

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 11 December, 2000.

Chairman: Cllr M Gartland.

Apologies: Cllrs Fisher, Patten, City Cllr B J Bailey.

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

In attendance: City Cllr J R Boughton.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 13 November, 2000 were proposed by Cllr Armitage, seconded by Cllr Astbury and agreed, subject to the following addition at the request of Cllr Hughes:

'minute 2, Planning (iii) current applications:

proposed gas pipeline, Birch Heath - Mickle Trafford. Cllr Hughes expressed disappointment that Transco had presented the Council with a fait accompli.'

Public speaking time.

A number of parents present put forward views with respect to the future of the play area and the support, including fundraising, which might be given to the council, to which Members responded. There was general agreement that the replacement of the safety surfacing, front boundary fencing and gate should continue to be progressed as a matter of urgency in order to retain the City Council grant. Members expressed their appreciation to those present for their comments and interest.

2. Planning.

(i) New applications.

00/01463/FUL, conservatory at 24 Cinder Lane for Mr Bayton. Cllr Whitehouse reported. Action: No objection.

00/01530/FUL, retention of 100 cm satellite dish at 119 Oaklands for Mr H Kaya. Action: Cllrs Hughes and Gartland to make further inquiries.

(ii) Decision notices.

None to report.

(iii) 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. The Clerk understood the improvement to the highway was in progress.

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs.

C Jones. It was noted that Local Panel 6 had £4,000 to expend on schemes which were achievable in the current financial year. Members discussed the proposed improvement to the remaining area of open space adjoining the footway from Church Lane to Fox Cover and agreed this should be submitted as a community safety scheme.

The specification would include the provision of an additional handrail, the planting of a lateral belt of robust shrubs across the top of the verge and the reinstatement and reseedling of the remainder of the verge. Action: Clerk to notify lead officer for LP6, estimate to be sought from Parks Manager.

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.

Adjoining development in North Wales. In addition to the proposed new kiln at Castle Cement, Padeswood, currently the subject of a public inquiry, the Clerk understood a new incinerator was to be constructed close to the national boundary for Wrexham CBC.

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

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 Clerk reported he had discussed the condition with respect to the demolition of outbuildings with the planning officer who understood that all the existing outbuildings were to be removed.

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.

00/00916/FUL two storey extension, porch and detached garage at 10 Arrowcroft Road for Mr B Middleton. 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.

Proposed gas pipeline, Birch Heath - Mickle Trafford. Transco had been invited to discuss the proposal with the Council and a plan of the preferred route had been requested. A request had also been made for the Parish Tree Warden to join the proposed site inspection by the City Council Arboricultural Officer and Transco project supervisor.

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 planning authority had been informed that Members were aware of the difficulties facing those in agriculture but strongly believed the clause should remain. Should circumstances arise which suggested the Agreement should be varied, the matter would be considered on its merits at the time.

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

00/01151/FUL, two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson. The planning authority had been informed there was no objection in principle to the proposed extension although the Council objected to the size of the window proposed for the gable facing Brackendale and wished this to 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. No objection had been raised but the planning authority had been asked to advise the applicant that it was unlikely any further extensions would be permitted.

The Clerk reported the application, which had been recommended for approval by the planning officer, was to be determined by the planning board on Wednesday, December 13.

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane. The applicant and the District Engineer had been informed the Council were not persuaded to move from their previous concerns as to the impact of the proposal on visual amenity although it had been accepted the site was preferable to a residential area.

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. The planning authority had been informed the proposed improvements were supported.

(iv) General.

Nothing to report.

(v) Strategic Planning.

(a) Chester District Local Plan. Proposed alterations to the plan were referred to Cllr Armitage. The Clerk understood the suggested housing allocation within the Sealand Basin had now been deleted due to objections on the grounds of flood risk by the Environment Agency, although commercial development was to be allowed. The replacement housing was to be accommodated within the urban area.

(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. Cllr Armitage and the Clerk reported further that the concept was now to be examined by consultants.

(c) Rural White Paper. This had now been received. Action: Referred to the Chairman.

3. Parish Car Park.

Nothing to report.

4. Leisure Services.

(i) Playing field. (a) Risk assessment. 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. A successful public meeting chaired by the Vice Chairman had been held on Monday 20 November

2000. It had been agreed the views would be sought of school parents through a survey to be organised by Mrs J Gilmour. The views of primary children within the play area had been ascertained by Cllr Hughes. A site meeting arranged by the City Council's Parks Manager and attended by the Clerk had produced favourable estimates for the replacement of the safety surfacing together with the front boundary fencing and gate following the removal of the front hedge. An offer by parents to fund raise, with an initial target of £300 towards which the council would provided matching funds, was welcomed. Action: Cllr Arditti and the Clerk to progress the application for landfill tax credit, City Council to be informed of the position; procedure for acceptance of donations to be clarified.

(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. Action: Clerk to carry out site survey as to encroachment onto the path by an adjoining occupier in Porters Croft and to report by Cllr Arditti that the path is somewhat overgrown.

(c) Mid Cheshire Footpaths Society walks programme January - June 2001. Action: Received.

(iv) Grounds Maintenance. Nothing to report.

(v) Public seats. Members discussed the future of the existing seat within the play area, together with the provision of two no seats in the adjoining verge. Action: Existing seat to remain, quotation to be sought from the contractor referred to in minute 4 (b) for the provision of two no seats in the adjoining verge.

5. Public Transport.

(i) Services: general. Cllr Armitage referred to the possible withdrawal by Chester City Council from

7 January 2001 of the 1310 ex Chester bus exchange. The Clerk

had informed passengers and understood that representations had been made. The matter had been raised at the meeting of the Chester District Public Transport Liaison Committee held on 7 December, 2000. City Cllr J R Boughton intimated tenders were being sought for a replacement service although he believed that everything which could be done had been done. Cllr Armitage expressed concern there may be a period during which there was no service.

(ii) Bus Shelters: The continuing lack of timetables had been raised at the Chester District Public Transport Liaison Committee. Action had been promised.

(iii) Audit Commission: County Transport Co-ordination Service. It was noted Cllr Armitage and the Clerk had been invited to contribute at separate stages to an audit of the service by the Commission.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System. Nothing further to report with respect to the extension of the cycleway to Park Farm.

(ii) Local matters.

(a) Bridges, Guilden Sutton Lane/Belle Vue Lane. It was noted recent heavy rain had not resulted in any worsening of the position. In the absence of any further response from the highway authority, the matter would be kept under review.

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

(c) Wicker Lane. Action: 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. Further details of the RTA reported by Cllr Patten were being sought from the Police Traffic Management department.

(d) Ditch, Belle Vue Lane. Action: The receipt of copy correspondence from City Cllr Boughton was being acknowledged.

(e) Utility markers, Oaklands. Action: 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, Guilden Sutton Lane. 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. Action: Pursue.

(g) Traffic management, Oaklands estate. The provision of the proposed carriageway edge markings at the Hill Top Road/Oaklands and Hill Top Road/Village Hall car park junctions was awaited.

(h) Verge markers, Guilden Sutton Lane. Cllr Hughes referred to the dangerous practice of parking on Guilden Sutton Lane and suggested the Council should support occupiers who wished to obtain markers to protect the verge. The basis for the provision of markers elsewhere in the parish was visited and it was thought the matter could best be progressed by individual occupiers directly with the District Engineer. Action: Cllr Hughes to advise the occupiers concerned.

(i) Chester LJC for Highways and Transportation. Nothing to report.

(j) Wilding Business Estate. A member expressed concern at the speed of traffic exiting the Wilding Business Estate and suggested traffic management measures might be advisable. This was agreed although it was recognised the land concerned was in private ownership. Action: Clerk to pursue with the Wilding Business Estate.

(iv) Street lighting.

Cllr Whitehouse reported the light at 107 Oaklands was again faulty. Action: Note re reporting of urgent faults direct to the lighting authority to appear in the newsletter.

7. Finance:

(i) income.

Bank of Scotland

interest

(Nov) £ 37.15

(ii) payments.

Mrs R Mort

playing field rent

Jan - March 2001 £ 137.50

Chester Standard

newsletter distribution £ 30.56 (VAT £4.56)

D Henderson

purchase of Christmas tree £ 30.00

Devaprint

newsletter printing nos 69 - 73 £ 85.00

Royal British Legion

wreath £ 13.75

Clerk:

Photocopies (Nov)

195@5p £ 9.75

Mileage (Nov)

20 @ 40p £ 8.00

Total £ 17.75

Proposed by Councillor Astbury

seconded by Councillor Armitage

and agreed.

(iii) balances

Bank of Scotland

(Nov) £12,451.06

(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. The Clerk reported that Hacker Young were progressing the audit of the accounts for 1999/2000.

(v) Budget 2001/2002 Further reports as to income and expenditure were presented by the Clerk for Members' consideration. Action: Comments to be provided to the Chairman or Vice Chairman; Chairman, Vice Chairman and Clerk to prepare draft budget for agreement at the January meeting.

Correspondence was received from Chester City Council, by letter dated 4 December, 2000 indicating the tax base for the parish for 2001/2002 was 639.2 band D equivalent properties. Action: Noted.

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. Cllr Whitehouse referred to a scavenge of Guilden Sutton Lane by the City Council. Action: Position with

respect to the scheduled clearance of the Belle Vue Lane accesses being referred to Services Manager, adjacent fly tipping to be reported.

(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: scavenging of Village Hall car park and surrounds by lengthsman. The contractor had been informed of the Council's decision, with effect from 1 December 2000. Action: Cllr Hughes to be asked to formally monitor the performance of the contractor for that part of the contract; contractor to be formally notified and requested to extend his docket reporting to this area.

10. Trees and hedges.

(i) TPOs. Action: Clerk to pursue outcome of review together with monitoring of replacements for protected trees felled at a property within the parish.

(ii) Direction sign, Village Hall. Cllr Hughes advised the Clerk the difficulty with an obscured sign to the Village Hall arose from an overhanging Silver Birch on Oaklands and not a conifer hedge on Hill Top Road as the Clerk had understood. Action: Informal approach to be made by the Clerk.

(iii) Road sign, Belle Vue Lane. The adequacy of the clearance work carried out by the District Engineer was being revisited by Cllr Fisher.

11. Cheshire Association of Parish Councils.

Nothing to report.

12. Chester City Council.

(i) Local Panel 6. Cllr Armitage reported on the meeting of the panel held on 30 November, 2000.

(ii) Collection of green waste. City Cllr J R Boughton understood the pilot scheme was to proceed.

(iii) Maintenance of churchyards. The Clerk reported the bid for funding submitted by the PCC had been successful.

(iv) Ragwort. A copy of leaflet was to be supplied to Cllr Fisher.

(v) Parish Partnership Reception 23 November, 2000. The Council had been represented by the Chairman and Clerk. Cllr Armitage had attended as chairman of the Area Meeting.

(iv) Ecosert Project. The Clerk reported this meeting, to be held in the Town Hall on Wednesday

13 December, 2000 at 6.30pm on this Euro funded rural tourism initiative would clash with the Area Meeting to be held in the Town Hall at 7.30 pm. He had spoken to the organisers who were aware of the difficulty and would make arrangements for individual visits to parishes in the target area who were unable to attend.

13. Cheshire County Council.

(i) Budget consultation. Cllr Armitage had attended the consultation held at St Mary's Centre on Tuesday

14 November 2000 from 6.30pm.

(ii) Meals on Wheels. The Clerk informed the Council he understood the ending of the contract with the WRVS resulted from an inability to sustain the number of volunteers required on a regular basis. Disappointment was expressed by Cllr Hughes that successful aspects of the service were also to be discontinued.

(iii) Drink drive campaign Christmas 2000. Details were received. Action: Noted.

14. Cheshire Community Council.

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

(ii) Village Design Statements. Action: Observer status being sought.

15. CPRE.

Nothing to report.

16. Health.

Nothing to report.

17. Policing matters.

(i) Local Policing. An extremely successful public meeting on Homewatch and aspects of local policing, chaired by the Vice Chairman, had been held on Monday 4 December, 2000. It was noted a number of prospective Homewatch co-ordinators had come forward. Action: Crime prevention survey to be discussed with the Community Association; speed of traffic on Oaklands to be referred to Traffic Management.

(ii) Chester Police Forum. It was noted the next forum would take place on 15 January, 2001 at 7.00pm in Chester Town Hall.

(iii) Relocation of Force HQ. It was noted the force HQ was to relocate to Winsford. Action: Chief Constable to be encouraged to maintain a city centre presence.

18. Newsletter.

The Clerk was pleased to report it had been possible to promote the public meeting referred to at minute 17 (i) above in the December newsletter.

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.

(ii) Millennium Group. Cllr Armitage reported on the dispersal of the remaining proceeds to organisations including the Cubs, Scouts, St John's Church and Guilden Sutton Methodist Church which had supported the group's activities. The Chairman congratulated Cllr Armitage for his contribution to the success of

the various ventures which he described as having been extremely worthwhile. Members concurred.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

Nothing to report.

22. Web site.

It was noted 'The Marigold' now appeared on the web site.

23. Parking: Arrowcroft Road.

Nothing to report.

24. Primary school.

Nothing to report.

25. Village Hall car park.

The Clerk reported he had received a copy of the response to the complainant from the Community Association.

26. Noise nuisance.

The Clerk reported he had been advised by the planning authority that unless the activity continued for more than 28 days, the use did not require planning permission.

27. Covenants, shop premises.

Action: The advice of NALC was being sought as to the implications of the Council accepting Mr Harper's suggestion.

28. Abandoned car.

The Clerk had raised the matter with an officer of the City Council who believed the appropriate procedure from a

community safety point of view would have been for the vehicle to have been removed with the cost implications having been resolved at a later stage.

29. Village Fair.

Cllr Armitage reminded the Council the Millennium Group was to wind up in June 2001 and had received an expression of interest from the Scout Group which wished to continue to organise the village fair. This would require a pump priming loan. Cllr Hughes believed it would be advisable to have assurances as to the Group's constitution. Action: Clerk to pursue.

30. Remembrance Sunday.

A wreath had been laid by the Chairman.

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.

31. Enforcement: re satellite dishes.

Action: Current position noted.

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

There was nothing further to report at this stage.