

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 18 March 2002.

Chairman: Councillor D Hughes.

Apologies: Councillors Fisher, Whitehouse.

Present: Councillors Arditti, Armitage, Astbury, Hughes, Paterson.

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 18 February, 2002 were proposed by Councillor Arditti seconded by Councillor Armitage and agreed subject to the deletion of: 'A member of the public' in minute 1 and its replacement with 'Mrs A Croft.'

(ii) Opening of tenders. The receipt of two tenders for the grounds maintenance contract 2002, one with additional information, was reported by the Clerk. The tender documents were opened by the Chairman.

(iii) Code of conduct. It was proposed by Councillor Armitage, seconded by Councillor Paterson and agreed that the council should adopt the Parish Council's code of conduct under the Parish Councils (model code of conduct) Order 2001. Action: City Council to be informed. Members to complete the register of interests within 28 days and a written undertaking to observe the code of conduct within two months.

(iv) Resignation of Councillor M P Gartland. The Clerk reported the receipt, by letter dated 13 March, 2002 of the resignation of Councillor M P Gartland. This was accepted with regret. Councillor Gartland would be thanked for his substantial period of service to the council and to the community. Action: City Council to be informed of the vacancy.

(v) Business. With the agreement of the Chairman, the Clerk reported he had circulated with the additional agenda, on a trial basis, details of correspondence of an informative nature. This would not appear in the minutes and the Clerk would be more than happy to provide copies to any

member on request.

3. Planning

(i) New applications.

02/00243/FUL, Kitchen extension, pitched roof and new front entrance canopy at 43 Oaklands for Mr M Davies. Councillor Arditti reported. As a result of consultations with the applicant, it was understood that new proposals would be put forward which would delete arches which were proposed for the front elevation. Action: Planning authority to be informed there would be no objection to the amended proposal although there were concerns about the plans as submitted which in respect of the arches did not respect the vernacular of the estate at a prominent position on the main distributor road. The question as to access to the rear of the property following the construction of the proposal would be raised with the case officer.

(ii) Decision notices.

02/00093/OUT, one two storey dwelling on land adjoining Holly Cottage, Guilden Sutton Lane, CH3 7EX for TNJ Developments Ltd. Refusal.

(iii) Current Matters.

99/00772/FUL first floor bedroom extension at 5 Cathcart Green for Mr and Mrs D Potter. **Cllr Whitehouse.**

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.

00/00932/FUL, rear extension and extension/modification to front study at 5 Guilden Green for Mr. I Armstrong. **Cllr Arditti.** 01/02 085

00/01110/FUL, two storey rear extension and conservatory at Fieldway, Hare Lane for Mr R Bellamy.

Cllr Fisher.

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

01/00133/FUL, two story 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. **Cllr Fisher.**

01/00551/FUL, use of roof space as habitable accommodation and insertion of new roof lights at The Paddock, Church Lane CH3 7EW.

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

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

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

01/00940/FUL, two storey extension and addition of pitched roof to garage at 9 Fox Cover, CH3 7HH for Mrs

E Johnson.

01/01302/FUL replace flat roof with pitched at Highfield, Wicker Lane, CH3 7EL for Mr D Matthews. **Cllr Whitehouse.**

01/01376/FUL, (amended) alterations at 87 Oaklands, Guilden Sutton, CH3 7HG for J Richardson.

02/00136/FUL, Relocation and extension of existing 22.5 metre tower to extend the height to 30.0 metres, Dee Valley Water Reservoir, Guilden Sutton Lane for Orange PC Ltd and Hutchison 3G Limited. The planning authority had been informed of the council's objection to this proposal and assurances had been sought should the planning authority be minded to approve the application. The council believed the proposal to be inappropriate development within the Green Belt for which no very special circumstances had been made and had asked to be assured on the following points:

That the applicants had demonstrated to the satisfaction of the planning authority that a need for the installation exists and that all other alternative sites have been fully considered and that none have been found to be suitable.

That the planning authority has had access to plots of the beams of greatest intensity and is satisfied that the appropriate guidelines will be met in respect of the children's nurseries on the A 56 Warrington Road, Guilden Sutton Lane and Alder Grove and that the precaution approach recommended by the Stewart Report in respect of schools is fully complied with.

A condition had also been requested that the existing mast should be removed within one month of the commissioning of the new installation.

The Clerk reported the receipt of information on behalf of the applicant which stated the new Orange installation was necessary to deal with a hole in coverage and to provide improved coverage and capacity in addition to allowing for the provision of third generation services. The Orange installation at the highway depot was to remain as this formed part of a separate cell. He further reported the receipt of copy correspondence from Mr and Mrs W Moulton, 9 Moorcroft Crescent supported by 13 further signatures.

02/00194/FUL, alterations and extensions, Halfways, Hare Lane, Pipers Ash for Mr S McEwan. No objection had been raised. The decision of the planning authority was awaited.

(iv) General. (a) Planning Green Paper. Councillor Armitage referred to this consultation document. Referring to the proposal by the City Council that all householder applications should be determined by planning officers, he believed the planning board should decide those applications where there was a difference of opinion. He wished to see a strengthening of enforcement powers and provision for objectors to appeal against an approval, particularly if a departure was concerned.

(b) Cheshire Planning Forum. Councillors Armitage and Hughes would attend the Forum to be held on Friday 22 March, 2002. 01/02 086

4. Parish Car Park.

(i) Improvements. A site meeting was to be arranged with the Parks and Open Spaces Manager to discuss the proposed improvements which would involve the 1st Guilden Sutton Scout Group as a community project. Councillors Hughes, Armitage and Arditti would be consulted. A formal proposal was awaited and indicative figures as to cost which had been provided would be subject to negotiation.

5. Leisure services.

(i) Playing field.

(a) Provision for youth. Mr and Mrs Foreman had been advised that the council had decided, Councillor Paterson abstaining, that the scheme as proposed should proceed on the basis of the estimate of

4 February, 2002 from Play and Leisure Ltd. This would involve the provision of a basketball net and appropriate surfacing in the position of the existing roadside goalpost which would be moved further into the field. The estimate had been accepted and it was anticipated the scheme would proceed in April. The Clerk reported the receipt of correspondence dated 21 February, 2002 from Mr and Mrs Foreman expressing their disappointment and indicating their dissatisfaction with the process had been referred to the Cheshire Association of Town and Parish Councils. Action: correspondence noted.

(b) Grounds maintenance. The Clerk reported on advice received from a contractor as to measures which might be taken to improve drainage. The contractor had proposed that the field should be spiked in the first instance. Action: deferred pending installation of basketball net.

(c) Dog fouling. The Clerk reported an inquiry from a nearby occupier as to the use of the field for the exercising of dogs. The occupier had been informed this was not permitted although his courtesy in approaching the council was greatly appreciated.

(ii) Play Area.

(a) Safety inspections. Councillor Arditti reported the receipt of a safety inspection dated 28 February 2002. The Clerk reported the annual inspection by RoSPA would be conducted in April, 2002

(b) Improvement scheme. The Clerk reported confirmation by the Local Panels Co-ordinator that funding could be deferred to 2002/2003.

(c) Damage. The City Council would be requested to remove graffiti from the play house.

(iii) Public Footpaths.

(a) Parish Footpaths Group. Councillor Hughes reported the Parish Paths Warden had confirmed the replacement of the fingerpost at the Belle Vue Lane access to footpath No. 2 was in hand together with that from Hare Lane opposite the rugby club and the replacement of the 'Mickle Trafford' arm from the sign at the Western end of the Green Lane. The warden did not believe that the absence of a section of fencing near the Bird in Hand was particularly detrimental from the point of view of the use by the public of the

dingle path. The warden had suggested the Parish Paths Group might deal with the condition of the steps when the group resumed its activities in the near future. The concerns of a neighbouring occupier as to trees obstructing footpath No. 2 had been referred to the District Maintenance Engineer.

(ii) Mid Cheshire Footpath Society. The society had walked Footpath Nos. 2, 3, 4 and 7 on 26 December 2001 and had found them to be in good condition apart from the missing finger post at the Belle Vue Lane access to footpath No. 2.

(iv) Grounds maintenance - 2002 contract. The Clerk reported the receipt of two tenders in accordance with the council's specification. These were considered in terms of best value. It was proposed by Councillor Armitage, seconded by Councillor Arditti and agreed that the lowest tender, submitted by Gresty Agricultural and Highway Contractors in the sum of £2,205 plus VAT should be accepted subject to conditions. The council would wish to see dockets provided in respect of all items covered by the contract and would prefer the weekly lengthsman rota to be carried out on a regular basis on Mondays. The specification would also be amended to take account of the proposed improvement scheme to the boundary planting in the parish car park. A pre-season meeting would be sought.

(iv) Landscaping, Fox Cover. A site meeting had been held to discuss the detail of this project which was to be carried out by the City Council with the involvement of the 1st Guilden Sutton Scout Group as a community project.
01/02 087

It was noted the future maintenance of the landscaping would fall to the City Council

6. Public transport.

(i) Maintenance of rural TIP. The disappointing condition of the rural transport information point had again been raised with the Transport Co-ordination Service.

(ii) Promotional fares. The council was disappointed that no notification had been received of a promotional fares initiative by Chester City Transport. This would have enabled the scheme to be publicised locally. Action: Chester City Transport to be approached as to the availability of information for local publicity.

7. Highways.

(i) Major schemes:

(a) Chester Deeside Transport System. There was nothing further to report at this stage.

(b) Provision of cycle way. There was nothing further to report at this stage

(ii) Local matters:

(a) Wicker Lane. The council warmly welcomed advice from the highway authority that improvements were to be carried out to Wicker Lane during the week commencing Monday, 25 March 2002. Action: County Councillor J E Burke and the District Maintenance Engineer to be thanked for their assistance

(b) Direction signs to village hall. Estimates for the provision of this scheme were awaited. These would be reviewed on receipt together with the possible availability of grants.

(c) Footways and dropped kerbs, Arrowcroft Road. It was not known what action had been taken by the District Maintenance Engineer following the site meeting held on 7 December, 2001.

(d) Footway, Summerfield Road - Oaklands. the Clerk indicated he had been able to locate the present address of the developer and had referred this to Mr Everton. He had also written on behalf of the council as to the ownership of the footway.

(e) Request for crossing, Guilden Sutton Lane/Hoole Lane. A response was awaited from the Area Traffic and Transportation Engineer as to the council's support for this request.

(f) Cinder Lane. The District Maintenance Engineer had reported the path did not now appear to be obstructed. Action: Clerk to inspect.

(g) Parking on verges, Arrowcroft Road. it was not known at this stage what action had been taken by the District Maintenance Engineer.

(j) Footway, Guilden Sutton Lane. The concerns raised by Councillor Astbury as to the grass verge on Guilden Sutton Lane between Heath Bank and the A 41 which was encroaching onto the footway and was very poorly drained and those of Councillor Hughes with respect to the flooded state of a length of footway elsewhere on the road had been referred to the District Maintenance Engineer.

(iii) Strategic. (a) 2001/2002 Winter gritting routes. A response was awaited from the highway authority concerning the omission of Guilden Sutton Lane between the A 41 and the A 55.

(iv) Street lighting. There were no reported faults.

8. Finance

(i) income

Bank of Scotland

Interest (February) £ 16.89

(ii) Payments

D Fisher

web site maintenance £ 120.88 (VAT £18.00) 01/02 088

Chester Standard

Distribution £ 16.45 (VAT £2.45)

CATPCs

subscription £ 218.70

local council review £ 21.98

£ 240.68

Mid Cheshire Footpath Soc

subscription £ 8.00

Practitioner's Guide £ 11.95

Clerk

Photocopies (February)

231 at 5p £ 11.55

Mileage (February)

20 miles at 40p £ 8.00

£ 19.55

Proposed by Councillor Paterson

Seconded by Councillor Astbury

and agreed.

(iii) Balances (February) £12,246.81

(iv) Audit. The Clerk had clarified that the 3 No. bracket lamps in Wicker Lane were not in the ownership of the parish council.

9. Environment services.

(i) Amenity cleansing. The Clerk believed the deposit of rubbish referred to at a previous meeting had been removed.

(ii) Dog fouling. The Clerk reported the possibility of Local Panel funding being available for the provision of bins for the reception of canine faeces. Action: Clerk to pursue.

(iii) Lengthsman. The appointed contractor would be advised of the council's preference for the rota to operate on a Monday to enable closer supervision .

(iv) Environmental health. The Clerk reported the environmental health issue raised by a member should be referred to environmental health officers in the first instance. Advice should also be available from the Chester and District Housing Trust.

10. Trees and hedges

(i) Trees, Heath Bank. The District Maintenance Engineer had advised that the planting would be inspected by the City Council's Parks and Open Spaces Manager who would produce a report .

(ii) Sycamore, war memorial. Action: The Clerk was to discuss with the Tree

Officer the extent of the work which might be required

(iii) Ash adjoining parish car park. This would be pursued by The Clerk.

(iv) Trees adjoining Footpath No. 2. Advice was being sought from the Tree Officer as to the approach from a neighbouring occupier with respect to the possible pruning of trees in an adjoining private garden.

(v) Protected trees. The Tree Officer had been contacted as to an updated list of protected trees within the parish.

(vi) Tree planting. At the suggestion of the chairman, the council would revisit previous proposals put forward by Mr Henderson for further tree planting in the parish

01/02 089

11. Cheshire Association of Town and Parish Councils/NALC.

(i) Chester Area Meeting 3 April, 2002. Councillor Hughes apologised that he would be unable to attend this meeting

12. Chester City Council

(i) Gowy Local Panel. The council had been represented at the meeting of the Gowy Local Panel held in Guildden Sutton Village Hall on Wednesday 13 March, 2002. This had been preceded by a presentation by the Constabulary on 'Project Rural Matters.' Councillor Hughes believed the Local Panel offered a valuable opportunity to raise issues with City councillors.

(ii) Standards/code of conduct. Councillor Armitage and the Clerk had attended the guidance session held at the Town Hall on Thursday 21 February 2002.

(iii) Area committees. Councillor Armitage and the Clerk had attended a workshop held by the City Council for those involved in the work of the present local panels. It was noted that as a result of concerns which had arisen, the consultation had been extended. Although the City Council wished to introduce six area committees on cost grounds, compared with the existing nine local panels, Councillor Armitage expressed a preference for the areas to be served under the new arrangements to remain as at present and for there to be nine area committees. This was agreed.

13. Cheshire County Council

There were no action items to report

14. Cheshire Community Council.

(i) Village Design Statement project. Details were awaited of the workshop with observer villages to be arranged in April.

(ii) Cheshire Best Kept Village competition. Mrs Kirk was being informed of the position.

15. CPRE. Correspondent would be referred to Councillor Whitehouse

16. Health. The Clerk informed the council there was nothing to report.

17. Policing. Project Rural Matters. The Clerk regretted it had not been possible for him to support the further visit to the parish which had been made on Thursday 21 February 2002. Councillor Hughes referred to the presentation prior to the meeting of the Gowy Local Panel (see above) and said the police were anxious to be made aware of issues which could be dealt with through the initiative. Councillor Armitage stressed the importance of urgent incidents being reported as they arise

18. Newsletter. A further note requesting residents to inspect their boundary hedges and take appropriate action would be included in a future issue of the Newsletter.

19. H M The Queen Golden Jubilee. No response had been received from the organisers as to the proposal that the route for the baton relay should pass through the parish.

20. Memorial Garden. Further efforts were being made to locate the missing finger post arm and if unsuccessful to secure its replacement .

21. Bulb planting. Members expressed satisfaction at the display. The Clerk reported an offer by Gresty to supply bulbs at wholesale rates. This was welcomed. Action: Clerk to pursue.

22. IT. A promotional flyer produced by Councillor Fisher would be reproduced in a future issue of the Newsletter.

23. Primary school. There was nothing to report in the absence of Councillor Fisher .

24. Village Hall car park. The Clerk confirmed that arrangements for the production of a strengthened sign were in hand and that it was hoped this would be erected before the end of the month.

01/02 090

25. Surgery. A report was received on the surgery held on Saturday 2 March, 2002. No visitors had been received and action would be taken by the Clerk to increase publicity. This would highlight the times between which members would be available.

26. Categorisation of parish councils. Members referred to recent information which had been disclosed as a result of a written question. Action: Clerk to seek further details from Mrs C M Russell MP.

27. induction of the Reverend Mark Hart. Councillor Hughes referred to the induction of the Reverend Mark Hart in St Peter's, Plemstall on Tuesday 16 April, in succession to the Rev Canon J A Malbon. Pleasure was expressed that an invitation had been extended to Councillor Hughes as chairman of the council.

Matters considered in the absence of the press and public due to a possible disclosure of exempt information

28. Enforcement.

(a) A response was awaited as to the enforcement matter concerning the use of land adjoining a private property.

(b) The Clerk reported the receipt, by letter dated 14 March, 2002 of a further letter from an occupier as to the disposal of waste on land in the parish. The matter had been reported to the enforcement team leader and a response was awaited