

## **GUILDEN SUTTON PARISH COUNCIL**

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 12 March, 2001.

Chairman: Cllr M Gartland.

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

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

In attendance: City Cllr J R Boughton, P Evans Esq, Chairman of Governors, Guilden Sutton CE (Cont) PS.

### Public speaking time.

There was no public speaking.

1. Procedural matters.

(a) Minutes.

The minutes of the ordinary meeting of the Council held on Monday 12 February, 2001 were proposed by Cllr Arditti, seconded by Cllr Hughes and agreed subject to the following additions and clarifications requested by Cllr Hughes:

1 (c) public speaking time. The words: 'It was agreed the time limit should be applied with appropriate flexibility' to be added to the existing minute.

6 (b) Highways, local matters, Wicker Lane. The words: 'A site meeting was being requested with the District Engineer' to be added to the existing minute.

9 (iii) lengthsman. The words: 'It was noted that Cllr Hughes had also spoken to the lengthsman with respect to the cleansing of the Village Hall car park and surrounds' to be added to the existing minute.

23 Primary school. The words: 'The concerns referred to would be raised by Cllr Fisher' to be added to the existing minute.

(b) Vacancy vice Cllr A Patten. The Clerk reported that former Cllr Patten had been thanked for her services to the Council and the community. The necessary statutory notice had been obtained from the returning officer and displayed. It was noted the period in which a poll could be claimed would expire on Friday, March 16.

(c) Dates of future meetings. These had been notified to the Hall Booking Secretary. Action: Arrangements to be made for the annual parish meeting and annual meeting of the Council to take place on 14.5.2001 at an alternative venue.

## 2. Planning.

### (i) New applications.

01/00133/FUL, two storey extension and rear conservatory at 3 Heath Bank for Mrs M Higginson. Further enquiries had been made by Cllr Gartland in conjunction with Cllr Astbury. It was noted that although the proposal represented a considerable extension, the dwelling was the last unimproved property on Heath Bank. Action: No observations.

City Cllr J R Boughton indicated there were concerns at the extent of the proposal and an amended application would be forthcoming.

### (ii) Decision notices.

00/01151/FUL (amended details) two storey side extension at Frogmore Cottage, Church Lane for Mr R Parkinson.

### (iii) Current applications.

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

Further to the debate at the previous meeting, City Cllr J R Boughton informed Members that both Ashton and Christleton parish councils were making contributions to local panel funded schemes within their parishes. He believed such partnership funding would be a recurring feature.

A note as to the basis for the Council's contribution had been circulated by the Clerk. The Chairman had thought it had been appropriate for a contribution to be made and had been supported by Cllr Fisher. Cllr Armitage concurred. Cllr Hughes believed it was important there should be accountability as to the expenditure. This was accepted. The Clerk said he would be happy to detail the agreed specification discussed at the site meeting and seek confirmation from the Parks Manager that this would be carried out. The arrangements for the payment of the £200 contribution would also be clarified. This approach was proposed by Cllr Armitage, seconded by Cllr Arditti and agreed together with authority for the Chairman and Vice Chairman to sign should the contribution be required prior to the next meeting. Action: Clerk to progress.

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.

00/00734/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. A copy of the decision notice was being supplied to Cllr Gartland.

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 Clerk reported the receipt, by letter dated

9 March, 2001 of advice from the City Council Trees and Woodlands Officer of a rerouting of the final section of pipeline. This was noted. Action: Enquiries to be made as to the timetable for the project in view of the foot and mouth outbreak.

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.

00/01299/FUL, conservatory at Roseville, Belle Vue Lane for TNJ Developments. The Clerk had pursued the lack of an informative on the decision notice with City Cllr J R Boughton. It was understood the matter would be rectified

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

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.

00/01530/FUL, retention of 100 cm satellite dish at 119 Oaklands for Mr H Kaya. It was noted the analogue dish had been removed.

00/01578/FUL, conservatory at 5 Fox Cover for Mr D Cottenden.

(iv) General.

Nothing to report.

(v) Strategic Planning.

(a) Chester District Local Plan. The modified policy DENV91fc

which strengthened the planning authority's position with respect to mobile phone installations had been supported. The Council's response had been welcomed by the Forward Planning Manager.

A summary of further revisions had been obtained by the Clerk and circulated to each Member.

(b) Draft regional planning guidance for the north west. Nothing further to report at this stage.

(c) Rural White Paper. It was noted the County Association was to hold a briefing on 7 April, 2001 at Byley. The Clerk reported the receipt, by letter dated 16 February, 2001, of a copy of the summary of the White Paper forwarded by Christine Russell MP. Action: Further copies to be obtained sufficient for each Member.

(d) Cheshire Planning Forum. Notification was received, by letter dated 28 February, 2001, of a meeting of the Cheshire Planning Forum to be held at the Vale Royal Borough Council offices, Wyvern House, Winsford on Friday 30 March, 2001.

### 3. Parish Car Park.

The suggestion by Mrs Y Kirk that security in the car park could be improved if plants in the boundary planting next to the footpath were pruned to below door handle height would be considered. It was agreed a working party would be held on Saturday 24 March, 2001 at 10.00 am.

The request by Mrs Kirk for the telephone kiosk to be restored to the original design was being raised with BT.

### 4. Leisure Services.

(i) Playing field.

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

(b) Provision for youth. The Clerk was pleased to report the agreement of the landowner had been obtained to the provision of an integral goalpost/basketball net.

(ii) Play Area.

(a) Safety inspections. A satisfactory safety report dated 27 February, 2001, was received from the City Council.

(b) Improvement scheme. The City Council was being kept informed of the position. It was anticipated the grant of £1,000 would continue to be available in 2001/2002 should this deferment be necessary. The analysis of the questionnaire survey prepared by Cllr Arditti had been included in the newsletter and would be circulated to Members for information. A note as to the proposal to provide for a small, speed limited roundabout in place of the play house had been sent to Mrs Beresford. Mr Gresty had been thanked for his views, including security measures and the locking of the gate. These had been forwarded to Mrs Beresford. A renewed approach would be made to landowners to ascertain the possibility of land being available for purchase to accommodate the play area or facilities for youths. Concerns as to underage drinking had been referred to PC Tack. A supportive response as to possible community safety funding had been received from the County Council. Action: Installation of lighting at the rear of Orchard Croft to be pursued.

(c) Anti social behaviour. A possible reduction in the height of the boundary hedge to the rear of the Village Hall would be progressed in consultation with the Community Association and City Cllr B J Bailey.

(iii) Public Footpaths.

(a) Parish Footpaths Group. The Clerk had drawn the attention of the Parish Paths Warden to the deposit of manure alongside the footpath from the hollows. Mr Armstrong believed this to be an annual occurrence prior to spreading as the land adjoined an agricultural access. He noted it did not involve a deposit on the line of the path. Cllr Hughes believed the deposit amounted to an obstruction due to their proximity to its path. The Council confirmed their wish the matter should be drawn to the attention of the landowner, the Public Rights of Way Unit and environmental health officers. Mr Armstrong had been informed of the likely closure of paths in connection with the construction of the gas pipeline.

(b) Footpath no 2. The District Engineer had requested further information of the continuing encroachment onto the path by an adjoining occupier in Porters Croft. This would await the lifting of the closure notice referred to beneath. The condition of the path

had been drawn to the attention of the City Council with other paths which would benefit from sweeping. It was thought some, but not all, had been swept. The replacement of the 'no tipping' sign was being sought.

(c) Foot and Mouth Disease (Amendment) (England) Order 2001. The Clerk reported the receipt of this order, by letter dated 28 February, 2001 which closed all paths on the definitive map in Cheshire, apart from those in urban areas, due to the current foot and mouth emergency. A copy would be provided to the Parish Paths Warden.

Cllr Armitage reported the accesses from Oaklands to footpath 2 were not restricted or signed and the notice at the Park Farm access had been removed. He noted the closure of urban paths was being reviewed and suggested footpath 2 should be included. Action: Clerk to progress.

(d) Mid Cheshire Footpath Society. The Clerk reported the receipt of details of the annual general meeting to be held on Wednesday 4 April, together with the annual report. This would be referred to the Parish Paths Warden.

(iv) Grounds Maintenance. The Clerk reported that estimates had been sought from two contractors. Only one had been received, from Gresty dated 5 March 2001, which had been circulated to Members. The Clerk rehearsed the history of seeking greater numbers of quotations, particularly in recent years. Cllr Armitage expressed concern at the response and would have wished to see greater efforts made to seek further estimates. Following careful consideration of the estimate submitted by Gresty, it was proposed by Cllr Armitage, seconded by Cllr Hughes and agreed that exceptionally the tender submitted by Gresty should be accepted although the Council would wish to ensure that further tenders were sought for 2002. Cllr Whitehouse would be invited to supervise that part of the contract outside the cleansing of the Village Hall car park and surrounds which would fall to Cllr Hughes. Detailed dockets would be sought and the possibility of an early meeting with the contractor would be sought by the Clerk. Action: Clerk to accept tender and seek meeting with contractor, Cllr Whitehouse to be invited to supervise the contract.

(v) Public seats. The estimate from the City Council of £25 for repairs to damage to the seat in the play area had been accepted.

## 5. Public Transport.

(i) Services: general. The 1310 ex Chester Bus Exchange was continuing to operate on an emergency contract. The revised timetable information supplied to the Local Bus User Contact was being publicised on the notice boards and in the newsletter. It was noted the temporary timetable information displayed at stops within the parish had been updated by the Transport Co-ordination Service. This was welcomed. Action: Transport Co-ordination to be thanked, assurance to be sought that the 1310 service will continue on a permanent basis.

## 6. Highways.

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

(ii) Local matters.

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

(b) Wicker Lane. A renewed approach had been made to the Dee Valley Group as to the concerns with respect to the frequency of bursts affecting their supply on Wicker Lane. Dates were awaited from the District Engineer for the proposed site meeting.

(c) Ditch, Belle Vue Lane. City Cllr J R Boughton reported on the outcome of his efforts to resolve the difficulties relating to the ditch, which had recently been cleared from the corner towards Roughwoods. A watching brief would be kept.

(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) 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 had been completed.

(f) Chester LJC for Highways and Transportation. There had been nothing to report affecting the parish at the meeting held on Thursday 8 March, 2001, although the Clerk understood that City Cllr J R Boughton would be stepping down as a highways spokesman. The next meeting was to be held on Thursday

(g) Wilding Business Estate. Concerns expressed at the speed of traffic exiting the Wilding Business Estate and the possible need for traffic management measures had been raised with the Wilding Business Estate. A response was awaited.

(h) Footways, Arrowcroft Road. The damage to footways in the vicinity of the school caused by commercial vehicles over-riding to avoid parked cars had been referred to the District Engineer as a result of which the footway outside no 11 was to be repaired.

(i) Road sign, Belle Vue Lane. The complaint from Mrs Y Kirk as to the road narrows sign in Belle Vue Lane, previously identified as a problem by Cllr Fisher, had been raised with the District Engineer who had agreed it should be resited. Self seeded trees would also be removed.

(j) Station Lane. Dates were awaited from the District Engineer for the proposed site meeting.

(k) Direction signs, Village Hall. The Clerk had ascertained this was a matter for the highway authority. Inquiries were being made.

(l) Obstruction, Church Lane. A complaint by a resident as to the obstruction of the footway in Church Lane by parked vehicles would be referred to the police.

(iii) Strategic.

Nothing further to report at this stage.

(iv) Street lighting.

It was noted that the light at 12 Guilden Green, together with the memorial light, appeared to be faulty. Action: Report.

7. Finance:

(i) income.

Bank of Scotland

interest (Feb) £ 29.48

(ii) payments.

Devaprint

Newsletters 74 – 76 £ 55.00

Chester City Council

Contribution to landscaping costs £ 200.00

Mid Cheshire Footpaths Soc

Subscription 2001/2002 £ 8.00

Clerk:

Photocopies (Feb)

270 @5p £ 13.50

Mileage (Feb)

20 @ 40p £ 8.00

£ 23.50

\* payment to be withheld pending resolution of minute  
95/01052/FUL

Proposed by Councillor Armitage

seconded by Councillor Arditti

and agreed.

Cllr Fisher had advised the Clerk that maintenance charges in

respect of the web site would arise before 4 April, 2001. These were not expected to exceed £100. It was proposed by Cllr Armitage, seconded by Cllr Arditti and agreed that the Chairman and Vice Chairman should sign should this be necessary.

(iii) balances

Bank of Scotland

(Feb) £11,394.54

(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. Comments by the District Auditor with respect to the 1998/99 audit were being forwarded to Hacker Young. The certificated statements required by the District Auditor in respect of the 1998/99 audit had been signed by the Chairman.

(v) Budget 2001/2002. The precept of £9,925 was awaited..

8. Access to school.

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

(ii) rear of Village Hall. It was noted the damaged cherries had now been removed. Action: Revisit prior to next planting season.

9. Environment services:

(i) amenity cleansing. The complaint from Mrs Y Kirk as to the condition of the footway in School Lane had been included in the request to the City Council for paths in the parish to be swept. The position with respect to the scheduled clearance of the Belle Vue Lane accesses had also been raised with the Services Manager. The condition of the access to the school at the rear of Orchard Croft had been raised but it appeared the section from Hill Top Road had been swept. Action: Clerk to contact Services Manager.

(ii) dog fouling. The provision of a pole to enable the mounting of

the proposed bin in the hollows would be progressed. The provision of appropriate signs at the entrance to the play area and the replacement of the damaged bin to the rear of Orchard Croft was being requested.

(iii) lengthsman: Further to the advice received from the lengthsman with respect to the toxic nature of blackthorn hedging, advice had been received from the Trees and Woodlands Manager and a subsequent note would appear in the newsletter. A request had been made to the City Council for broken glass on the Summerfield Road car park to be swept.

#### 10. Trees and hedges.

(i) Direction sign, Village Hall. An informal approach was being made by the Clerk as to the obstruction by a tree of the sign in Oaklands.

(ii) Road sign, Belle Vue Lane. The adequacy of the clearance work carried out by the District Engineer was being revisited by Cllr Fisher (see also 6 (j) above.)

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

(i) Statement of Standards. The Clerk had circulated a copy of the standards of service provided by the County Office. This was noted.

(ii) Chester Area Meeting, Wednesday 14 March, 2001. The date was noted by the Council's representatives.

(iii) Newsletter no 76. Received and circulated.

(iv) Clerks and Councils Direct, March 2001. Received.

#### 12. Chester City Council.

(i) Maintenance of churchyards. The allocation of a grant of £250 was being acknowledged. The PCC was being informed.

(ii) Consultation evening 20 February 2001. It had not been possible for the Council to be represented.

(iii) 'Who Decides.' The Clerk reported the receipt, by letter

dated 2 March, 2001, of advice from the Policy Development Manager as to the closing date for representations. This was noted.

(iv) Northern Marches Leader+ Partnership. The Clerk reported the receipt, by letter dated 26 February, of information from the partnership about a proposed bid for European funding. This was noted.

(v) Past Uncovered, February 2001. Received and circulated.

### 13. Cheshire County Council.

(i) Annual town and parish councils conference. It was now understood the conference, due to take place on Wednesday 28 March, 2001 at 7.00 pm in the Tenants Hall at Tatton Park, would be postponed due to the foot and mouth emergency.

(ii) Chester Matters no 24. Received and noted.

### 14. Cheshire Community Council.

(i) Village Design Statements. Nothing further to report at this stage.

(ii) Choice@Malpas. Details had been forwarded to Cllr Hughes.

(iii) Cheshire Best Kept Village competition 2001. The Community Council had been informed the Council did not propose to enter in 2001.

### 15. CPRE.

Correspondence was received and would be 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.

(ii) Centralised custody facilities. The Clerk had pursued the Council's position with Constabulary. A response was awaited.

(iii) Chester Police Forum. It was noted future meetings would be held on Mondays 14 May and 17 September 2001 and 21 January 2002.

#### 18. Newsletter.

The Clerk indicated it had been appropriate to produce a double sided issue in view of the amount of current business. Cllr Hughes believed a reference in the text might be a hostage to fortune. This was noted.

#### 19. Millennium Celebrations.

Cllr Armitage reported.

#### 20. Memorial Garden.

Nothing to report.

#### 21. Bulb planting.

It was noted the grass cutting contractor had restricted the first cut on the verges of the Guilden Sutton Lane diversion to one metre. This was welcomed. Cllr Fisher would be requested to provide a pictorial record of the planting.

#### 22. Web site.

As minuted above, Cllr Fisher had indicated to the Clerk that the annual maintenance payments were expected shortly.

#### 23. Primary school.

The Chairman welcomed Mr P Evans, Chairman of the Governors, to whom Cllr Fisher had written with respect to the concerns raised at the previous meeting. Mr Evans provided assurances as to the issues raised. Cllr Hughes referred to the need for the Governors to address any real or perceived problem. A further communication to parents was suggested as likely to be of help

by Cllr Arditti. In response to a suggestion by Cllr Hughes, Mr Evans agreed to visit past practices and to advise the Parish Council. This was thought to be helpful. With respect to the play area, it was noted the views of the Governors were awaited from Mr Henderson. Cllr Gartland pointed out the Council was devoting a considerable amount of resources to improving the play area. He would have thought this would also be what the school would wish to see. Cllr Hughes said he would welcome an improvement in relationships. Mr Evans indicated he was anxious that any areas of concern should be referred to himself. He would be happy to discuss any problems which might arise. This was warmly welcomed. The Council believed the meeting had been extremely useful and Mr Evans was thanked for his attendance by the Chairman.

#### 24. Village Hall car park.

The concerns of the occupier raised at the previous meeting had been brought to the attention of PC Tack, who had visited. They were also to be brought to the attention of the Community Association

#### 25. Covenants, shop premises.

The County Secretary had indicated she would find it helpful to have a copy of the existing covenant before pursuing the matter further. Cllr Armitage believed this request should be sought in writing. Action: Clerk to progress.

#### 26. Village Fair.

Nothing further to report at this stage.

#### 27. Roll of office holders.

Cllr Armitage had scrutinised the draft list of Chairman and Vice Chairmen drawn up by the Clerk and had verified the more recent appointments. This would now be finalised.

#### 28. Model Code of Conduct.

The Clerk reported the Council had the opportunity to respond to the City Council on the draft national code of conduct for Members by Friday, April. 27.

It was agreed this should be referred to Cllr Armitage.

#### 29. Llangollen International Eisteddfod.

The Clerk reported the receipt by the Eisteddfod of a request for financial support. This would be declined.

#### 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. Enforcement: re satellite dishes.

The Enforcement Officer was being requested to advise in respect of certain installations.

#### 30. Sale of Land, Hare Lane/Belle Vue Lane.

There was nothing further to report at this stage.