

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 24 July, 2000.

Chairman: Councillor M Gartland.

Apologies: Councillor Arditti.

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

In attendance: City Councillors B J Bailey, J R Boughton, D Cotterill Esq, Development Control Manager, Chester City Council.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 19 June, 2000 were proposed by Councillor Patten, seconded by Councillor Armitage and agreed.

2. Planning.

(i) New applications.

00/00531/FUL, new on course toilet to replace existing at Vicars Cross Golf Club. The results of further inquiries by Councillor Arditti were reported by the Clerk. Cllr Arditti had inspected the site and there was no obstruction to the public footpath. The proposal was also well screened by trees. It was agreed that no objection should be made.

00/00733/FUL, demolition of existing double garage and erection of games room extension at Ashbourne House for Mr. N. Hassall. Further inquiries had been made by Councillor Armitage. There were no objections to the proposal by neighbouring occupiers. It was noted that improvements were proposed by extending the garden area within the curtilage. The Clerk had discussed the proposed conditions which the Council had been minded to request with the planning officer who had indicated he would not normally impose such conditions as the uses envisaged would require planning permission. It was noted a planning consent had been issued (see below).

00/00734/LDC, certificate of lawful development for conversion of stables to dwelling at The Lodge, School Lane for Mr. and Mrs. C Blake. Cllr Gartland reported he had attended a meeting with the planning authority attended by Dr. and Mrs. Cattle at which it had emerged the application was likely to be resolved on legal grounds which he believed would be difficult for the council to influence.

The Council considered a draft response which sought to bring to the attention of the planning authority the council's consistent view

expressed since 1986. This was agreed.

00/916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr. B Middleton. Further enquiries would be made by Cllrs Gartland and Armitage.

00/920/FUL variations to previous planning permission to provide porch and elevational alterations at Roseville, Belle Vue Lane for TNJ Developments. The Clerk had referred this recently received application to Cllr Fisher. Initial inquiries by Cllr Fisher had suggested there may be concerns as to the forward projection of the proposal and to the effect of any future applications. Further inquiries would be made. It was noted a base for a conservatory to the rear had already been laid. This would be drawn to the attention of the planning authority.

(ii) Decision notices.

00/00541/FUL two storey side extension at 11 Fox Cover for Mr. D Hancock. It was noted the permission referred in part to amended plans.

00/00733/FUL, demolition of existing double garage and erection of games room extension at Ashbourne House for Mr. N. Hassall. It was noted the permission referred to development proceeding in accordance with the submitted application unless otherwise agreed in writing by the planning authority.

(iii) Planning appeal.

99/01336/FUL use of granny flat as letting accommodation at The Lodge, School Lane for Mr and Mrs B Blake. The Clerk reported the receipt of this appeal. A submission would be made which would seek to bring to the attention of the inspector the council's consistent view expressed since 1986, including the fact there should be no further residential development on the site. This was agreed.

City Cllr B J Bailey indicated he would be opposing the appeal.

(iv) Current applications.

95/01046/FUL, COU of redundant farm buildings to 8 no dwellings, tennis court, garages, driveway and improvements to the highway at The Byatts, (now The Steadings), Wicker Lane for Kilmorey Estates.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones. The Clerk reported the receipt of a complaint from an occupier as to the continued untidy storage of building materials to the front of this property. The position would be kept under review.

City Cllr J R Boughton reported he had requested the Parks Manager

to prepare a proposal for improvements to the remaining area of open space adjoining the footway from Church Lane to Fox Cover. He advised the council, however, that lack of available finance may be a constraining factor.

97/01146/S73, extension of period of time on previous planning permission ref. 6/25443 for erection of circular underground reservoir.

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.

98/00589/FUL, installation of telecommunications radio tower, equipment cabin etc. for Cellnet at Dee Valley water reservoir, Guilden Sutton Lane. City Cllr J R Boughton indicated the complainant in Moorcroft Crescent had been advised of the address he should write to as to his concerns with respect to health risks from electromagnetic fields in the vicinity of telecommunications masts.

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

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.

99/00275/FUL, two storey extension at 28 Guilden Sutton Lane for Mr and Mrs Webster.

99/00701/FUL, extension and alterations at 66 Oaklands for Mr and Mrs J Croft.

99/00772/FUL, first floor bedroom extension at 5 Cathcart Green for Mr and Mrs D Potter.

99/00829/FUL, dining room, family room and bedroom at 17 Oaklands for Mr and Mrs A Rixon.

99/00958/FUL approval of reserved matters for erection of bungalow and detached garage at Woodcote, Wicker Lane for Mr and Mrs J Dernie.

99/01031/FUL extension for disabled use at Wood Farm for Mr P Gresty.

99/01128/FUL, extension to general purpose stockyard at Meadow Lea Farm, Station Lane, Mickle Trafford for Graham's Agricultural.

A copy of the guidelines for representations as to goods vehicle operating centre licences was being furnished by the Clerk to Councillors Armitage and Hughes.

99/01225/FUL, extension to provide granny flat and alterations to

front elevation to provide pitched roof over porch/study at 48 Oaklands for Mr and Mrs West.

Alterations and extensions to unit 3, Wilding Business Estate, Guiden Sutton Lane.

00/01 041

99/01355/FUL, first floor bedroom extension at Croft Cottage, Church Lane for Mr A Paterson.

Proposed new kiln, Castle Cement, Padeswood, Flintshire. The Clerk confirmed this application approved by Flintshire County Council had been called in by the National Assembly for Wales and that a public inquiry was to be held.

00/00121/FUL, demolition of existing dwelling and erection of replacement at Roseville, Belle Vue Lane for TNJ Developments. Mr. D Cotterill, Development Control Manager, Chester City Council attended to discuss Members' concerns as to the process attaching to this application and to the response of the planning authority to the Council's submission. Mr. Cotterill responded to Members' questions and to other current planning issues within the parish and was thanked for his attendance.

00/00123/FUL, cross country course and change of use of barns at Milton Brook Lodge, Barrow Lane, Great Barrow for Mr. R Allwood. The decision notice was awaited.

Cheshire County Council Engineering Service, Guiden Sutton. Recycling of concrete foundations, kerbs, lamp columns and similar materials.

00/0310/FUL, new pitched roof to replace existing flat roof to garage at 4 Cinder Lane for Mr. G Jones.

00/00404/FUL, single storey lounge extension and alterations to vehicular access at Meadow Lea Farm, Station Lane. The Clerk reported that work to enlarge this access appeared to be in progress.

00/00577/FUL, two storey extension and erection of new bungalow at Heathfield, Guiden Sutton Lane for Mr. P. White. An objection had been made to the proposed bungalow as inappropriate development within the green belt for which no exceptional circumstances existed. The planning authority had been informed there would be no objection to the proposed extension to the existing dwelling subject to a condition to ensure the extended property remained in single family occupancy and should not be divided to provide separate units of accommodation.

(v) General.

There was nothing to report.

(vi) Strategic Planning.

(a) Chester District Local Plan. The Clerk reported the suspension of the public inquiry pending resolution of concerns raised by the Environment Agency as to the effect of flooding on proposed development in the Sealand Basin. It was noted that should this not be resolved, development at present provided by the draft plan at that location would have to be accommodated elsewhere within Chester District.

3. Parish Car Park.

There was nothing to report.

4. Leisure Services.

(i) Playing field. The approach from Dr. P G Reid, drawing the attention of the Council to the availability of external funding for the development of playing field facilities was being pursued by Councillor Hughes.

(ii) Play Area.

(a) Safety inspections. An inspection report for 2000/2001 had been circulated by the Clerk. The possible need for locking nuts on the sprung item of equipment had been further pursued together with action to deal with the protruding seat bolt. Repairs to a damaged see saw handle would be requested.

It was noted an inspection of the safety surfacing had been carried out by a consultant from the Cheshire County Playing Fields Association.

(b) Improvement scheme. The Clerk had circulated recent correspondence received from Mr and Mrs. Tomassen, the Headteacher Mr and Mrs. Nicol.

00/01 042

Mrs Nicol being present, it was proposed by the Chairman, seconded by the Vice Chairman and agreed that standing orders should be suspended to enable an informal discussion. Mrs. Nicol expressed her appreciation of the Council's action.

(Suspension of standing orders lifted)

Cllr Mrs. Patten presented a written report. This would be considered by Members during the recess. Cllr Patten expressed the view the Council was facing a deteriorating situation. The area was not being cleaned on a regular basis and she was aware of parents who would not allow their children to play there. She believed the support of the wider community was required.

The Chairman accepted there were problems which needed to be

tackled and regretted the expected parental involvement had not materialised. Cllr Fisher believed it was important the difficulties experienced at the play area should be set in the context of anti social behaviour elsewhere within the parish and in similar communities.

Councillor Hughes believed the problems to be cyclical but becoming more severe. Cllr Armitage expressed concern at the amount of litter arising when the play area was in use by young children with their parents in attendance.

Members visited the benefit of increasing the visibility of the play area in its surroundings to deter anti social behaviour. City Cllr B J Bailey offered assistance in securing further trimming of the boundary hedge and in obtaining a price for the installation of closed circuit television surveillance.

Cllr Hughes believed it was important to separate consideration of proposals for the improvement of the play area with actions to deter anti social behaviour. He suggested the provision of further public seats should be held in abeyance.

It was agreed the Clerk should endeavour to seek the circulation of an appropriate letter to parents of younger children at the primary school prior to the school holidays.

A working party would be organised for Saturday 29 July, 2000 at 10.00 am to prune the perimeter hedging and carry out an intensive clean.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Councillor Hughes reported.

(b) Footpath no 2. It was not known what action had been taken by the District Engineer as to the encroachment onto the path by an adjoining occupier in Porters Croft.

(c) Mid Cheshire Footpath Society. Nothing to report.

(iv) Pond Life Project. Councillor Gartland indicated there was nothing further to report at this stage.

(v) Grounds Maintenance. A suitable date was being sought for the proposed meeting between the Chairman and Vice Chairman and the contractor.

(vi) Public seats. It was noted the Clerk was seeking alternative quotations for the supply and installation of two no public seats from the City Council. Cllr Armitage was pleased to present the Council with a donation of £350 from the Millennium Group towards the cost of the proposed public seats. Cllr Armitage was thanked for this generous gesture.

The refurbishment of the existing seats was awaited.

5. Public Transport.

(i) Services: general.

(a) Sunday Service to Guilden Sutton. Nothing to report.

(b) Punctuality. No response had yet been received from Chester City Council in clarification of the departure time of the 0850 ex Guilden Sutton. 00/01 043

(c) Ince/Elton - Chester Business Park. Nothing to report.

(d) RuralRider services. The Clerk reported the receipt from the County Transport Co-ordination Service of amended information as to the operation of these services in South Cheshire. This was noted.

(ii) Bus Shelters. Nothing to report.

(iii) Chester District Public Transport Liaison Committee. Nothing to report.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. Nothing to report.

(ii) Local matters.

(a) A 41/Guilden Sutton Lane. City Cllr J R Boughton said he was pleased to report that the number of injury accidents at this location had reduced following the introduction of the local safety scheme. A total of four had been reported in the three years following the introduction of the measures compared with 11 in the three years preceding.

(b) Road surface, Guilden Sutton Lane. A response was awaited from the District Engineer as to the egress of water onto the carriageway at both the Guilden Sutton Lane and Belle Vue Lane bridges.

(c) Chevron signs, The Byatts. The fixing of the requested chevron signs was awaited.

(d) School Lane closure. The Clerk reported a site meeting had been held on 27 June, 2000 as to the unsatisfactory relocation of the post box opposite the former primary school. Members were pleased to note the box had been restored to its original position immediately adjoining the layby.

(e) Wicker Lane. There was nothing further to report at this stage as to the improvements discussed with the Principal Engineer.

A reply was awaited from the Dee Valley Group as to the concerns raised at the annual parish meeting with respect to the frequency of bursts affecting their supply on Wicker Lane.

(f) Ditch, Belle Vue Lane. A site meeting had been held on Tuesday 18 July, 2000. City Cllr J R Boughton reported that at that time the flow had been clear. The Clerk reported that of the 24th instant, the problem had recurred. The position would be kept under review.

(g) Highways and Transportation LJC for Chester. There was nothing further to report at this stage.

(h) Structural Maintenance Rolling Programme 2000-2001. There was nothing further to report at this stage as to the proposals submitted by the District Engineer in Belle Vue Lane, Wicker Lane and Arrowcroft Road for which funding had yet to be allocated.

(i) Finger post signs. Refurbishment was awaited.

(j) Gas markers. The attention of Transco was being drawn to the condition of gas markers in the verge at the junction of School Lane and Oaklands opposite The Wood.

(k) Drains. A response was awaited from the District Engineer as to the concerns expressed by Mrs. E Hughes with respect to the condition of drains on an adjoining length of Guilden Sutton Lane, thought to have been compressed by the use of the road by HCVs.

(l) Surface dressing, Guilden Sutton Lane/School Lane. This work had been completed. The Clerk had ascertained that Heath Bank had been excluded due to financial constraints. This was regretted. Members queried the fact the diversion had been dressed but not School Lane which was in an unsatisfactory condition following the Transco works. The Clerk was able to inform the Council that the statutory undertaker's two year guarantee as to his reinstatement would be invalidated by the application of surface dressing.

(m) Summerfield Road. There was nothing further to report at this stage as to the overgrown area adjoining the footway opposite the shops. 00/01 044

This was now understood to be the responsibility of the residents concerned.

(n) Arrowcroft Road. The Clerk sought clarification as to the surfacing of part of the grass verge to enable the parking of a vehicle and would now draw the matter to the attention of the District Engineer.

(o) traffic management, Oaklands estate. The response from the highway authority was awaited.

(p) Fox Cover - Church Lane. The Clerk reported the horizontal

element of the cycle barrier had been removed by the District Engineer on safety grounds as a result of the injury to a pedestrian during period when the nearest street light was faulty. This was noted.

(q) footway, Oaklands. Footway abnormalities at the entrance to Oaklands opposite The Wood had been referred to the District Engineer who had reported they did not at present justify repairs.

(iii) Strategic: Cheshire Local Transport Plan. There was nothing further to report at this stage.

(iv) Street lighting.

Nothing to report.

7. Finance:

(i) income.

Bank of Scotland
interest (June) £ 47.74

(ii) payments.

Chester City Council
half year rates £ 294.00

Chester Standard
newsletter distribution £ 24.68 (VAT £3.68)

Chester City Council
provision of litter bin £ 117.50 (VAT £17.50)

Devaprint
newsletter printing £ 30.00

County Playing Fields Association
membership 2000/2001 £ 12.00

Clerk
Photocopies (June)
319 @5p £ 15.95

Mileage (June)
20 @ 20p £ 4.00

Proposed by Councillor Hughes
seconded by Councillor Armitage
and agreed.

(iii) balances

Bank of Scotland £15,583.36

(iv) Audit. (a) Internal. Satisfactory progress was being made by Cllr Hughes with the internal audit. (b) External. The Clerk was pursuing the signing off of the accounts for 1998/99, which remained outstanding, with the Auditor. 00/01 045

8. Access to school.

(i) adjoining 17 Hill Top Road. There was nothing further to report at this stage.

(ii) rear of Village Hall. The possible replacement of the cherries would be revisited in September.

9. Environment services:

(i) amenity cleansing.

The City Council Services Manager, Mr. A Baird together with Mr. J Snell, had been thanked for their attendance at the site meeting held on Thursday 11 May, 2000.

The Clerk reported he was aware of a proposal by the City Council to introduce a pilot project for the kerbside collection of green waste, possibly using wheelie bins. He had secured the support of City Cllrs B J Bailey and J R Boughton for the parish to be included. The Council were pleased to note that City Cllr Boughton was fully aware of the scheme and had been in discussion with the Recycling Officer.

(ii) dog fouling. Progress on the provision of a pole to enable the mounting of the proposed bin in the hollows for the reception of canine faeces awaited discussion with the grounds maintenance contractor.

The Clerk reported he was aware of an enhanced enforcement regime proposed by the City Council. City Cllr J R Boughton had been requested to ensure this would apply to the parish and had offered his strong support.

A reference to the degree of fouling in the vicinity of Willow Cottage would be included in a future edition of the newsletter.

The provision of appropriate signs at the entrance to the play area was being progressed..

(iii) lengthsman. The Clerk reported the receipt of a complaint from Dr. Cuthill as to the amount of litter prevalent in the village. This was noted.

(iv) sewers. There was nothing further to report at this stage.

10. Trees and hedges.

(i) Cheshire Landscape Trust. Councillor Gartland indicated there was

nothing further to report at this stage.

(ii) Hedgerow Local Biodiversity Action Plan. The papers for the proposed survey of hedgerows were being furnished to Councillor Gartland.

(iii) Oak, Arrowcroft Road. There was nothing further to report at this stage.

(iv) TPOs. There was nothing further to report at this stage.

(v) Overhanging trees and shrubs. The Clerk had carried out an informal survey and had concluded the problem of overhanging trees and shrubs raised by Cllr Armitage was more widespread than that at the properties cited. He had proposed to Cllr Armitage that at this stage a suitable note should appear in the newsletter, the text of which had been agreed by Cllr Armitage. This course of action was approved. Cllr Fisher referred to overgrown hedges on Guilden Sutton Lane.

(vi) Basal growth - Oaklands. The District Engineer would be requested to carry out the annual trim of the basal growth affecting highway trees at the entrance to Oaklands.

(vii) Highway tree, Oaklands. Cllr Whitehouse reported he had been informed by Mr. P Crompton of damage to a highway tree occasioned by its impact with a refuse collection vehicle. This was noted.

11. Cheshire Association of Parish Councils.

(i) Annual meeting. The Clerk reminded Members that the annual meeting was to be held at Wincham Community Centre on Saturday 14 October, 2000. 00/01 046

The Council's delegates would be agreed at the September meeting. It was noted the closing dates for motions was Friday 4 August 2000. At this stage, the Council did not intend raise a motion.

(ii) Local Council Review, July 2000. Received and circulated.

(iii) One day seminars. Details were received of one day seminars to be held at the County Office. The Chairman indicated he wished to attend the seminar to be held on Wednesday 13 September, 2000.

(iv) Clerks and Councils Direct, July 2000. Received and noted.

12. Chester City Council.

(i) Local Panel 6. The Clerk reported the receipt, by letter dated 19 July, 2000, explaining the unfortunate circumstances which had led to the cancellation of the meeting due to have been held on 26 June, 2000. It was noted the next meeting was to be held on Monday 9 October, 2000.

13. Cheshire County Council.

(i) N J Fitton Esq CC. The Clerk reported the receipt, by letter dated 26 June, 2000 of the intention of County Councillor Fitton not to seek re-election in May, 2001. This was noted. County Councillor Fitton would be thanked at an appropriate stage for his support to the Council.

(ii) Road Safety Matters, Summer 2000. Received and noted.

14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. The Clerk reported he had been contacted by one of the judges for the parish and advised that judging had been completed.

(ii) Village Design Statements. Cllr Fisher had attended the seminar held at Tilston on 27 June, 2000.

(iii) Rural Opportunities Fund. Details of this fund were received and noted.

15. CPRE.

Correspondence was received and referred to Cllr Whitehouse.

16. Health.

Nothing to report.

17. Policing matters.

(i) Local Policing. PC Tack would attend the September meeting. This was noted.

(ii) Chester Police Forum dates of future meetings. The Clerk reported the receipt, by letter dated 3 July, 2000 of the agenda for the meeting of the Forum which had taken place on 10 July, 2000. The next meeting would be held on 2 October, 2000.

(iii) Crime statistics. City Cllr J R Boughton helpfully furnished the Council with information on crime statistics.

18. Newsletter.

There was nothing further to report at this stage.

19. Millennium Celebrations.

Councillor Armitage reported an extremely successful millennium fete had been held on Saturday 1 July.

20. Memorial Garden.

There was nothing further to report at this stage. 00/01 047

21. Bulb planting.

The allocation of a sum of £60 for general planting in the Autumn was confirmed. Provision for any planting of wild bulbs in the green lane would be revisited at a future meeting.

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. The Government's decision with respect to the Local Government Commission's final recommendations for Cheshire was awaited.

23. Web site.

Councillor Fisher reiterated he would welcome contributions of text.

24. Involvement of youth.

There was nothing further to report at this stage.

25. Parking: Arrowcroft Road.

There was nothing further to report at this stage.

26. Primary school.

Councillor Fisher reported an approach had been made to the LEA as to an individual admission arising from the need to limit class sizes.

27. Communique issue no 10. This briefing by the North West Shires Policy Unit was received and noted.

28. Fire Services Charities. A request for support for a fund raising venture was received and noted. No action would be taken.

29. Roll of Chairmen and Vice Chairmen. At the request of Cllr Hughes, the Clerk indicated he would be willing to undertake research to compile a roll of chairmen and vice chairmen of the council since its inception.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Armitage, seconded by Councillor Gartland and agreed that the press and public should be excluded for discussion of the following items on the grounds of the likely disclosure of exempt information.

30. The enforcement officer was being requested to clarify the

position with regard to two properties to which two no and three no satellite receiving dishes were respectively affixed.

31. Sale of Land

The Clerk indicated an enquiry was being made as to the present position.

32. Provision of recreational facilities.

An approach was being made to the interested party to ascertain the present status of the proposal on a strictly without prejudice basis.

33. Personal injuries.

It was understood by the Clerk from a visual inspection that repairs had been carried out.