

GUILDEN SUTTON PARISH COUNCIL

Minutes of the annual meeting of the Council held in Guilden Sutton Village Hall on Monday 17 May, 1999.

Chairman: Councillor D Fisher (retiring Vice Chairman).

Apologies: City Councillors B J Bailey, J R Boughton.

Present: Councillors Arditti, Astbury, Armitage, Fisher, Gartland, Patten, Whitehouse.

1. Election of a Chairman of the Council for the ensuing year.

The nomination of Councillor Fisher was proposed by Councillor Gartland and seconded by Councillor Armitage. There being no further nominations, Councillor Fisher was elected unanimously and signed the declaration of acceptance of office as Chairman. The Chairman thanked Members for their support and welcomed Councillor Mrs A Patten on her return to the Council.

2. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 19 April, 1999 were proposed by Councillor Gartland, seconded by Councillor Astbury and agreed .

3. Result of uncontested election held on 6 May, 1999.

The Clerk reported he had been informed by the Returning Officer of the election of the below mentioned Councillors in the uncontested election held on 6 May, 1999. All had signed the declaration of acceptance of office:

Andrew Michael Arditti, 2 The Vetches, Guilden Sutton.

Robert Michael Armitage, 12 Oaklands Guilden Sutton.

Patricia Gabrielle Astbury, 6 Heath Bank, Guilden Sutton.

Danny Michael Fisher, 5 The Dell, Guilden Sutton.

Michael Philip Gartland, 28 Oaklands, Guilden Sutton.

Charlotte Anna Patten, Hillcrest, Wicker Lane, Guilden Sutton.

David Edward Whitehouse, 111 Oaklands, Guilden Sutton.

4. Election of a Vice Chairman of the Council for the ensuing year.

The nomination of Councillor Gartland was proposed by Councillor Armitage and seconded by Councillor Whitehouse. There being no further nominations, Councillor Gartland was elected unanimously and signed the declaration of acceptance of office as Vice Chairman.

5. Co-option of one Member of the Council due to insufficient candidates.

The Clerk confirmed he had been advised by the Returning Officer that the vacancy due to an insufficiency of candidates could be filled at this meeting. He reported the receipt, by letter dated 11 May, 1999 of an expression of interest by former Councillor D Hughes, 47 Oaklands, Guilden Sutton who had apologised that he was unable to be present due to his employment.. There being no further such expressions in writing or known to Members, it was proposed by Councillor Armitage, seconded by Councillor Gartland and agreed with one abstention that Mr Hughes should be co-opted as a Member of the Council for the forthcoming quadrennial.

6. Election of representatives to outside bodies.

(i) Cheshire Association of Town and Parish Councils, Chester Area Meeting (three representatives). It was proposed by Councillor Gartland, seconded by Councillor Whitehouse and agreed unanimously, there being no further nominations, that Councillors Armitage, Fisher and Hughes should be elected. It was noted that other Members were free to attend and vote, subject to the maximum of three Members voting, although only the Members elected would receive papers.

(ii) Cheshire Community Council Village Halls Forum. It was proposed by Councillor Astbury, seconded by Councillor Armitage and agreed unanimously, there being no further nominations, that Councillor Hughes should be elected.

(iii) CPRE. It was proposed by Councillor Gartland, seconded by Councillor Armitage and agreed unanimously, there being no further nominations, that Councillor Whitehouse should be elected. It was further agreed that where practicable copies of the papers would be forwarded by the Clerk to Councillor Patten.

(iv) Guilden Sutton Village Hall Management Committee. It was proposed by Councillor Armitage, seconded by Councillor Whitehouse and agreed unanimously, there being no further nominations, that Councillor Gartland should be elected.

7. Appointment of office holders.

(i) Parish Paths Warden. It was agreed unanimously that Mr S Armstrong should be invited to continue.

(ii) Parish Pond Warden. It was agreed unanimously that Councillor M Gartland should be invited to continue.

(iii) Parish Tree Warden. It was agreed unanimously that Councillor M Gartland should be invited to continue.

(iv) Local Bus User Contact. It was agreed unanimously that Councillor P Astbury should be invited to continue.

8. Planning.

(i) New applications.

99/00499/FUL, amendments to approved barn conversion details, unit 1, The Steadings, Wicker Lane for Kilmorey Estates. Further enquiries would be made by the Chairman and Councillor Patten.

(ii) Decision notices.

98/01353/FUL, dormer bungalow with detached garage for residential - disabled use at Wood Farm for Mr P Gresty. (amended application). It was noted the application had been refused on green belt grounds and furthermore did not meet the criteria for in fill development rehearsed in the deposit local plan.

(iii) 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.

95/01046/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. The Clerk indicated there was nothing further to report at this stage.

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 indicated there was nothing further to report at this stage.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. The Clerk indicated there was nothing further to report at this stage as to the proposed improvement to the remaining area of open space adjoining the footway from Church Lane to Fox Cover. This would be pursued following the erection of the permanent fencing to the application site.

97/01146/S73, extension of time period for erection of underground reservoir, Guilden Sutton Lane for Chester Waterworks Co. The decision notice was awaited and would be pursued by the Clerk.

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 reported that a response had been received from the adjoining occupier, by letter dated 25 April, 1999, thanking the Council for their interest. It was noted an ecologist from the Environment Agency was to visit to assess the condition of the pond within the occupier's land, although previous sampling had not revealed any chemical pollution. Councillor Gartland would visit.

98/00729/FUL, creation of foot/cycleway Mickle Trafford - Dee Marsh junction for Sustrans. The Clerk reported the receipt of advice from Mr Skelding, dated 21 April, 1999 confirming that some additional funding had been obtained to enable the link to Park Farm although a right of way had yet to be secured. This was noted.

98/00874/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.

98/01297/FUL, extension to front elevation at 3 The Hall, Station Lane for Mr and Mrs D McIver, amended application. A response had been received from the planning authority as 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. This indicated the approved plans provided for a forward extension of 1.3 metres to the external face. Councillor Gartland was being afforded a sight of the plans.

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.

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. The decision notice was awaited.

99/00275/FUL, two storey extension at 28 Guilden Sutton Lane for Mr and Mrs Webster. Councillors Armitage and Whitehouse reported. No objection had been raised although the planning authority had been informed that Members wished the pitch of the single storey roof element of the proposal to be in keeping with that existing at no 26. The concern of the occupier of no 30 as to loss of light had been drawn to the attention of the planning officer.

(iv) General:

(a) Parish Planning Forum. The Clerk was assisting the planning authority in ascertaining possible dates when the Village Hall might be available. It was now hoped the intended forum to deal with conservation matters would be held on Thursday 3 June, 1999.

(v) Strategic Planning.

(a) Chester District Local Plan. The Clerk reported the receipt of the weighty documentation referring to proposed changes to the deposit draft which he had passed to Councillor Armitage. It was noted the consultation period extended to Friday 18 June, 1999. The matter would be considered by the Chairman, Vice Chairman and Councillor Armitage as a response would be required prior to the next meeting of the Council..

(b) Cheshire 2011 draft modifications. These modifications were being considered by Councillor Armitage.

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

9. Parish Car Park.

(i) Business Rates. It was agreed that advice should be sought from the National Association of Local Councils.

10. Leisure Services.

(i) Playing field.

It was agreed it would be appropriate for Guilden Sutton Pre School to hold an informal sports day on the field.

(ii) Play Area.

(a) Safety inspections. The Clerk reported the receipt of confirmation that would be able to include the play area in their 1999 programme.

(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 .

(c) Nuisance. This would be pursued with Inspector Ardern at his proposed visit.

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

(e) Public seat. The provision of a further public seat in the play area would be revisited as part of the proposed improvement referred to beneath.

(f) proposed improvement. The writer of the letter detailing suggested improvements to the play area. had been thanked for her interest. It was agreed a site meeting to discuss the proposals would be held at 10.00am on Saturday 22 May, 1999 which was understood to be convenient to the parent concerned..

(iii) Public Footpaths.

(a) Parish Paths Partnership. The Clerk indicated there was nothing further to report at this stage.

(b) Footpath no 2. The Clerk reported the intended surface dressing had recently been carried out and that the work had included a thorough edging on the dingle side to the original kerbs. It was noted with regret that persistent fouling had immediately resumed.

(c) Mid Cheshire Footpath Society annual report. The Clerk had ascertained the views of the Parish Paths Warden as to the desirability or otherwise of renewing the Council's membership of this society. It was agreed the advice of Mr Armstrong would be supported and the subscription renewed.

(iv) Pond Life Project. See 98/00445/COU above.

(v) Grounds Maintenance.

The Clerk confirmed that the need for grass cutting and weeding of the boundary planting to the parish car park had been referred to the contractor.

11. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. The Clerk indicated 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. The Clerk was ascertaining the position as to the possibility of reproducing a copy of the current timetable in the newsletter.

(c) Service reductions. The Clerk reported that proposals were to be considered by the Chester District Public Transport Liaison Committee for the replacement of the C39 from Mickle Trafford to Chester via Hoole Road on a two days per week basis. This was welcomed.

(ii) Bus Shelters. The Clerk reported the contractor had carried out the quarterly cleaning.

(iii) Chester District Public Transport Liaison Committee. It was 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 County Council had been informed there should be a presumption of a 30 mph speed limit in all villages and 40 mph for all other rural roads. Trunk roads and motorways should form a separate network.. There was an equal need for traffic calming in rural areas to discourage the use of unsuitable rural roads by HGVs. Concern had been expressed at the deterioration in the condition of rural roads and verges.

(v) Commuter Plans in Cheshire. This report was being considered by Councillor Armitage.

12. Highways.

(i) Major schemes: Chester Deeside Transport System, phase one consultation. The Clerk indicated there was nothing further to report at this stage.

(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 had been referred to the Dee Valley Group. A response was awaited.

(c) Chevron signs, The Byatts. The Clerk indicated there was nothing further to report at this stage

(d) 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.

(e) cobbles, Church Lane. This reinstatement had been pursued with the Dee Valley Group. A response was awaited.

(f) street nameplate, Guilden Green. It was noted the damaged street nameplate had been replaced.

(g) Cheshire Railings. The Clerk reported the receipt, by letter dated 6 May, 1999 of advice from the County Council referring to proposals for the future maintenance of Cheshire Railings. This was noted.

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

13. Finance:

(i) income.

Bank of Scotland

interest (April) £ 33.92

(ii) payments.

Cornhill Insurance

renewal 1999 £ 430.34

Gresty

scavenging £ 131.60 (inc VAT £19.60)

S & H Services

bus shelter cleaning £ 10.00

Chester Standard

newsletter distribution £ 9.40 (inc VAT £1.40)

Clerk's photocopies

(April)

280 @ 5p £ 14.00

Royal British Legion

wreath 1998 £ 13.50

Proposed by Councillor Gartland

seconded by Councillor Armitage

and agreed.

(iii) balances

Bank of Scotland £15,766.54

(iv) Audit.

(a) Internal. The accounts for the period 1.10.98 - 31.12.98 and 1.1.99 - 31.3.99 would be passed by the Clerk for internal audit in due course.

(b) External. A response was awaited from the Auditor as to the apportionment of the hours indicated to the work carried out and

clarification of the basis of the interim account for the 1997/98 audit. The report circulated by the Clerk on the issues raised by the Auditor together with the Clerk's responses, were revisited and the memorandum signed by the Chairman.

It was noted the 1998/99 audit would commence on 2 August, 1999 with the Clerk or Chairman to attend on 20 August, 1999 at 2.00pm.

The results of the Chester City Council survey of audit fees were received and noted. A copy would be provided to Councillor Armitage.

14. Access to school.

The requirement for additional safety fencing was being raised with the City Council which was also being requested to progress the planting of cherries to the rear of the Village Hall opposite the play area as previously discussed.

15. 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 was being pursued. (c) Footpath no 2. A response was awaited as to the need for bins on footpath no 2 and this was being pursued.

(iii) lengthsman. It was noted the contractor was providing docketts where work was carried out under this heading.

(iv) sewers. It was understood a recent difficulty had arisen at 119 Oaklands.

16. Trees and hedges.

(i) access adjoining Hill Top Road. See minute 14 above.

(ii) Cheshire Landscape Trust. Nothing further to report at this

stage.

17. Cheshire Association of Parish Councils.

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

(ii) New councillors training. The Chairman expressed a wish to attend the course to be held on Saturday 12 June at Sandbach. This was agreed.

(iii) Newsletter no 69. Received and noted.

(iv) Nominations for Officers of the Association. The opportunity to nominate officers of the Association was noted. No nominations would be made.

(v) Motions. It was noted that motions for the annual meeting should be submitted by Friday 16 July, 1999.

(vi) Clerks and Councils Direct. Received and noted.

18. Chester City Council.

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

(ii) 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.

(iii) Vandaline security. The Clerk had revisited his request for this service to include the play area in any routine visiting.

(iv) Civic Sunday. The Chairman indicated he would represent the Council at the Civic Sunday service to be held on Sunday 23 May 1999 at 3.00pm.

(v) Election, May 6, 1999. The Clerk reported the advice of the Returning Officer as to the re-election of City Councillors B J Bailey and J R Boughton for the Christleton Ward in the election held on 6 May, 1999.

(vi) Community Grant Aid 1999/2000. Details of these scheme were received and noted.

(vii) Talking Computers Roadshow. Details of this roadshow, to visit Guildden Sutton on Monday 5 July, 1999 were received and noted.

(viii) Council meeting 21 April, 1999. The papers for this meeting were received and referred to Councillor Gartland.

19. Cheshire County Council.

(i) Annual conference. The Clerk would circulate the notes of this conference to Councillors Armitage and Gartland.

(ii) Mobile library hours, reduction. Members were to visit the library. An up to date survey had been requested prior to any reduction being introduced.

(iii) Attendance of County Councillor Fitton. The Clerk reported the receipt, by letter dated 15 May, 1999 of advice from County Councillor Fitton that due to increased evening commitments he had been obliged to review his attendance at parish council meetings. It was noted that County Councillor Fitton would continue to attend for specific items when requested and to take up referred matters between meetings. County Councillor Fitton would be thanked for this intimation.

(iv) Chester Matters no 6. Received and noted.

20. Cheshire Community Council.

(i) Cheshire Best Kept Village Competition. The Clerk reported the receipt of a response from the Senior Steward at the Methodist Church thanking the Council for kindly forwarding the judges' comments in respect of the 1998 competition. Councillor Arditti referred to an aspect of the parish which might attract unfavourable comment from the judges.

21. CPRE.

(i) Responding to planning applications. Copies of this concise guide had been obtained for each Member.

(ii) Cheshire branch annual report and accounts. Received and referred to Councillor Whitehouse.

(iii) AGM. Details of the annual general meeting to be held on 20 May, 1999 were received and referred to Councillor Whitehouse.

(iv) Traffic matters. A survey on traffic matters was received and noted. The response would be handled by Councillors Armitage and Whitehouse.

22. Health.

Nothing to report.

23. Policing matters.

(i) Nuisance.

(a) Approach from Mickle Trafford and District Parish Council. The proposed joint meeting between Christleton, Littleton, Mickle Trafford and Guilden Sutton to discuss the issue of nuisance youths would be revisited with Inspector Ardern.

(b) Village centre. Councillors Gartland and Whitehouse referred to recent incidents during which nuisance had occurred. The Clerk reported an approach from an occupier expressing concern. It was noted the police had been informed.

(ii) Attendance of Inspector Ardern. It was agreed that Inspector Ardern should be invited to the June meeting of the Council.

24. Newsletter.

Details of the revised C39 service would be included, should the service proceed, in the next available issue.

25. Millennium Celebrations.

(i) Parish. An appropriate response was being made by the Chairman to the Headteacher in respect of the entry submitted by pupils to mark the millennium within the village.

(ii) City Council.

(a) Millennium Projects and Village Enhancements. The Clerk reported it was now unlikely that grants would be available from the City Council to enable the refurbishment of the fingerposts within the village. This would be pursued with the Ward Members.

(b) Awards for All Lottery Grants. Details of this scheme had been received and referred to Councillor Armitage.

(iii) National. Nothing further to report at this stage.

26. Memorial Garden.

A planting scheme had now been prepared utilising container grown shrubs. This would be progressed by Councillors Armitage and Gartland.

27. Bulb planting.

Nothing further to report at this stage.

28. 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. The County Council together with the Local Government Commission for England had been informed the Council had no comment so far as Guilden Sutton was concerned apart from a preference for the retention of 'Gowy' as the divisional name. The Council also preferred that City Council wards should not be divided between two County divisions as had been proposed in one option for Tarvin.

29. Web site.

The Chairman reported further. It was agreed the possibility of registering Guilden Sutton as a domain should continue to be explored as it was desirable for the name to be owned by the Council. .

30. Involvement of youth.

The Clerk reported arrangements had been made to visit the 15 + Group at their meeting on Sunday 6 June, 1999 as the original date of Sunday 2 May, 1999 had proved unsuitable to the group.

31. Parking: Arrowcroft Road.

The situation would continue to be monitored and the Police informed.

32. Wreath.

The Clerk reported he had now received an invoice for the wreath. Donations totalling £13.50 would be made.

33. Village Hall car park.

The Clerk advised that a response had been made by the Community Association to an adjoining occupier who had suffered repeated damage due to the playing of ball games on the car park.

34. Primary school.

The Clerk reported the receipt of a reply from the Chairman of Governors, by letter dated 26 April, 1999 which he had circulated to each Member, as to the Council's reserve in connection with a possible capital project to accommodate increased numbers. This was noted. The Chairman, in his capacity as a Governor, said the governing body had not welcomed the Council's intervention. A special meeting of the Governors was to be held to discuss the scheme. An appropriate acknowledgement would be made, particularly as to the suggestion that a residents parking scheme should be considered.

35. Former Chairman of the Council.

The Clerk reported that on behalf of Members he had made a small presentation and handed a letter of appreciation to former Councillor Mrs Antrobus in recognition of her service to the Council and the community.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Gartland, seconded by Councillor Whitehouse and agreed that the press and public should be excluded for the discussion of the following items on the grounds of 36 ,37 and 38 possible enforcement action and 39 details of the financial affairs of a third party.

36. Occupancy of property, planning condition.

The Clerk reported the receipt of advice from the enforcement officer as to the current position. This was noted.

37. Enforcement action - industrial premises.

See minute 2 (iv) above.

38. Tenancies.

Members received an update on the position regarding a tenancy previously reported.

39. Sale of Land

There was nothing further to report at this stage.