

GULDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 15 January, 2001.

Chairman: Cllr M Gartland.

Apologies: Cllrs Armitage, Patten, Whitehouse, City Cllr J R Boughton.

Present: Cllrs Arditti, Astbury, Hughes, Fisher, Gartland.

In attendance: City Cllr B J Bailey, Ms P Reynolds (Environmental Resources Management), P Knipe Esq, (Transco) Project Manager, Brian McPhee Esq, (Transco) Project Supervisor for item re Birch Heath - Mickle Trafford gas pipeline.

1. Minutes.

The minutes of the ordinary meeting of the Council held on Monday 11 December, 2000 were proposed by Cllr A Arditti, seconded by Cllr Astbury and agreed, subject to the pages thereof being renumbered 77 - 84.

Public speaking time.

Members of the public spoke with respect to the proposed improvements to the childrens' play area, the status of the Council's proposals and application for landfill tax credit and the proposed questionnaire, a draft of which was circulated. It was proposed a meeting to discuss the questionnaire should be held on Thursday 18 January, 2001 to be attended by the Chairman and Vice Chairman.

2. Planning.

(i) New applications.

00/01530/FUL, retention of 100 cm satellite dish at 119 Oaklands for Mr H Kaya. Further inquiries had been made by Cllrs Hughes and Gartland. Cllr Hughes reported the applicants wished to retain the dish to enable their children to acquire the Turkish language and culture. An existing analogue dish was to be removed by the end of January. Cllr Fisher expressed the view that any permission should be personal to the applicant. Action: No objection subject to any permission being personal to the applicant.

00/01578/FUL, conservatory at 5 Fox Cover for Mr D Cottenden. Further inquiries had been made by Cllr Fisher. Action: No objection.

Notification cards: Action: Clerk to supply to Cllr Hughes.

(ii) Decision notices.

00/00734/LDC, certificate of lawful development for conversion of stables to residential accommodation ancillary to the occupation of The Lodge, School

Lane for Mr. and Mrs. C Blake. Approved. Action: Copy of decision notice to be supplied to Cllr Gartland.

00/01299/FUL, conservatory at Roseville, Belle Vue Lane for TNJ Developments. Approved. It was noted the decision notice did not advise the applicant of the view of the planning authority that it was unlikely any further extensions would be permitted. Action: Clerk to pursue.

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. Approved.

00/01463/FUL, conservatory at 24 Cinder Lane for Mr Bayton. Approved.

(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 reported the improvement to the highway had been completed..

95/01052/FUL, alterations to dwelling and COU to form garden at The Bungalow, Church Lane for Mrs. C Jones, verge improvement. A submission was to be prepared by the Clerk following a site meeting which had been requested with the Parks Manager. The Lead Officer had been informed of the Council's intentions.

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.

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.

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. The City Council Tree Officer had confirmed that the Cllr Gartland, Parish Tree Warden should join the proposed site inspection. Representatives of Transco and ERM, their environmental consultants, briefed the Council on the overall scheme and the section within the parish. Members were afforded a sight of the preferred route, a copy of which had been circulated by the Clerk, and of the environmental assessment. It was noted that due to constraints on the opposite side of the A 51, the line had moved towards Wicker Lane in order to avoid Gowy Gorse. It was regretted the Council had not been informed of this change despite a specific request. It was further noted that due to the volume of traffic on the A 51, it may be necessary to use a short length of Wicker Lane adjoining the junction to access the site although this had yet to be confirmed. The representatives present responded to Members' questions, including the effect of closures on footpaths 5 and 6. It was agreed an open evening should be held in the Village Hall on Wednesday, January 31, primarily for Wicker Lane/Station Lane residents although Transco stressed they would be more than happy for other parishioners to attend if they wished. The Clerk would endeavour to circulate a newsletter in advance. Transco and ERM were thanked for their attendance. Action: Clerk to circulate newsletter; Cheshire County Council Public Rights of Way Unit to be urged to limit any closure of Oxen Lane to the minimum due to it forming part of the Longster Trail.

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 decision notice was awaited. The Clerk reported he was aware of a similar application within the Chester district from which it appeared the removal of the condition had become increasingly acceptable since 1990. Action: Clerk to seek clarification.

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 decision notice was awaited.

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guildden Sutton Lane.

(iv) General.

Nothing to report.

(v) Strategic Planning.

(a) Chester District Local Plan. The Clerk had been informed by Cllr Armitage that a response should be made to modified policy DENV91fc which strengthened the planning authority's position with respect to mobile phone installations. This would be welcomed.

(b) Draft regional planning guidance for the north west. The Council's concerns with respect to the proposed 'southern crescent' within which high quality

employment development would be allowed, overriding policies elsewhere in the draft plan which sought to protect the green belt, had been referred the Regional Development Association.

(c) Rural White Paper. The Clerk had been informed by Cllr Armitage that an extraordinary general meeting was to be held by the Cheshire Association of Town and Parish Councils on Saturday, April 7 to discuss the contents of this White Paper. Cllr Armitage believed the document to be very supportive of parish councils. There was also reference to the prevention of double taxation and lighter touch audit arrangements for smaller councils. It was important the Council should respond to ensure these aspects were taken up.

3. Parish Car Park.

Nothing to report.

4. Leisure Services.

(i) Playing field. (a) Risk assessment. A response was awaited from the County Playing Fields Association.

(ii) Play Area.

(a) Safety inspections. The Clerk reported the annual inspection by RoSPA was due to take place in April, 2001.

(b) Improvement scheme. Further to the proposed questionnaire discussed above, it was agreed a meeting to discuss the content should be held on Thursday 18 January, 2001 to be attended by the Chairman and Vice Chairman. Cllr Arditti and the Clerk had progressed the application for landfill tax credit which it was now understood would be considered in March. In addition to the replacement of the safety surfacing, front boundary hedge and fence and gate, this provided for a replacement see saw and provisionally for a small roundabout to replace the play house. It was noted that a second estimate would also be required. The City Council were being informed of the position. The procedure for the acceptance of donations was also being clarified. Action: Chairman and Vice Chairman to attend meeting on 18 January 2001, Cllr Arditti and Clerk to progress further estimate and resubmit application.

(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. The Clerk had carried out a site survey as to the present encroachment onto the path by an adjoining occupier in Porters Croft and the condition of the path as reported by Cllr Arditti. The loss of the 'no tipping' sign was revisited. Action: District Engineer to be informed re encroachment and possible need for maintenance; City Council to be requested to replace the sign

should this be necessary.

(iv) Grounds Maintenance. Requirements for the forthcoming season were discussed. Action: Estimates to be sought from Gresty and one other contractor.

(v) Public seats. Cllr Arditti reported the contractors which had estimated for the proposed improvements to the play area had indicated the installation of seats in the adjoining verge would be carried out without charge. Action: Progress at appropriate stage.

5. Public Transport.

(i) Services: general. Copy correspondence dated 12 December, 2000 from City Cllr J R Boughton to constituents with respect to the possible withdrawal by Chester City Transport from 7 January 2001 of the 1310 ex Chester bus exchange was received and noted. The Clerk understood this had been deferred. Cllr Astbury reported the receipt of revised timetable information from the Transport Co-ordination Service. Action: Revised timetable information to be publicised.

6. Highways.

(i) Major schemes: (a) Chester Deeside Transport System, cycling matters. The Clerk regretted to advise Members of the resignation of Mr J Skelding from the Cycle Working Party. 00/01 087

Mr Skelding had informed the Council, by letter dated 2 January, 2001, that he would no longer be in a position to attend meetings and to represent the Council's views . Action: Mr Skelding to be thanked ` for his services to the Council.

(ii) Local matters.

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

(b) 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 had been sought from the Police Traffic Management department. It was understood that road conditions had not been a contributory factor. The Clerk reported he had contacted the District Engineer as to the amount of mud and standing water on the road and increasing damage to verges. A response was awaited.

(c) Ditch, Belle Vue Lane. Nothing to report.

(d) Utility markers, Oaklands. Action: The attention of the utilities concerned was being drawn to the condition of markers in the verge at the junction of School Lane and Oaklands opposite The Wood and at other locations in the parish following a survey by the Clerk.

(e) Drains, Guiden 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.

(f) 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.

(g) Chester LJC for Highways and Transportation. It was noted the next meeting was to be held on Thursday 18 January, 2001 at 6.30 pm at Chester Town Hall.

(h) Wilding Business Estate. Concerns expressed at the speed of traffic exiting the Wilding Business Estate and the possible need for traffic management measures were being raised with the Wilding Business Estate.

(i) Footways, Arrowcroft Road. Cllr Astbury referred to damage to footways in the vicinity of the school caused by commercial vehicles over-riding to avoid parked cars. Action: Refer to District Engineer.

(iii) Strategic.

(a) Winter gritting routes. The Clerk reported the receipt, by letter dated 12 December, 2000 from the highway authority, of details of gritting routes for the current winter. Action: Noted.

(iii) Street lighting.

Cllr Whitehouse had advised the Clerk of continuing difficulties affecting the light outside 107 Oaklands.

7. Finance:

(i) income.

Bank of Scotland
interest (Dec) £ 35.26

(ii) payments.

S & H Services
shelter cleaning £ 10.00

Chester Standard
newsletter distribution £ 16.45 (VAT £2.45)

Clerk:
Salary 1.10.00 - 31.12.00 £ 650.00
Photocopies (Dec)
278 @5p £ 13.90 00/01 088

Mileage (Dec)
20 @ 40p £ 8.00

Total £ 671.90

Proposed by Councillor Hughes
seconded by Councillor Astbury
and agreed.

(iii) balances

Bank of Scotland
(Dec) £12,254.42

(iv) Audit.

(a) Internal. An amending minute was to be prepared by the Clerk to regularise points of detail recommended by the Vice Chairman.

(b) External. The Clerk reported the requirement for the Council to formally note comments by the District Auditor with respect to the 1998/99 audit and for this to be certified by the Chairman. It was noted that Hacker Young were progressing the audit of the accounts for 1999/2000 and that the position as at 31.12.00 would be displayed on the noticeboard. Action: Comments by the District Auditor with respect to the 1998/99 audit noted, to be forwarded to Hacker Young.

(v) Budget 2001/2002 The reports as to income and expenditure presented by the Clerk at the December meeting, forecast balances at 31.3.01 and draft budget proposals had been further considered by the Chairman and Vice Chairman who presented a proposed budget, copies of which had been circulated by the Clerk. This held expenditure at the existing level whilst allowing for a modest increase in precept to avoid disproportionate increases in future years. It was proposed by Cllr Hughes, seconded by Cllr Astbury and agreed that a budget of £10,760 should be set for the ensuing year. It was proposed by Cllr Hughes, seconded by Cllr Fisher and agreed that a precept of £9,925 should be requested.

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 Fisher referred to the state of part of Belle Vue Lane. Cllr Hughes referred to the need for a number of footpaths to be swept to deal with leaves and horse manure. Action: Position with respect to the scheduled clearance of the Belle Vue Lane accesses to be clarified with the Services Manager; adjacent fly tipping to be reported with request for other footways to be swept.

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

(iii) lengthsman: scavenging of Village Hall car park and surrounds by

lengthsman. Cllr Hughes had been asked to formally monitor the performance of the contractor for that part of the contract. The contractor had been formally notified and requested to extend his docket reporting to this area.

The Clerk reported the receipt, by letter dated 27 December, 2000, of advice from the contractor with respect to the toxic nature of black thorn hedging. Action: Advice to be sought from Parks Manager, subsequent note to appear in newsletter.

10. Trees and hedges.

(i) TPOs. The Clerk had pursued the outcome of the review together with arrangements for the monitoring of replacements for protected trees felled at a property within the parish. A response was awaited.

(ii) Direction sign, Village Hall. An informal approach was 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.

(i) Newsletter no 78, December 2000. Action: Received and circulated.

(ii) Clerks and Councils Direct, December 2000. Received and noted.

12. Chester City Council.

(i) Local Panel 6. The Council was informed, by letter dated 19 December, 2000, that the next meeting of the panel was to be held on Thursday 8 February, 2001 at 7.30pm. Action: noted.

(ii) Collection of green waste. Nothing further to report.

(iii) Maintenance of churchyards. The Council had been informed, by letter dated 12 December, 2000, that the bid for a grant of £250 had been successful.

(iv) Ragwort. A copy of a leaflet had been supplied by the Clerk to Cllr Fisher. Action: City Council to be informed of local outbreaks.

(v) Vision 2000. (a) Conference 28 September, 2000. Details of the outcomes were received and had been circulated by the Clerk. Action: Noted. (b) Workshops. Details had been received and circulated to Members by the Clerk of a series of workshops to consult on the key themes which had emerged. The Clerk had been informed by Cllr Armitage of two sessions which Cllr Armitage believed to be of particular interest. Action: Clerk to be informed should Members wish to attend.

(vi) Chester International Links Association News, Winter 2000/2001. Action: Received and noted.

(vii) Walled Town Friendship Circle newsletter December 2000. Action:

Received and noted.

(viii) Housing Trust News December 2000. Action: Received and noted.

13. Cheshire County Council.

(i) Quality of Life Survey 29 January, 2001. The Clerk reported the receipt, by letters dated 4 December, 2000 from County Cllr Moira Chapman, which had been circulated to Members, and 21 December, 2000 from the Director of Community Development, of the launch of the results of this survey on Monday 29 January, 2001. Action: Members wishing to attend to inform the Clerk.

(ii) Waste Management Service best value review. The Clerk reported the receipt of details of this review, correspondence in respect of which had been circulated to Members, to which the Council was invited to contribute. Action: Comments to be forwarded to the Clerk.

(iii) Chester Matters December 2000. Action: Received and noted.

(iv) Household waste and recycling centres. The Clerk reported the receipt of information and details of opening hours. Action: Noted.

(v) Archives and Local Studies Newsletter Autumn 2000. Action: Received and noted.

(vi) Welcome to Cheshire Libraries. Copies of this leaflet had been obtained by the Clerk and circulated. Action: Noted.

(vii) Travelwise Choices. Copies of this leaflet had been obtained by the Clerk and circulated. Action: Noted.

14. Cheshire Community Council.

(i) Village Design Statements. The Clerk had confirmed the Council's interest with the officer concerned.

(ii) Cheshire Cauldron December 2000. Action: Received and noted.

(iii) [Choice@Malpas](#). Details were received of this initiative. Action: Noted. Copy to be provided to Cllr Hughes.
00.01 090

(iv) Community News and Views Autumn 2000. Action: Received and noted.

(v) Community Council briefing no 10. Action: Received and noted.

(vi) Cheshire Best Kept Village competition 2001. The Clerk reported the receipt of details of the competition. It was noted that community involvement was to receive a higher proportion of marks. A view was expressed there may be benefit in withdrawing from the competition at present to allow the possibility of wider support being canvassed. Action: Decision at February meeting.

15. CPRE.

Nothing to report.

16. Health.

(i) Abolition of Chester and Ellesmere Port CHC. The Clerk reported the receipt of a letter, which he had circulated, from the Chairman and Chief Officer of the Chester and Ellesmere Port CHC referring to the abolition of CHCs in their present form and seeking the Council's views on action to ensure the new arrangements continued to meet patients' needs. Action: Members to inform the Clerk of any observations.

17. Policing matters.

(i) Local Policing. Crime prevention survey to be discussed with the Community Association. Concerns as to the speed of traffic on Oaklands had been referred to Traffic Management. A response was awaited.

(ii) Relocation of Force HQ. The Chief Constable had been encouraged to maintain a city centre presence.

(iii) Local policing objectives. Details of the draft local policing objectives had been circulated by the Clerk who had requested comments. Action: Members to inform the Clerk of any observations.

(iv) Centralised custody facilities. It was noted the process for the provision of these facilities under the Private Finance Initiative was proceeding. Action: Clerk to pursue the Council's position with the Police Authority and the Constabulary..

18. Newsletter.

Nothing to report.

19. Millennium Celebrations.

A successful carol evening had been held at the Village Hall on Monday 18 December, 2000 at 6.45pm.

20. Memorial Garden.

Nothing to report.

21. Bulb planting.

Nothing to report.

22. Web site.

It was agreed a generic email address for the Clerk would be incorporated.

23. Primary school.

There was nothing further to report at this stage.

24. Village Hall car park.

There was nothing further to report at this stage.

25. Covenants, shop premises.

The advice of NALC had been sought as to the implications of the Council accepting Mr Harper's suggestion. A response was awaited. 00/01 091

26. Village Fair.

The Scout group had been invited to provide information as to their constitution following their expression of interest to continue to organise the village fair.

27. Cheshire Fire Authority/Cheshire Fire Brigade annual report 1999-200. Copies of this report had been obtained by the Clerk and circulated. Action: Noted.

28. Chester Council for Voluntary Service newsletter winter 2000. Action: Received and noted.

29. Chester Volunteer Bureau newsletter winter 2000/2001. Action: Received and noted.

MATTERS CONSIDERED IN THE ABSENCE OF THE PRESS AND PUBLIC

It was proposed by Councillor Fisher, 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. Enforcement: re satellite dishes.

Further apparent breaches were considered. Action: Enforcement Officer to be requested to advise.

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

There was nothing further to report at this stage.