

## GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 13 November 2000.

Chairman: Cllr M Gartland.

Apologies: City Cllr B J Bailey.

Present: Cllrs Arditti, Armitage, Astbury, Fisher, Hughes, Gartland, Patten, Whitehouse.

In attendance: City Cllr J R Boughton.

### 1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 9 October 2000 were proposed by Cllr Armitage, seconded by Cllr Astbury and agreed, subject to the following amendments:

minute 9 (iii) Lengthsman. add: Cllr Hughes, as Chairman of the Community Association, referred to the possibility of a joint contract or grant arrangement for the scavenging of the Village Hall car park and surrounds. The Council were agreeable in principle to an arrangement which would secure best value. The matter would be further considered by the Association prior to any formal request.

minute 42, Clerk: terms and conditions, amend to show the Clerk's salary as £650 per quarter.

### 2. Planning.

#### (i) New applications.

00/01109/S52, removal of clause 4 (b) in Section 52 Agreement tying land and dwelling as one unit at Tile Farm, Wicker Lane for Mr S Arden. The Chairman reported he had discussed the proposal with the applicant and subsequently with Cllr Armitage. The removal of the condition was sought by the applicant to provide flexibility in view of the difficulties facing agriculture. Action: View to be expressed that Members are aware of the difficulties facing those in agriculture but strongly believe the clause should remain. Should circumstances arise which suggest the Agreement should be varied, the matter to be considered on its merits at the time.

00/01135/FUL, combination conservatory at 6 Cinder Lane for Mr and Mrs

Hudson. Further inquiries had been made by Cllr Patten although it had not been possible to contact the applicant. Action: Planning authority informed the Council did not wish to make any observations.

00/01151/FUL, two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson. Further inquiries had been made by Cllr Whitehouse. The Clerk reported the receipt by letter dated 21 October 2000 of an objection by the occupiers of Brackendale. It was agreed there was no objection in principle to the proposed extension but that an objection would be made to the size of the window proposed for the gable facing Brackendale. Action: Planning authority to be informed the window should be removed altogether or alternatively replaced by a window of similar size and type to that proposed for the front elevation.

00/01299/FUL, conservatory at Roseville, Belle Vue Lane for TNJ Developments. Cllr Fisher reported. It was noted the replacement property was significantly greater than the footprint of the original dwelling and that there would have been strong objections to the proposed conservatory had the application been made at the time of the original proposal. The question was raised as to whether any further extensions should be permitted. Action: No objection to be raised but planning authority to be asked to advise the applicant that it is unlikely any further extensions would be permitted.

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane. The Clerk reported he had been contacted by the applicant with reference to the Council's response to the informal consultation by the District Engineer and had been provided with drawings of the proposal and supporting information. It was agreed the Council were not persuaded to move from their previous concerns as to the impact of the proposal on visual amenity although it would be accepted the site was preferable to a residential area. The present inability for health issues to be considered was noted. Action: Applicant and District Engineer to be informed.

00/01345/FUL, provision of toilet in place of brick lean to shed, new emergency exit and internal alterations at St John's Church, Church Lane. Cllr Gartland reported. It was agreed the proposed improvements should be supported. Action: Planning authority to be informed.

(ii) Decision notices.

00/00577/FUL (amended) two storey extension at Heathfield, Guilden Sutton Lane for Mr P White. Noted. Action: Clerk to clarify condition 4 re buildings to be demolished in their entirety prior to the occupation of the proposed extension.

00/01110/FUL, two storey rear extension at Fieldway, Hare Lane for Mr R Bellamy.

00/01135/FUL, combination conservatory at 6 Cinder Lane for Mr and Mrs Hudson.

(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 the inspector's decision, which had been circulated to Members, dismissing the appeal on the grounds of sub standard highway access.

(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. Position re storage of building materials to the front of this property being kept under review, Parks Manager to prepare proposal in due course for improvements to the remaining area of open space adjoining the footway from Church Lane to Fox Cover.

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.

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

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

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

00/00121/FUL et seq demolition of existing dwelling and erection of replacement at Roseville, Belle Vue Lane for TNJ Developments.

00/00541/FUL two storey side extension at 11 Fox Cover for Mr. D Hancock.

00/00577/FUL (amended) two storey extension at Heathfield, Guilden Sutton Lane for Mr P White. The planning authority had been informed there was no objection subject to single family occupancy and to all outbuildings being demolished. The Clerk reported he had discussed the proposed occupancy condition with the planning officer who had not been minded to accept the need.

00/00733/FUL, demolition of existing double garage and erection of games room extension at Ashbourne House for Mr. N. Hassall.

00/00734/LDC, certificate of lawful development for conversion of stables to dwelling at The Lodge, School Lane for Mr. and Mrs. C Blake. The decision notice was awaited.

00/916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr B Middleton. No objection had been raised. The decision notice was awaited.

00/00932/FUL, rear extension and extension/modification to front study at 5 Guilden Green for Mr I Armstrong.

00/01110/FUL, two storey rear extension at Fieldway, Hare Lane for Mr R Bellamy. The planning authority had been informed there was no objection.

Proposed gas pipeline, Birch Heath - Mickle Trafford. The Clerk reported the receipt, by letter dated 31 October, 2000 which had been circulated to Members, of the response from the County Planning Officer. Cllr Armitage referred to the importance of vehicles to be monitored to inform the weekly site audit. Action: Transco to be invited to discuss the proposal with the Council, plan of preferred route to be requested, request to be made for Parish Tree Warden to join proposed site inspection by City Council Tree Officer and Transco Project Supervisor.

(v) General.

Nothing to report.

(vi) Strategic Planning.

(a) Chester District Local Plan. Nothing to report.

(b) Draft regional planning guidance for the north west. The Council's concerns were being expressed with respect to the proposed 'southern crescent' which would include Chester and within which high quality employment development would be allowed, overriding policies elsewhere in the draft plan which sought to protect the green belt. An objection was being raised referring to the fragility of the green belt to the east of Chester and the lack of an adequate transport infrastructure to deal with such additional development.

3. Parish Car Park.

Nothing to report.

4. Leisure Services.

(i) Playing field. (a) RTA 25 August, 2000. The Clerk reported the hawthorn bushes had been replaced by a contractor working on behalf of the third party.  
(b) Risk assessment. It was agreed the Council would not attend the seminar to be attended on 28 November, 2000. Action: Further guidance to be sought by the Clerk from the County Playing Fields Association.

(ii) Play Area.

(a) Safety inspections. The provision of locking nuts on the sprung item of equipment, action to deal with protruding seat bolt and repairs to the damaged see saw handle were being pursued with the City Council.

(b) Improvement scheme. The Clerk reported arrangements were being made for the public meeting to be held on Monday 20 November 2000. Cllr Arditti was furnished with a sight of the application form for landfill tax credit grant.

(c) Anti social behaviour. Action: Possible reduction in height of boundary hedge to rear of Village Hall to be progressed in consultation with Community Association and Cllr Bailey.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Nothing to report.

(b) Footpath no 2. Not known what action had been taken by the District Engineer as to the encroachment on to the path by an adjoining occupier in Porters Croft. Cllr Arditti reported the path was somewhat overgrown. Action: Clerk to carry out site survey.

(c) Cheshire Signpost Summer/Autumn 2000. Received and noted.

(iv) Pond Life Project. Cllr Gartland expressed the view the project had now ceased due to an absence of funding.

(v) Grounds Maintenance. Nothing to report.

(vi) Public seats. Nothing to report.

5. Public Transport.

(i) Services: general. Nothing to report.

(ii) Bus Shelters: Action: Lack of timetables to be raised at Chester District Public Transport Liaison Committee. County Cllr N J Fitton and City Cllr J R Boughton to be informed of continuing concerns.

## 6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. City Cllr J R Boughton reported he had been informed by the District Traffic and Transportation Engineer that a positive dialogue was in progress with respect to the extension of the cycleway to Park Farm.

(ii) Local matters.

(a) Bridges, Guilden Sutton Lane/Belle Vue Lane. Response awaited from District Engineer as to egress of water on to carriageway at both the Guilden Sutton Lane and Belle Vue Lane bridges. Action: Pursue.

(b) Chevron signs, The Byatts. Fixing of the requested chevron signs awaited.

(c) Wicker Lane. A renewed approach was being made to 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. Cllr Patten reported a RTA had taken place in the vicinity of the entrance to The Byatts. It was noted the proposed improvement had yet to take place. Action: Further details of the accident would be sought from PC Tack and information on the proposed improvement from the District Engineer.

City Cllr J R Boughton reported he had been informed by the District Traffic and Transportation Engineer that the proposed improvements to signing would be carried out in due course.

(d) Ditch, Belle Vue Lane. City Cllr J R Boughton reported on the latest position with respect to action being taken by the Environment Agency. The receipt of copy correspondence from City Cllr Boughton would be acknowledged.

(e) Markers, Oaklands. The attention of Transco and the Dee Valley Group was being drawn to the condition of markers in the verge at the junction of School Lane and Oaklands opposite The Wood.

(f) 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.

(g) Summerfield Road, overgrown area adjoining the footway opposite the shops. The response of the residents concerned was being monitored.

(h) traffic management, Oaklands estate. City Cllr J R Boughton reported he had been informed by the District Traffic and Transportation Engineer that the provision of the proposed carriageway edge markings at the Hill Top Road/Oaklands and Hill Top Road/Village Hall car park junctions would be carried out

in due course.

(i) Chester LJC for Highways and Transportation 9 November, 2000. The agenda was noted.

(j) Water leak, Porters Hill. Cllr Patten believed this had been rectified.

(iii) Strategic: Cheshire Local Transport Plan. Copies of the guide plan had been obtained by the Clerk and circulated.

(iv) Street lighting.

The faulty light at 107 Oaklands had been reported. It was noted urgent faults could be reported direct to the lighting authority via 01244 603475 or e mail [engjcchester@cheshire.gov.uk](mailto:engjcchester@cheshire.gov.uk).

7. Finance:

(i) income.

Bank of Scotland

interest

(Oct) £ 44.22

(ii) payments.

Gresty

grounds maintenance 2000 £ 715.00

scavenging

3.4.00 - 31.10.00 £ 312.00

VAT £ 179.72

Total £ 1206.72\*

Mrs R Mort

playing field rent

Oct - Dec 2000 £ 137.50

Chester Standard

newsletter distribution £ 9.40 (VAT £1.40)

Cllr D Fisher

bulbs £ 55.93 (VAT £8.33)

Clerk:

Arrears of salary

1.7.00 - 30.9.00 £ 20.00

Arrears of mileage

1.7.00 - 30.9.00 £ 12.00

Photocopies (Oct)

434 @5p £ 21.70

Mileage (Oct)

20 @ 40p £ 8.00

Total £ 61.70

Proposed by Councillor Armitage

seconded by Councillor Astbury

and agreed.

\* Corrected invoice. Initial stage payment of £715.00 paid, balance forwarded on receipt of corrected invoice.

(iii) balances

Bank of Scotland

(Oct) £13,023.26



(iv) Audit.

(a) Internal. Action: Amending minute to be prepared by the Clerk to regularise points of detail recommended by the Vice Chairman.

(b) External. Signing off of accounts for 1998/99 had been progressed with District Audit and completed. The draft 1999/2000 accounts had been submitted to Hacker Young.

(c) Copies of the Audit Commission discussion document had been obtained.

(v) Income and expenditure. Reports would be presented to the December and January meetings with respect to the 2001/2002 budget.

8. Access to school.

(i) adjoining 17 Hill Top Road. Nothing to report.

(ii) rear of Village Hall, possible replacement of cherries to be revisited.

9. Environment services:

(i) amenity cleansing. The Clerk had clarified the position with respect to the collection of grey sacks which were intended to be collected separately by arrangement. This was noted. The position with respect to the scheduled clearance of the Belle Vue Lane accesses would be clarified. Action: Refer to Services Manager. It was reported that fly tipping was taking place on the opposite verge. Action: Refer to Services Manager.

(ii) dog fouling. Action: Query outcome of meeting with contractor re provision of pole to enable mounting of proposed bin in the hollows, progress provision of appropriate signs at entrance to play area.

(iii) lengthsman. Cllr D Hughes declared a non pecuniary interest in this item. Cllr Hughes responded to Members' questions but did not speak or vote on the issue. The Clerk reported the receipt on 12 October, 2000 of a request by the Community Association, circulated to Members, for a grant from the Council to enable the lengthsman to scavenge the Village Hall car park and surrounds on a weekly basis as an extension of the existing contract with the Council. Members agreed this would offer best value to the Council and to the Association. The Council considered the possibility of grant aiding the cost but believed a more sensible approach would be to extend the contract at the council's expense. Cllr Hughes would be asked to formally monitor the performance of the contractor for that part of the contract although Members would retain responsibility, exercised through their normal visits to that part of the parish. It was proposed by Cllr Armitage, seconded by Cllr Fisher and agreed that the contract would be thus

extended with effect from 1 December, 2000. Action: Advise Community Association of outcome. Contractor to be informed and requested to extend his docket reporting to this area.

(iv) sewers. Nothing to report.

#### 10. Trees and hedges.

(i) Cheshire Landscape Trust. It was noted with regret that the Trust was understood to be in financial difficulty.

(ii) Hedgerow Local Biodiversity Action Plan. Status:: Papers for proposed survey of hedgerows to be provided to Cllr Gartland.

(iii) Oak, Arrowcroft Road. Nothing to report.

(iv) TPOs. Nothing to report.

(v) Basal growth - Oaklands/School Lane. Status: Referred to District Engineer.

(vi) Hedge, Hill Top Road. Cllr Hughes reported the sign to the Village Hall was obscured by this hedge. Action: Informal approach to be made by the Clerk.

(vii) Road sign, Belle Vue Lane. The adequacy of the clearance work carried out by the District Engineer would be revisited by Cllr Fisher.

#### 11. Cheshire Association of Parish Councils.

(i) Annual meeting. The Chairman, Vice Chairman and Clerk with Cllr Armitage ex officio had attended the annual meeting held at Wincham Community Centre on Saturday 14 October, 2000. The emergency motion submitted by the Council as to works by former public utilities and highway authorities, notification to frontagers and standards of reinstatements had been accepted.

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

(iii) Clerks and Councils Direct, October 2000. Received and noted.

(iv) Newsletter no 77. Received and circulated.

#### 12. Chester City Council.

(i) Local Panel 6. Cllr Armitage reported on the meeting held on Tuesday 10 October 2000.

- (ii) Collection of green waste. Further information awaited as to proposed pilot scheme.
- (iii) Maintenance of churchyards. The Clerk reported a bid for funding was being submitted by the PCC.
- (iv) Ragwort. A copy of leaflet was to be supplied to Cllr Fisher.
- (v) Parish Partnership Reception 23 November, 2000. Letter circulated to Members. Action: Clerk to be advised of representatives.
- (vi) Street nameplates. A leaflet detailing the City Council's policy on street nameplate designs had been obtained by the Clerk and circulated to Members.
- (vii) Past Uncovered Autumn 00. Received and circulated.
- (viii) Parish Bulletin October 2000. Received and circulated.
- (ix) Performance indicators 1999/00. Received and circulated.

### 13. Cheshire County Council.

- (i) Budget consultation. It was noted this would be held at St Mary's Centre on Tuesday 14 November 2000 from 6.30pm. Papers had been circulated to Members by the Clerk. Cllr Armitage welcomed the consultation.
- (ii) Statement of accounts 1999/00. Received and noted.
- (iii) Cheshire Economic Alliance newsletter Autumn 2000. Received and noted.
- (iv) Chester Matters November 2000. Received and noted.
- (v) Millennium Cycle Route in Cheshire. Copies of this leaflet had been obtained by the Clerk and circulated to Members.
- (vi) Local Agenda 21 3rd annual report. Copies of this report had been obtained by the Clerk and circulated to Members.
- (vii) Environmental performance Autumn 2000. Copies of this leaflet had been obtained by the Clerk and circulated to Members.
- (viii) Meals on Wheels. Cllr Hughes referred to the ending of the contract with the WRVS and expressed concern that the same level of service would not be maintained. Action: Further details to be sought by the Clerk.

#### 14. Cheshire Community Council.

(i) Cheshire Best Kept Village competition. Action: Revisit for decision on entry in 2001.

(ii) Financial position, request for donation. Business plan requested prior to any decision.

(iii) Village Design Statements. Action: Observer status to be sought with Mickle Trafford.

#### 15. CPRE.

CPRE Voice Autumn 2000. Action: Referred to Cllr Whitehouse.

#### 16. Health.

Nothing to report.

#### 17. Policing matters.

(i) Local Policing. The crime prevention survey was to be discussed with the Community Association. The Clerk was making arrangements for the proposed public meeting on Homewatch and aspects of local policing which would be held on Monday 4 December, 2000. The speed of traffic on Oaklands was being referred to Traffic Management.

(ii) Chester Police Forum. By letter dated 6 November 2000, the minutes of the forum held on 2 October 2000. It was noted the next forum would take place on 15 January, 2001 at 7.00pm in Chester Town Hall.

(iii) Custody suites. Representations made to MP and planning authority re concern at possible siting within the green belt. Previous favourable reply from planning authority now supported by C Russell MP.

(iv) Homewatch. It was noted Homewatch was to be relaunched in Chester District on

1 November, 2000. Cllr Armitage was to attend.

#### 18. Newsletter.

The current issue was now identified by month in addition to issue number.

#### 19. Millennium Celebrations.

(i) Christmas 2000. Cllr Armitage reported the carol evening was to be held at the Village Hall on Monday 18 December, 2000 at 6.45pm.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

Cllr Fisher had purchased bulbs within the previously agreed budget.

22. Web site.

Nothing to report.

23. Parking: Arrowcroft Road.

Nothing to report.

24. Primary school.

Cllr Fisher reported that Mr P Evans, previously vice chairman, had been elected chairman. All committees were now chaired by a governor. Cllr Hughes referred to recent landscaping carried out in the school grounds.

25. Village Hall car park.

By letter dated 29 August, 2000, a complaint as to the condition of the car park. Action: Referred to Community Association. Copy response being provided by Cllr Hughes.

26. Select Stores, transfer of justices licence.

No objection had been made subject to enforcement of under age provisions.

27. Roll of Chairmen and Vice Chairmen.

The Clerk would report in due course as to his research to compile a roll of chairmen and vice chairmen of the council since its inception. The intention would be to complete the work in the current municipal year.

28. Cheshire Fire Brigade.

Cllr Fisher reported on proposals for access to community information and on

the brigade's community safety strategy.

29. Noise nuisance.

The Clerk reported he had been advised by environmental health officers that the nuisance raised by Cllr Armitage was a civil matter. Action: Further clarification to be sought from the planning authority.

30. Remembrance Sunday.

The Chairman reported and provided the Clerk with the invoice for the wreath laid by the Council.

31. Covenants, shop premises.

A letter from Mr R W S Harder had been circulated to Members. It was agreed the advice of NALC should be sought as to the implications as it was also understood covenants applied to adjoining land. Action: Approach NALC.

32. Abandoned car.

It was noted a car had been abandoned, vandalised and subsequently burned in the access to the Dee Valley Group reservoir off Guilden Sutton Lane. It was noted that action to remove the vehicle did not appear to have been co-ordinated and there had been a risk to the children the vehicle had attracted. Action: Enquiries to be made by the Clerk.

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.

33. Enforcement: re satellite dishes. Action: Current position noted.

34. Sale of Land, Hare Lane/Belle Vue Lane.

Correspondence in respect of a second sale of land by the City Council had been circulated to Members. An inquiry was in progress as to the present position with respect to the first site which had been offered for sale.