yet to receive an invoice for the wreath and would make enquiries.

28. Annual parish meeting.

The Clerk reported he would circulate notes in due course for the annual parish meeting which it was agreed should be held in the Village Hall on Monday 19 April, 1999 at 7.00pm.

29. Quadrennial election.

The Clerk indicated the latest time for delivery of nominations would be noon on Thursday 8 April, 1999.

30. School governor's report.

The Vice Chairman reported concerns the primary school would be over subscribed in Autumn, 1999. In this case, some local children may not have places. This was noted.

31. Street nameplate.

A replacement street nameplate would be sought for Guilden Green following vandalism.

32. Fingerposts.

Councillor Gartland referred to the condition of the two cast iron fingerposts in the village centre which required extensive refurbishment. Enquiries would be made by the Clerk.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Gartland, seconded by Councillor Armitage and agreed that the press and public should be excluded for the discussion of the following items on the grounds of 33, 34 and 36 and enforcement action and 35, 37 and 38 details of the financial affairs of a third party.

33. Occupancy of property, School Lane.

There was nothing further to report at this stage.

34. Enforcement action - industrial premises.

There was nothing further to report at this stage.

35. Fencing adjoining Village Hall Car Park.

The Clerk indicated he had not yet been able to visit the planning authority to determine if the original planning permission was of any help in delineating curtilages in that area of the village.

36. Tenancy, Oaklands.

It was understood notice had been served on the tenant concerned.

37. Sale of Land

There was nothing further to report at this stage.

38. Grounds maintenance.

The Council considered estimates from two contractors for grounds maintenance work within the parish during 1999, copies of which had been circulated by the Clerk to each Member. It was proposed by Councillor Fisher, seconded by Councillor Mrs Astbury and agreed that the quotation of Gresty should be accepted.