

## GULDEN SUTTON PARISH COUNCIL

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

Chairman: Cllr D Hughes.

Apologies: Cllr Astbury, City Cllr B J Bailey, County Cllr J E Burke.

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

### 1. Public speaking time.

There was no public speaking.

### 2. Procedural matters.

#### (i) Minutes.

The minutes of the meeting of the Council held on Monday 15 October, 2001 were proposed by Cllr Armitage and seconded by Cllr Fisher. Action: Agreed.

### 3. Planning.

#### (i) New applications.

01/01329/FUL, two storey extension at Cherry Bank, Church Lane, CH3 7EW for Mr D Howarth (amended details.) The local planning authority had been informed the original application did not meet parking standards which had resulted in an amended proposal including two additional off street parking spaces. Action: No observations.

01/01376/FUL alterations at 87 Oaklands, Guilden Sutton, CH3 7HG for J Richardson. Cllr Gartland, who had visited with Cllr Whitehouse, reported that in principle there was no objection to the proposal. Members visited the detail of the application and resolved that although there was no objection in principle to an extension of the property, an objection should be raised. The extension would be forward of the building line and would present an over dominant gable which would be very intrusive at an access to the shops and village hall. The overall massing of the further extended dwelling, which would appear to have a separate, additional front

entrance, would be out of keeping with the estate and would have an undue adverse effect on the street scene. The planning authority was asked to consider if the parking standards would be met for a dwelling of that size. Should the planning authority be minded to approve the application, the Council would wish to see a condition as to single family occupancy.

(ii) Decision notices.

01/01302/FUL, replacement of flat roof with pitched at Highfield, Wicker Lane CH3 7EL for Mr D Mathews.

01/01329/FUL, two storey extension at Cherry Bank, Church Lane, CH3 7EW for Mr D Howarth (amended details.)

(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. A response was awaited from the Parks Manager as to the quality of the fill material being used to level the dip in the verge.

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. 01/02 053

00/00932/FUL, rear extension and extension/modification to front study at 5 Guiden 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. It was noted the deposit of mud at the A51/Wicker Lane junction remained a concern. Action: ERM to be informed.

00/01151/FUL (amended details) two storey side extension at Frogmore

Cottage, Church Lane for Mr R Parkinson.

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.

01/00550/TEM, temporary change of use of agricultural building to light industrial at Tile Farm, Wicker Lane for Mr J Nicholas. City Cllr J R Boughton advised that non agricultural use of the weighbridge at Tile Farm was de minimus although use at 5.00 am was thought to be extremely early. The Council believed that concerns remained as to the hours at which vehicles made use of the facility. Action: Clerk to pursue.

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.

01/00738/FUL, raise workshop roof on part of unit 3, Guilden Sutton Yard for A Wilding (Chester) Ltd.

01/00781/FUL, utility room extension at 8 Porters Croft, CH3 7HQ for Mr and Mrs Provan.

01/00825/FUL conservatory at The Stores, Church Lane, CH3 7EW for Mr and Mrs McDermitt.

01/00884/COU, change of use to caravan park at Rose Manor Farm, Mickle Trafford.

01/00920/FUL, extension to roof for proposed loft conversion at 54 Guilden Sutton Lane, CH3 7EY for Mr Palmer.

01/00940/FUL, two storey extension at 9 Fox Cover, Guilden Sutton CH3 7HH for Mrs E Johnson.

(iv) General.

The Council revisited the protocol for the handling of planning applications.

It was confirmed that at least two members, preferably three, should be involved in recommending any response which could not await a meeting of the Council and that in these circumstances, other than with minor proposals, the Chairman and Vice Chairman should be consulted.

(v) Strategic Planning.

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

(b) Rural White Paper. Further information was awaited on the proposals.

4. Parish Car Park.

The car park had been inspected by Cllr Gartland who believed a good deal of work was required. Action: Cllr Whitehouse to advise the lengthsman to deal with leaves on the car park; working party to convene at 10.00 am on Saturday 24 November, 2001.

5. Leisure Services.

(i) Playing field.

(a) Risk assessment. Action: Further information was being sought by the Clerk from the National Playing Fields Association and from RoSPA. The advice of the City Council was awaited as to the concerns raised by the grounds maintenance contractor with respect to damage to the land by mole activity.

(b) Dog fouling. Action: The Clerk would pursue the locking of the gate by the grounds maintenance contractor. The replacement of the 'no dogs' sign was in hand.

(c) Provision for youth. Cllr Arditti had provided City Cllr B J Bailey with estimates for the provision of a combination goal post and basket ball net in anticipation of the possible availability of Local Panel funding identified by the Clerk.

(ii) Play Area.

(a) Safety inspections. A response was awaited from the City Council as to the estimate which had been sought regarding the cost of their inspection service. The Clerk was pursuing repairs to the see saw and the public seat and was authorised to seek repairs to a hole in the slide identified in a safety report of 15 October, 2001. The damage to the front boundary

fencing had been promptly rectified by the contractor on health and safety grounds.

(b) Improvement scheme. Cllr Arditti had provided City Cllr B J Bailey with estimates for the provision of replacement boundary fencing to the front of the play area, together with a new gate, in anticipation of the possible availability of Local Panel funding identified by the Clerk. He reported the fund raising event organised by parents had sold out.

The Chairman referred to the possible availability of funding from Children in Need. This was not supported by Cllr Fisher. Action: Cllr Arditti to seek application form.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Action: The disappearance of the fingerpost at the Belle Vue Lane access to footpath no 2 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.

It was not thought that action had been taken by the District Maintenance Engineer to deal with the severely overgrown condition of this path as had been promised. Action: Clerk to pursue.

(c) Drawing the Boundaries. Action: The advice received from the Countryside Agency as to new rights of access was being referred to the Footpaths Warden.

(d) Action: The Clerk was contacting the Footpaths Warden with respect to the replacement of the footpaths map in the Summerfield Road noticeboard.

(iv) Grounds Maintenance.

Action: The Clerk had provided Cllr Gartland with information from the Cheshire Landscape Trust in connection with the availability of shrubs.

(v) Public seats. See minute 5 (ii) (a) above.

6. Public Transport.

(i) services: general. The Clerk reported the service 80 to Chester

Business Park now proceeded through the city centre.

(ii) shelters. Nothing to report.

(iii) Rural TIP. Cllr Armitage referred to the poor condition of this display which was not maintained. Action: Transport Co-ordination Service to be informed.

## 7. Highways.

(i) Major schemes: Chester Deeside Transport System. The Clerk reported the possibility of external funding was being monitored by County Cllr Burke.

(ii) Local matters.

(a) Wicker Lane. There was nothing further to report as to the outcome of the site meeting held on Monday, June 4, 2001 with the Section Engineer. The concerns raised by J Skelding Esq as to the state of the road had been referred to the District Engineer. Action: Refer to County Cllr Burke should confirmation of the present position with the Section Engineer indicate that resurfacing is at present unlikely.

(b) Road sign, Belle Vue Lane. The Clerk reported this sign had now been repositioned.

(c) Direction signs, Village Hall. Action: Estimates were being requested from the highway authority.

(d) Footways, Arrowcroft Road. Concerns as to the condition of dropped kerbs at 16, 20 and 42 Arrowcroft Road had been referred to the District Maintenance Engineer.

(e) local safety scheme, junction A 41/Guilden Sutton Lane. There was nothing further to report at this stage as to the renewed concerns which had been referred to the highway authority. Action: Incidents were being logged.

(f) Damage to footways. Action: Site meeting to be sought on Friday 7 December, 2001 at 9.30am. Members to advise Cllr Paterson or the Clerk of areas to be inspected.

(g) Highways and Transportation LJC 8 November, 2001. The Clerk and Cllr Armitage reported on action being considered to deal with damage to

verges throughout the district. Action: Noted.

(h) Gully, Hill Top Road. Cllr Whitehouse believed the main drain in Hill Top Road to be obstructed. Action: District Maintenance Engineer to be advised.

(iii) Strategic.

Nothing to report.

(iv) Street lighting.

There were no reported faults.

8. Finance:

(i) income.

Bank of Scotland

interest (Oct) £ 35.37

(ii) payments.

Mrs R Mort

Playing field rent

Oct – Dec 2001 £ 137.50

Cllr D Fisher

Bulbs £ 60.00 (VAT £8.94)

Devaprint

Newsletters 82, 83 £ 30.00

CATPCs

Annual meeting lunches £ 22.00 01/02 056

Clerk:

Photocopies (Oct)

220 @ 5p £ 11.00

Mileage (Oct)

20 Miles @ 40p £ 8.00

£ 19.00

Proposed by Cllr Gartland

Seconded by Cllr Paterson

and agreed.

Recently received invoices from Gresty for grounds maintenance, lengthsman duties and repairs to the play area fencing would be verified by the Clerk. It was agreed they would be presented to the Chairman and Vice Chairman for signature.

(iii) balances

Bank of Scotland

(Oct) £12,687.28

(iv) Audit.

(a) Internal. Action: The Clerk would present an internal audit immediately on the return of the papers from the external auditor.

(b) External. The Clerk reported the external audit was in progress.

(v) Budget. The Clerk presented a spreadsheet analysis of expenditure to date together with details of expenditure and income. The Chairman suggested possible amendments to the presentation of the information.

Action: Clerk to implement.

## 9. Environment services:

(i) amenity cleansing. Nothing to report.

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

(iii) lengthsman. Action: The contractor was being advised of the Council's preference for the rota to operate on a Monday to enable closer supervision.

## 10. Trees and hedges.

(i) Oak, Heath Bank. Action: Further inquiries were being made by the Clerk.

(ii) Sycamore, war memorial. Action: The Clerk was to discuss with the Tree Officer the extent of the work which might be required.

(iii) Cheshire Landscape Trust. The Clerk reported a request from the chairman of the trust, Mrs H Carey, for a donation. Supporting documents indicated the average annual cost, including free trees, was £85 per annum per warden. Action: Revisit in December, 2001.

(iv) Cherries adjoining footpath no 2. The Parish Tree Warden had visited the occupier concerned from which it appeared the trees were situate on private land and would not be a matter for the highway authority except to the extent they overhung the adjoining public footpath.

(v) Hedges adjoining school boundary. Cllr Fisher reported he had raised this matter with the Headteacher and had received a favourable response.

(vi) hedges, general. Cllr Fisher referred to the encroachment of a number of hedges onto the footway.

(vii) Church Lane. Cllr Fisher reported he had referred an approach from an occupier in Church Lane to the Tree Warden.

## 11. Cheshire Association of Parish Councils.

(i) National training strategy. Details were received. Action: Noted.

(ii) Newsletter no 83. Action: Noted.

(iii) Annual meeting 13 October, 2001. Copies of the draft minutes were received and noted. Action: County Secretary to be thanked for the initiative.

(iv) NALC draft corporate plan. Action: Noted.

(v) A new approach to local council audit. Action: Noted.

(vi) Local Council Review, November 2001. Action: Received and circulated.

## 12. Chester City Council.

(i) Parish Partnership Reception 28 November, 2001. Action: Council's representatives agreed as Cllrs Armitage, Fisher, Gartland and the Clerk.

(ii) Gowy Panel 18 October, 2001. Action: Agenda circulated by the Clerk.

(iii) Christmas Parcel Appeal 2001. The Clerk reported the receipt of the annual letter from the Rt Worshipful the Lord Mayor. Action: Referred to the Church Wardens.

(iv) Friends of War Memorials. The Clerk reported the receipt, forwarded by the City Council, of details of possible help towards the maintenance of memorials by the Friends of War Memorials. Cllr Whitehouse reported he had observed the cleaning of memorials in Hoole and Upton by the City Council. Action: Clerk to seek further details from City Cllr B J Bailey.

(v) Commonwealth Games. Cllr Arditti reported on a meeting held in the Town Hall on Monday 29 October, 2001. Action: Noted.

## 13. Cheshire County Council.

(i) The Cheshire Partnership, consultation. This was being progressed by the Chairman.

(ii) Waste disposal strategy; consultation. Cllr Armitage believed it to be important the parishes were fully consulted when the alternatives had been considered. Action: Waste Disposal Authority to be advised.

(iii) Statement of Accounts 200/2001. Action: Received and noted.

(iv) Trading Standards. The Clerk reported the receipt of advice on 'free'

damp surveys. Action: Noted.

(v) Cheshire Education Service. The Clerk reported the receipt of a consultation document. Action: Referred to Cllr Fisher.

(vi) Cheshire Environment no 71. Action: Referred to Cllr Armitage.

(vii) Chester Matters no 31, November, 2001. Action: Noted.

#### 14. Cheshire Community Council.

(i) Village Design Statements. Nothing further to report.

(ii) Cheshire Cauldron, October 2001. Action: Received and circulated.  
01/02 058

#### 15. CPRE.

(i) Rural Matters, September 2001. Action: Received and referred to Cllr Whitehouse.

(ii) CPRE Voice, Autumn 2001. Action: Received and referred to Cllr Whitehouse.

(iii) Cheshire News, Autumn 2001. Action: Received and referred to Cllr Whitehouse.

#### 16. Health.

Nothing to report.

#### 17. Policing matters.

(i) Chester Police Forum. Minutes 17 September, 2001. Action: Noted. The next meeting would take place on

21 January 2002.

(ii) Visibility in the Rural Area. City Cllr J R Boughton reported on this initiative. Action: Welcome.

#### 18. Newsletter.

Cllr Fisher sought clarification of the standing of the newsletter. It was confirmed this was a Council publication. Members should discuss the content if appropriate. Action: Copies to be displayed on noticeboards and in the Post Office window.

19. Golden Jubilee 2002. .

Nothing further to report at this stage.

20. Memorial Garden.

Action: Cllrs Gartland and Armitage would visit the need for maintenance.

21. Bulb planting.

Cllr Fisher had drawn up a planting scheme based on photographic evidence and had advised Members accordingly. He drew attention to the mass planting of bulbs elsewhere in the city. The Clerk had ascertained these had been partly donated by the Parks Department but the majority had been purchased by the volunteers concerned.

22. Web site.

Cllr Fisher reported. The details of the council's e mail address would be confirmed.

23. Primary school.

Cllr Fisher reported. A great number of new developments were in hand.

24. Village Hall environs.

The replacement of the advisory sign awaited the outcome of the bid for Local Panel funding. Cllr Armitage drew attention to the condition of the steps to the forecourt of the hall. Action: Community Association to be advised.

25. Covenants, shop premises.

Following a report by Cllr Armitage, who had spoken to Mr Harper, it was agreed this would not be progressed but that the Council would support any concerns which might arise.

26. Roll of Chairmen.

It was agreed that Clerks should be added to the roll prior to its completion. 01/02 059

27. Drainage, Belle Vue Lane.

The outcome of the visit by the City Council's drainage engineer was not known. Action: City Cllr J R Boughton to pursue.

28. Local radio licence for Chester.

The Clerk reported the receipt of advice from the Radio Authority that all the bidders were Chester based. Action: Noted.

29. Surgery.

Cllr Arditti reported the surgery held on 3 November, 2001 had attracted one constituent.

Topics raised:

Village Hall car park, anti social behaviour. Action: Already in hand.

The outcome of PC Tack's inquiries into the riding of scooters on a public footpath, raised at a previous surgery, would be ascertained.

30. Vision Support.

The Clerk reported the receipt of a request for a donation. Action: Noted, in accordance with policy.

31. Clerks and Councils Direct, October 2001.

The Clerk reported the receipt of this issue. Action: Referred to Cllr Armitage.

32. Remembrance Sunday.

The Chairman reported. Mrs J Hughes would be thanked for tidying the memorial.

33. Quality parish councils.

Details of this initiative were received. Action: Noted.

34. Chester and District Housing Trust.

The Clerk reported the receipt of the annual report. Action: Noted.

35. Possible encroachment.

A Member referred to a possible encroachment onto public open space of a recently erected fence. City Cllr J R Boughton indicated the boundary had been agreed with the City Council. Action: Clerk to seek confirmation.

36. Christmas Tree.

It was agreed the Council would continue its policy of offering a contribution of up to £30 towards the cost of a Christmas Tree for the community carol singing in the Village Hall.