

## **GUILDEN SUTTON PARISH COUNCIL**

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 23 July, 2001.

Chairman: Cllr D Hughes.

Apologies: Cllr D E Whitehouse, City Cllr J R Boughton.

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

In attendance: PC R Tack.

### 1. Public speaking time.

A resident addressed the council in respect of anti social behaviour by a small minority of young people. PC Tack responded as to initiatives being taken by the police. The lack of leisure facilities was recognised. The Chairman thanked PC Tack for his efforts and the resident for his support.

### 2. Procedural matters.

#### (i) Minutes.

The minutes of the meeting of the Council held on Monday 18 June, 2001, were proposed by Cllr Armitage, seconded by Cllr Arditti. Action: Agreed.

(ii) City Cllr J R Boughton – attendance. The Clerk reported that City Cllr Boughton had been congratulated on his election as president of the Rotary Club of Chester.

(iii) N J Fitton Esq CC. The Clerk reported that former County Cllr Fitton had been thanked for his services to the Council.

(iv) Mrs C M Russell MP. The Clerk reported he had congratulated Mrs C M Russell on her re-election as MP for the City of Chester.

(v) J E Burke Esq CC. The Clerk reported that County Cllr J E Burke had been congratulated on his election. County Cllr Burke

had intimated a wish to visit at a suitable opportunity.

(vi) Representatives to outside bodies. The Clerk reminded Members that at the annual meeting, the Council had reappointed existing representatives subject to a review at a later stage to take account of the views of more recently elected Members. Cllr Gartland indicated his willingness, previously stated, to retire as the Council's representative to the Village Hall Management Committee and it was proposed by Cllr Arditti, seconded by Cllr Astbury and agreed that Cllr Paterson should be elected in his place.

(vii) Responsible Financial Officer. The Clerk reminded Members of the requirement to appoint a responsible financial officer. It was proposed by Cllr Paterson, seconded by Cllr Gartland and agreed that the Clerk should be so appointed.

### 3. Planning.

#### (i) New applications.

01/00550/TEM, temporary change of use of agricultural building to light industrial at Tile Farm, Wicker Lane for Mr J Nicholas. The Clerk reported the receipt of further representations. A public meeting had been held in the Marigold Room on Monday 25 June, 2001 prior to the determination of the Council's response. This had been attended by the applicant who had responded to concerns raised by residents. An objection had subsequently been made on highway grounds. The proposal was to be determined by the Planning Board on Wednesday 25 July, 2001 and had been recommended for refusal. The Council's response, together with planning officer's report and correspondence from City Cllr J R Boughton on a related matter had been circulated to Members.

01/00781/FUL, utility room extension at 8 Porters Croft, CH3 7HQ for Mr and Mrs Provan. Action: Further inquiries had been made by Cllr Arditti. Action: No objection to be raised.

01/00825/FUL conservatory at The Stores, Church Lane, CH3 7EW for Mr and Mrs McDermitt. The Clerk reported that enquiries had been made by Cllr Whitehouse who had recommended that no objection should be raised. Action. No objection to be raised.

01/00884/COU, change of use to caravan park at Rose Manor

Farm, Mickle Trafford. Details of this application had been circulated by the Clerk. Action: Objection on green belt grounds.

01/00920/FUL, extension to roof for proposed loft conversion at 54 Guilden Sutton Lane, CH3 7EY for Mr Palmer. Cllr Arditti reported. Members expressed concerns as to the visual impact of the proposal. Action: Planning authority to be informed of the need for matching materials, permitted development rights to be withdrawn. A strong objection would have been made had the proposal been to the front of the property.

01/00940/FUL, two storey extension at 9 Fox Cover, Guilden Sutton CH3 7HH for Mrs E Johnson. Cllr Hughes reported. Action: No objection.

(ii) Decision notices.

01/00551/S73 removal of condition to allow the insertion of roof lights and the use of roof space at The Paddock, Church Lane for Mrs S Carden.

(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. Cllr Arditti reported on the outcome of a site meeting with the Parks Manager. Concern was expressed at the quality of the fill material being used to level the dip in the verge and this would be brought to the attention of the Parks Manager. Action: Inform 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.

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

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.

00/00932/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.

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

Orange, addition of 3 no antennas and new equipment cabin, CCC Highways Depot, Guilden Sutton Lane. The reference in documents relating to a proposal elsewhere in Chester district to possible mast sharing with BT Cellnet at the mast on Guilden Sutton Lane was being pursued.

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.

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

01/00133/FUL, two storey extension and rear conservatory at 3 Heath Bank for Mrs M Higginson.

01/00454/FUL single storey side extension at 12 Fox Cover for Mr K Mohring.

01/00738/FUL, raise workshop roof on part of unit 3, Guilden Sutton Yard for A Wilding (Chester) Ltd. The proposal had been welcomed and the company thanked for kindly keeping the council informed of its intentions.

(iv) General.

The Council revisited the preferred procedure for dealing with consultations on planning applications and confirmed the practice that proposals should where possible be handled by two Members, consulting the Chairman should a response be

necessary prior to the next Council.

(v) Strategic Planning.

(a) Chester District Local Plan. Nothing further to report at this stage.

(b) Rural White Paper. Further copies of the summary provided by Mrs C M Russell MP were being obtained sufficient for each Member.

4. Parish Car Park.

Mrs Kirk was being informed that BT had confirmed the Council's request for the installation of a more traditional type of kiosk would not be accepted.

5. Leisure Services.

(i) Playing field.

(a) Risk assessment. A response had been received from the County Playing Fields Association. This intimated that a further seminar would be held following the lifting of the foot and mouth restrictions and that information was available from the National Playing Fields Association and from RoSPA. The advice of the City Council was being sought as to the concerns raised by the grounds maintenance contractor with respect to damage to the land by mole activity.

(b) Dog fouling. The 'no dogs' sign was being replaced.

(c) Provision for youth. The Clerk reported it was unlikely the grant aiding bodies would be able to deliver to the same timescale as the donors of the basketball net. The Council revisited the provision of facilities and preferred the original proposal of a combination goal post and basket ball net as this would overcome siting difficulties. Action: Clerk to pursue funding sources.

(ii) Play Area.

(a) Safety inspections. The annual inspection by RoSPA was being considered by Cllr Arditti to whom information provided by

Chester City Council, by letter dated 22 May, 2001 as to the inspection and maintenance of playgrounds was being referred. An estimate had been sought from the City Council of the cost of the inspection service referred to therein.

(b) Improvement scheme. It was proposed by Cllr Hughes, seconded by Cllr Gartland and agreed unanimously that the financing of the improvement scheme as agreed in May and set out in the June minutes should be approved. Cllr Arditti and the Clerk reported on a meeting with the representative of WREN at which the procedure for payment of the grant and the contractor had been discussed. Related correspondence had been circulated to Members. The Council noted the new safety surfacing had been installed. In response to an inquiry by the Chairman, Cllr Arditti confirmed that should access be required to mounting bolts, it was possible for the surfacing disturbed to be replaced. The grounds maintenance contractor would be instructed to cut the boundary hedge. This was noted. Cllr Arditti was thanked by the Chairman for his efforts.

Cllr Arditti reported on a site meeting with Mr Henderson as chairman of the building committee of the school governors at which issues raised by the governors had been discussed.

(iii) Public Footpaths.

(a) Parish Footpaths Group. The Chairman's concern that the footpath network had become overgrown due to the foot and mouth emergency and that repairs were required to fencing at a number of locations was being referred to the Footpaths Warden.

(b) Footpath no 2. An estimate for the fixing of a replacement 'no tipping' sign was being sought from Gresty.

The severely overgrown condition of this path had been referred to the District Engineer.

(iv) Grounds Maintenance. The Cheshire Landscape Trust was being asked to advise on the type of shrub required for the boundary planting in the parish car park and the replanting of the rose bed.

(v) Public seats. It was not known if the City Council had carried out the requested repair to the public seat in the play area and the matter had been pursued. A response was awaited.

## 6. Public Transport.

(i) services: general. A copy of the revised timetable information displayed at stops was awaited from the Transport Co-ordination Service for inclusion in the newsletter.

(ii) shelters. The Clerk reported the receipt of information by letter dated 13 July, 2001 of a new scheme for the provision of shelters. Action: Noted.

## 7. Highways.

(i) Major schemes: Chester Deeside Transport System. Advice had been received from the County Cycling Officer that a decision on the extension of the cycleway to Park Farm awaited the outcome of the CDTS scheme. Action: Noted.

(ii) Local matters.

- a. Chevron signs, The Byatts. It was noted a number of chevron signs had now been erected but it was not known if these had been affixed by the highway authority
- b. Wicker Lane. Further to the site meeting on Monday, June 4, 2001, a letter reinforcing the Council's concerns had been forwarded to the Section Engineer. This had been circulated to Members.

(c) Chester LJC for Highways and Transportation. It was noted the meeting due to have been held on Thursday 24 May, 2001, would now be held on Thursday, July 26 2001.

(d) Wilding Business Estate. The company had been thanked for its co-operation in the provision of markings at the access to the estate.

(e) Road sign, Belle Vue Lane. Action by the District Engineer was awaited. Cllr Fisher reported a direction sign at the junction of Hare Lane and Belle Vue Lane was also obscured. Action: Refer to District Engineer.

(f) Direction signs, Village Hall. A response had been received from the highway authority, which had been circulated to Members, suggesting a reference to the shops should be included. Members believed it would be undesirable to direct

shoppers to the Village Hall car park and the scheme would need to take account of this. Action: Consult shopkeepers.

(g) School Lane, maintenance. The District Engineer was being complimented on the scheme.

(h) Footways, Arrowcroft Road. It was not known if the anticipated repairs had yet been carried out.

(i) Verges, Guilden Sutton Lane. It was not known if there had been any response to the complaint as to the unsatisfactory reinstatement carried out by Transco of certain verges disturbed during the main replacement in 2000. Action: Monitor.

(j) local safety scheme, junction A 41/Guilden Sutton Lane. Renewed concerns as to the misuse of this scheme had been referred to the highway authority. Copies of the correspondence had been circulated to Members. The Clerk reported he was aware that related concerns were being raised by County Cllr S Proctor.

(k) Station Lane. Cllr Fisher referred to the need for maintenance to deal with seasonal growth on Station Lane. Action: Refer to District Engineer.

(iii) Strategic.

(i) Route Management Strategy M53/A55/A483/A550 Birkenhead to Welsh border.

The Highways Agency had been informed the Council regretted it had not been able to attend the seminar to inform a draft document to be the subject of consultation in Spring, 2002 but wished to be included in the future consultation.

(iv) Street lighting.

Nothing to report.

8. Finance:

(i) income.

Bank of Scotland



interest (June) £ 45.50

(ii) payments.

Chester City Council

2<sup>nd</sup> half year business rates £ 288.00

S & H Services

Shelter cleaning £ 10.00

CATPCs

Training fee/publication £ 20.50

Chester Standard

Newsletter distribution £ 16.45 (VAT £2.45)

Cllr Fisher

Web site charges £ 112.66 (VAT £16.78) DUPLICATE

3C Waste Ltd

re play area £ 626.14

Clerk:

Salary Apr – Jun £ 630.00

Photocopies (June)

355@ 5p £ 17.75

Mileage (June)

20 Miles @ 40p £ 8.00

Postages:

Jan – Mar 2000 £ 64.66

Apr – Jun £ 64.59

July – Sept £ 23.92

Postages (cont)

Oct – Dec £ 33.57

Jan – Mar 2001 £ 42.73

Apr – Jun £ 69.50

£ 974.72

Proposed by Cllr Arditti,

Seconded by Cllr Astbury

and agreed.

(iii) balances

Bank of Scotland

(Jun) £19,045.27

(iv) Audit.

(a) Internal. The amending minute was being prepared by the Clerk to regularise points of detail recommended by Cllr Hughes. The Clerk would present accounts to Cllr Hughes in due course for internal audit purposes.

(b) External. The Clerk presented the audited accounts for 1999/2000. It was agreed these should be adopted. The Clerk would commence the audit for 2000/2001.

9. Access to school.

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

(ii) rear of Village Hall. . Nothing to report.

#### 10. Environment services:

(i) amenity cleansing.

(ii) dog fouling. The provision of a pole to enable the mounting of the proposed bin in the hollows would be progressed.

(iii) lengthsman. The Clerk reported the receipt of advice from the City Council, by letter dated 20 June, 2001, of the hourly rate of pay for grant purposes payable from 1 April, 2001.

Action: Noted.

#### 11. Trees and hedges.

(i) Oak, Heath Bank. The Tree Officer had advised as to the condition of the Oak which appeared to be in reasonable health. Action: Noted. Concern had been expressed that the trees upon the banking might attain a height such that they would fall on adjacent property. Action: Approach highway authority.

(ii) Sycamore, war memorial. The Tree Officer had advised he wished to discuss the extent of work which might be required. Action: Clerk to pursue.

#### 12. Cheshire Association of Parish Councils.

(i) Training course 7 July 2001. Cllr Paterson reported on her attendance at this course. It was agreed as a result that experimental surgeries would be held on the first Saturday of each month from September to December, 2001, possibly in the foyer of the Village Hall for which the agreement of the Community Association would be sought. Each surgery would be attended by two Members as agreed and would have core hours of 10.00 am to 10.30 am.

Cllr Arditti referred to the possibility of the Council's activities being included in The Marigold on the same basis as those of other organisations. Action: Clerk to pursue.

(ii) Local Council Review, July 2001. Action: Received and circulated.

(iii) Newsletter no 81 June 2001. Action: Received and circulated.

(iv) Newsletter questionnaire. The Clerk reported the receipt of this questionnaire which had been circulated to Members. Action: To be completed.

(v) Annual meeting 13 October 2001. The Clerk reported the receipt of advice as to the date and venue of the annual meeting to be held at Wincham Community Centre. Action: Noted.

(vi) Rural White Paper Seminar. The Clerk reported the receipt of advice as to the date and venue of this rearranged seminar which would follow the annual meeting. Action: Noted.

(vii) Regional conference 22 September, 2001. The Clerk reported the receipt of advice as to the date and venue for this conference to be held in Preston. Action: Noted.

(viii) Salary award for Clerks 2001. The Clerk reported the receipt of details of the salary award for 2001. Action: Referred to Cllr Armitage.

### 13. Chester City Council.

(i) Maintenance of churchyards and burial grounds. The Clerk had intimated to the PCC that an payment in advance of the Council's matching funds would be favourably considered subject to supporting reasons for the proposed expenditure. Action: Noted.

(ii) Local Panel 6, 12 July 2001. The papers for this meeting had been circulated by the Clerk.

(iii) Summer Lunch 19 August 2001. Details of this event in aid of the Lady Mayoress's Holiday Fund for Children were received. Action: Received and noted.

(iv) Refuse Collection August Bank Holiday. Details of the arrangements for the collection of refuse were received: Action: Received and noted.

(v) Parish Bulletin June 2001. The Clerk reported the receipt of copies of this bulletin which had been circulated. Action:

Received and noted.

(vi) Parish Contacts. The Clerk reported the receipt of this updated list. Action: Received and noted.

(vii) Parliamentary election 7 June 2001. The Clerk reported the receipt of the results of the election. Action: Noted.

(viii) County election 7 June, 2001. The Clerk reported the receipt of the results of the election. Action: Noted.

#### 14. Cheshire County Council.

(i) Chester Matters July/August 2001. The Clerk reported the receipt of this bulletin.

Action: Received and noted.

(ii) County Trading Standard Manager. The Clerk reported the receipt of correspondence dated 7 June, 2001 relating to the appointment of the County Trading Standards Manager. Action: Received and noted.

(iii) Road Safety Campaign. The Clerk reported the receipt of details of this campaign by letter dated 28 June, 2001. Action: Received and noted.

#### 15. Cheshire Community Council.

(i) Village Design Statements.

Nothing further to report at this stage.

#### 16. CPRE.

The Clerk reported the receipt of correspondence as to a housing development seminar to be held on 6 October, 2001 in The Wyche Centre, Middlewich. Action: Refer to Cllr Whitehouse.

#### 17. Health.

Future organisation of primary care. The Clerk reported the receipt, by letter dated 11 June, 2001 of a consultation

document on the future organisation of primary care. Action: Received and referred to Cllr Paterson.

#### 18. Policing matters.

(i) Chester Police Forum. It was noted that future meetings were to be held on 17 September 2001 and 21 January 2002.

(ii) Community Safety Partnership Fund. PC Tack had been thanked for providing details of this fund which would be approached in respect of the proposed provision of a basketball net.

(iii) Custody suite. The Clerk reported this suite would be provided as part of the replacement divisional headquarters to be developed in Blacon. Action: Noted.

#### 19. Newsletter.

Nothing to report.

#### 20. Millennium Celebrations.

Cllr Armitage reported the Millennium Group had now been wound up. The Council wished to express their appreciation of Cllr Armitage's contribution to the work of the group. Cllr Armitage raised the question of the role of the Council in the forthcoming Golden Jubilee celebrations in 2002 of HM Queen Elizabeth II. This would be revisited.

#### 21. Memorial Garden.

The view was expressed that the garden would benefit from the addition of further shrubs.

#### 22. Bulb planting.

Enquiries had been made of the highway authority as to the client in respect of the maintenance of the verges on the Guilden Sutton Lane diversion. A response was awaited.

#### 23. Web site.

Cllr Fisher reported on the present position.

24. Primary school.

The Clerk reported on recent correspondence with the Clerk to the Governors which had been circulated to Members. This had referred to the fact that in properly referring the concerns which had been raised with them, the Council had not intended to imply any criticism of the financial management of the school and that given their wish for improved relationships, it was regretted if their discussion had been open to misinterpretation. A response was awaited. Cllr Fisher had been authorised to pass to the Council copies of communications with parents. Action: Noted.

25. Village Hall car park.

The present position was reviewed in response to the exchange of information during public speaking time.

26. Covenants, shop premises.

Nothing further to report at this stage.

27. Village Fair.

Nothing further to report at this stage.

28. Land adjoining Summerfield Road.

It was not known if there had been a response to the concerns of the adjoining occupier as to possible hazards to children which had been brought to the attention of the landowner.

29. Drainage, Belle Vue Lane.

The outcome of the visit by the City Council's drainage engineer was not known.

30. Local radio licence for Chester.

The Clerk reported he was awaiting the receipt of advice as to the timetable for submitting the Council's views on the awarding of a licence to Chester rather than South Flintshire.

31. Ordnance Survey.

The Clerk reported the receipt of details of the services provided by the Ordnance Survey. Action: Received and noted.

32. Volunteer Voice, Summer 2001. Action. Received and noted.

33. Voluntary Voice, Summer 2001. Action. Received and noted.

34. Clerks and Councils Direct July 2001. Action. Received and noted.

35. Caravan, School Lane. A Member referred to the parking of a caravan at a property. It was not thought this would be an enforcement matter.