

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held in Guilden Sutton Village Hall on Monday 17 June 2002.

Chairman: Councillor R M Armitage.

Apologies: City Councillor J R Boughton.

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

1 Public speaking time.

There was no public speaking.

2 Procedural matters.

(i) Minutes. The minutes of the annual meeting of the Council held on Monday 13 May, 2002 were proposed by Councillor Hughes, seconded by Councillor Astbury and agreed.

(ii) Co-option of one member vice former Councillor M P Gartland. Members considered the intimation from R J K Bayton Esq. It was resolved that Mr Bayton should be invited to provide further information.

(iii) Nominations to the annual meeting of the Chester Area Meeting. It was resolved that Councillor Armitage should be nominated as Chairman of the Area Meeting and the Clerk as Honorary Secretary. The Chairman and the Clerk thanked Members for their support.

(iv) Standards Board for England. The Clerk reported the receipt of further guidance which had been circulated to Members.
Action: Noted.

3 Planning

(i) new applications.

The Clerk indicated there were no new applications to report.

(ii) decision notices.

02/00136/FUL relocation and extension of existing 22.5 metre tower to an extended height of 30 metres to accommodate two additional operators and associated equipment, Dee Valley Water Reservoir, Guilden Sutton Lane for Orange PCS and Hutchison 3G. Refused

02/00247/FUL kitchen extension, pitched roof on garage and new front entrance canopy at 43 Oaklands, CH3 7HE for Mr M Davies. The Clerk reported an amended application deleting the proposed arches to the front elevation had been approved by the planning board. It was noted the original application had been recommended for permission.

02/00509/FUL single storey rear conservatory at 2 Guilden Sutton Lane, CH3 7EY for Mrs Wilson. Approved.

(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.**

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.

02/00194/FUL alterations and extensions, Halfway, Hare Lane CH3 7ED for Mr S McEwan.

(iv) general.

(a) Determination of planning applications. The Clerk reported the receipt, by letter dated 14 June 2002 from the Development Control Manager, of advice detailing changes to the delegation agreement with respect to the determination of householder planning applications. Action: Noted.

4 Parish car park

(i) planting. The Clerk had contacted the City Council parks and open spaces manager as to costings and future maintenance of the planting which had been carried out.

(ii) maintenance.

Councillor Armitage reported he had carried out a site inspection

with Councillor Hughes.

(a) rose bed. It was proposed by Councillor Hughes, seconded by Councillor Astbury and agreed that an estimate dated 14 June 2002 from Gresty for turfing the rose bed in the sum of £62.50 should be accepted together with a maximum of three hours weeding and watering of the area in the sum of £8.50 per hour.

(b) boundary fencing, removal of ivy. It was proposed by Councillor Hughes, seconded by Councillor Astbury and agreed that an estimate dated 14 June 2002 from Gresty for the removal of all weeds and ivy growth from the fence and posts at the rear of the grassed area together with a maximum of 3 no applications of weed spray should be accepted in the sum of £138.00. Further applications above 3 no would be specified by the Council.

(c) skip. It was proposed by Councillor Hughes, seconded by Councillor Astbury and agreed that the contractor be authorised to hire a skip in connection with the above work in the sum of £50.00.

The contractor would be advised that the occupiers of 3 and 5 Old Hall Park should be advised before any work was carried out to their boundary fences and a method agreed.

5 Leisure services.

(i) playing field.

(a) provision for youths. Councillor Arditti reported the installation of the basketball net had yet to be completed. The Clerk reported an inspection had revealed the deposit of materials on the field. The grounds maintenance contractor had also drawn to his attention the deposit of arisings in the roadside ditch. Outstanding matters would be raised with the contractor and Mr and Mrs Foreman would be informed of the position. Councillor Armitage referred to the need for attention to a goal post which he would carry out.

(ii) play area. Councillor Arditti reported that remedials had been carried out to the gate. The replacement see saw was awaited. Members revisited the proposal to provide additional public seats in the vicinity of the play area and gave further consideration to the repairs required to the seat within the play area. Councillor

Hughes reported the receipt of a letter from the toddler group as to fund raising for the play area. Action: Views of the group to be sought by Councillor Hughes as to the possibility of removing the roof of the play house.

(iii) public footpaths. The Clerk reported the receipt, by letter dated 10 June 2002, of advice from the Public Rights of Way Unit that footpaths 6 and 5 in Guilden Sutton remained closed as reinstatement was incomplete. Councillor Hughes believed there was now some urgency that the paths should be reopened. The Public Rights of Way Unit would be asked to progress the completion of the reinstatement as soon as possible. Councillor Fisher referred to the absence of a fingerpost in the vicinity of Highfield to footpath no 4. This would be drawn to the attention of the Parish Paths Warden.

(iv) grounds maintenance. It was agreed a progress meeting should be sought with the contractor at 10:00am on Saturday 6 July 2002.

(v) landscaping, Fox Cover. The Council was disappointed that very little of the planting which had been carried out now remained and the verge was suffering from a great deal of weed growth. Action: Formal letter to be sent to the City Council parks and open spaces manager.

6 Public Transport.

(i) maintenance of rural TIP. This matter had been raised by the Chairman at a meeting of the County Council's Chester Area Committee at which it had been accepted that appropriate action was justified.

7 Highways:

(i) major schemes. (a) Chester Deeside transport system, extension of cycle way to Park Farm. There was nothing further to report at this stage.

(ii) local matters:

(a) Wicker Lane. Councillor Fisher referred to the growth of hedges over the verge on the length of road from Cinder Lane to the chapel. This was noted.

(b) direction signs to Village Hall. Details of the proposal would be brought forward by the Clerk to the July meeting.

(c) footway and verges, Guilden Sutton Lane. A response was awaited from the District Maintenance Engineer.

(d) local safety scheme, junction A41/Guilden Sutton Lane. Concerned remained at the operation of the scheme with particular difficulties arising from traffic unfamiliar with the junction exiting the Sunday morning car boot sale at Chester Rugby Club.

(e) request for pedestrian crossing Hoole Lane/Guilden Sutton Lane. A response was awaited from the Area Traffic and Transportation Engineer.

(f) Cinder Lane, condition of surface of footway. It was noted the fieldside footway on Cinder Lane was impassable. Action: Refer to District Maintenance Engineer.

(g) Oaklands, trip hazard. The marked trip hazard outside 8 Oaklands had again been drawn to the attention of the District Maintenance Engineer.

(h) slow markings, A41. A response was awaited from the Area Traffic and Transportation Engineer.

(i) road markings, approach to parish playing field. The highway authority had been requested to consult the Parish Council prior to the implementation of this scheme.

(j) Highways and Transportation local joint committee for Chester. The Clerk reported the receipt of the agenda for the meeting of this committee held on 30 May 2002.

(k) trip hazard, Fox Cover. Councillor Armitage reported a trip hazard arising from a cracked frame in the footway outside No. 11 Fox Cover. Action: Report to District Maintenance Engineer.

(iii) strategic. (a) 2001/2002 winter gritting routes. A response was awaited from the highway authority as to the omission of Guilden Sutton Lane between the A41 and the A55.

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

8 Finance:

(i) income

Bank of Scotland

Interest (May) £ 31.18

(ii) payments

Cheshire Community Council

Subscription £ 50.00

Chester Standard

Distribution £ 16.74 (VAT £2.49)

CPRE

Subscription £ 25.00

Playground Management Services

Inspection £ 68.15 (VAT £10.15)

Clerk:

Photocopies (May) 225@5p £ 12.75

Mileage (May) 20 miles @ 40p £ 8.00

£ 20.75

(iii) balances

Bank of Scotland

(May) £19,358.62

(iv) financial reports. The Clerk submitted updated reports for

2001/02 to show VAT and financial reports to date for 2002/03 both of which had been circulated to Members. Action: Noted.

(v) audit. The Clerk reported the receipt, by letter dated 31 May 2002, of confirmation from the Audit Commission of the appointment of Hacker Young as the council's external auditor. Action: Noted. The Clerk further reported the receipt of information from an independent audit practice, working in conjunction with the County Association, which could offer internal audit services. Action: Noted.

It was agreed that Councillor Hughes should pursue the expression of interest by a qualified member of the community to act as the council's internal auditor.

The Clerk would submit the council's accounts for the first quarter of the current financial year to Councillor Hughes by 30 June 2002 for an informal audit.

9 Environment services.

(i) amenity cleansing. The need for the footway to the rear of Orchard Croft to be swept had been referred to the City Council.

10 Trees and hedges.

(i) Trees, Heath Bank. A report from the City Council's Trees and Woodlands Officer was awaited.

(ii) sycamore, War Memorial. The Clerk was progressing the application for work to this protected tree.

11 Cheshire Association of Town and Parish Councils.

Councillor Armitage reported the annual meeting of the Cheshire Association was to be held on Thursday 10 October, 2002 from 3:30pm to 6:00pm in Winsford Civic Hall. This would be followed by the County Council's annual parish conference from 7:00pm to 9:00pm.

12 Chester City Council.

(i) Area Committees. It was noted the City Council had agreed to introduce seven area committees to replace the nine existing

local panels. The existing Gowy Local Panel would become part of the Rural North Area Committee.

(ii) Gowy Local Panel. The Clerk reported the receipt, by letters dated 14 June 2002, of a request from the Gowy Panel lead officer and Chairman for possible bids for funding from budgets held by the panel. It was noted the closing date was 26 July 2002. Action: Possible bids to be revisited at the council's July meeting.

Councillors Armitage and Hughes reported on the Gowy Local Panel meeting held on 12 June 2002. Councillor Hughes referred to the rural advice service offered by the Citizens Advice Bureau. Councillor Armitage reported the A 51 was now detrunked and that major maintenance was proposed for Summer 2003. No decision had yet been taken on traffic management but concerns had arisen that Wicker Lane could be used by motorists seeking to avoid the works. Councillor Armitage suggested the road should be closed on both sides of Wicker Lane to prevent this. It was agreed that routes through Guilden Sutton would be unacceptable as a diversion and that if the council was unhappy with the proposals when they emerged, the County Engineer should be invited to discuss the matter with Members.

13 Cheshire County Council.

There were no action items to report.

14 Cheshire Community Council.

There were no action items to report.

15 CPRE.

There were no action items to report.

16 Health.

There were no action items to report.

17 Policing.

Councillor Hughes referred to Project Rural Matters and said the police were very supportive when problems were reported.

Councillor Fisher referred to two instances of parked vehicles which he believed should be brought to the attention of the police. Action: PC Tack to be informed.

18 Newsletter.

Information provided by Councillor Fisher as to the Council's website had now appeared in the newsletter.

19 HM The Queen Golden Jubilee, nomination to Cheshire Visit.

The Clerk confirmed the nomination of Councillor Fisher had been acknowledged by the Lieutenancy Office.

20 Memorial Garden, finger post sign.

Estimates had been sought by the Clerk for repairs to this finger post and were awaited.

21 Bulb planting.

The estimate from Gresty for the supply of 3 no bags of bulbs for mass planting had been accepted.

22 Parish ICT.

There was nothing further to report at this stage.

23 Primary school.

Councillor Fisher reported the outcome of the recent Ofsted inspection was likely to be published before the end of term.

24 Surgery 1 June 2002.

Councillor Paterson reported. Issues which had arisen included activities for school leavers, the speed of traffic on Oaklands and the possibility of parking bays being provided at Cathcart Green. Action: Provision of parking bays at Cathcart Green to be referred to the highway authority.

25 Matters arising from the annual parish meeting.

The concerns as to the parking of vehicles on Church Lane and Guilden Sutton Lane raised by a resident have been referred to PC Tack.

26 Dates of future meetings.

It was agreed that dates for future meetings would be considered at the council's July meeting.

27 Noticeboards.

It was agreed that an information sheet giving useful contact numbers would be displayed on the parish noticeboards.

28 Shops, Summerfield Road.

Councillor Arditti referred to the closure of the general store.

Matters discussed in the absence of the press and public due to the possible disclosure of exempt information.

29 Enforcement: Development Control.

(a) A response would be pursued as to the enforcement matter concerning the use of land adjoining a private property.

(b) A member referred to a private advertisement offering a property for sale with separate accommodation for possible letting. Action: Advice to be sought from the enforcement officer.

30 Policing. The parking of a vehicle which was obstructing visibility had been referred to PC Tack who had advised that no offence had been disclosed.