

## **GULDEN SUTTON PARISH COUNCIL**

Minutes of the ordinary meeting of the Council held on Monday 11 November 2002 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage.

1 Apologies: Councillors Astbury, Proudlove, County Councillor J E Burke.

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

In attendance: City Councillor J R Boughton.

Public speaking time.

There was no public speaking.

2 Procedural matters.

(i) Minutes. The minutes of the ordinary meeting of the Council held on Monday 14 October, 2002 were proposed by Councillor Hughes, seconded by Councillor Fisher and agreed as a correct record.

(ii) Declarations of interest. There were no declarations of interest.

(iii) Confirmation of Chairman's action. The Clerk reported that as a result of a recent storm, a tree within the Parish car-park had fallen across the fence of an adjoining property. He had consulted the Chairman following an approach by the occupier and it had been agreed a contractor should be instructed to remove the tree and deal with a damaged fence panel as a matter of urgency. It was proposed by Councillor Hughes, seconded by Councillor Fisher and agreed that the action authorised by the Chairman should be approved .

3 Planning.

(i) New applications.

02/01043/FUL (Amended) two storey side extension at 26 Oaklands CH3 7HE for Mr and Mrs Dalgano. Councillor Fisher reported. It had been noted the applicant had moved some way towards meeting the concerns of the objectors. The local planning authority had been informed of the view that the impact of the proposal might be further mitigated by hiping and that there was a concern as to whether car parking standards would be met in the event of any modification to the garage. It was further agreed the possible impact on off street parking provision resulting from changes to garages should be raised with the Cheshire Association of Town and Parish Councils, the Cheshire Planning Forum and the local planning authority.

02/01111/FUL (Amended) installation of 20 metre tower, antennas, dishes and equipment cabin, Dee Valley Reservoir, Guilden Sutton Lane for Hutchison 3 G UK Ltd. The local planning authority had been informed the Council opposed telecommunications installations at this site on the grounds of inappropriate development in the Green Belt. The Council was aware that health considerations were not a matter for the planning authority but had requested an assurance that given the prospect of a further application, the cumulative effect of the emissions, particularly the beams of greatest intensity, would fall within the prescribed parameters.

02/01677/FUL first floor side extension above garage at Orchard House, 8 School Lane, Guilden Sutton, CH3 7ET for Mr L Bunn. Councillor Whitehouse reported. City Councillor Boughton referred to a condition on the original planning permission that development on the elevation facing 12 School Lane should remain single storey. It was resolved an objection should be made on the grounds of overintensive development giving rise to a lengthy ridge line which would be out of character with the street scene. The local planning authority would be requested to maintain the existing condition.

02/01720/FUL 20 metre telecommunications tower with 6 no antennas, radio equipment housing and ancillary equipment at Tile Farm, Wicker Lane, Guilden Sutton, CH3 7EL for T Mobile UK Ltd. Councillor Armitage reported. It was noted that pre application consultation had not been carried out and there were discrepancies as to the location of the mast and a lack of detail as to the intended coverage. It was agreed an objection should be raised and that a meeting should be requested with the applicants to which Littleton Parish Council would be invited. The application would be progressed by the Chairman.

(ii) Decisions.

02/01043/FUL (Amended) two storey side extension at 26 Oaklands CH3 7HE for Mr and Mrs Dalgano. It was noted a condition had been imposed requiring three car-parking spaces including a garage to be made available within the curtilage of the site prior to the extension being brought into use.

This should be kept available for that purpose in the interest of highway safety. The applicant had also been informed the permission authorised substantial extensions to the dwelling and any proposals for further extensions were unlikely to be given permission unless an overriding case was made out.

02/01111/FUL (Amended) installation of 20 metre tower, antennas, dishes and equipment cabin, Dee Valley Reservoir, Guilden Sutton Lane, for Hutchison 3 G UK Ltd. The Clerk reported the receipt, by letter dated

4 November, 2002, of advice from City Councillor Boughton that the application had been approved.

(iii) Appeal.

02/00093/OUT erection of 1 No two storey detached dwelling on adjacent land at Holly Cottage, Guilden Sutton Lane CH3 7EX for TNJ Developments. The decision of the Inspector was awaited with respect to the appeal to the Secretary of State.

(iv) Current applications.

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.

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.**

02/00194/FUL, alterations and extensions, Halfways, Hare Lane, Pipers Ash for Mr S McEwan. **Cllr Armitage.**

02/00243/FUL, amended details, kitchen extension, pitched roof and new front entrance canopy at 43 Oaklands for Mr M Davies. **Cllr Arditti.** Councillor Hughes referred to the deposit of materials on the footway following the commencement of building works. Action: Refer to District Maintenance Engineer.

#### 4 Parish car-park

The Clerk reported that the urgent action approved above had been carried out.

5 Leisure services. (i) Parish playing field. The Clerk confirmed that estimates were being sought for the proposed sign. (ii) Play Area. Estimates had been sought from the grounds maintenance contractor to reduce the height of the beech hedge to that of the perimeter fencing and to remove the arisings. A further estimate

had been sought for the relocation of the seat within the play area to the opposite verge. With respect to the damage to the slide, advice had been sought from the National Association of Town and Parish Councils and a response was awaited. The Clerk had indicated to the contractor the basis on which his kind offer for possible temporary repairs to the damaged slide would be accepted. The Council's insurers were being asked to authorise this course of action. It was noted the temporary gate fitted to the multi-purpose item had been removed. The matter had been reported to the City Council for urgent attention. Councillor Paterson was aware of a recent incident involving the entry gate to the play area. Action: City Council to be requested to carry out an inspection.

(iii) Public footpaths. (a) Parish Paths Group. There had been no further progress in recruiting a Parish Paths Warden. (b) Footpath No. 2. The adjoining landowner had been informed of the presence of a hay bale in the dingle alongside Footpath No. 2 and the concern as to a possible fire risk. (iv) Public seats. There was nothing further to report additional to the minute above. (v) Grounds maintenance. There was nothing further to report at this stage.

6 Public Transport. (i) Rural transport information point. Action was awaited as to the rural transport information point. (ii) Request for seats. The County Transport Co-ordination Service had been asked to estimate for the provision of seats in the bus shelters in School Lane and in Guilden Sutton Lane opposite the former primary school for use by elderly people. A response was awaited.

## 7. Highways.

(i) Major schemes. (a) Chester Deeside Transport System, extension of cycleway to Park Farm. Action to secure the extension of the cycleway to Park Farm would be taken following the final decision on the CDTs scheme due to be reached by the County Council on Wednesday 27 November, 2002. (b) A 51 maintenance, Summer 2003. The questionnaire had been completed and the highway authority had been requested to impose a temporary 30mph speed limit on Wicker Lane during the duration of the work and to improve the surfacing on Wicker Lane from the junction with School Lane to Cinder Lane in advance.

(ii) Local matters. (a) Direction signs to Village Hall and shops.

The implementation of the proposed scheme was awaited. (b) Footway and verges Guilden Sutton Lane. The proposed site meeting had been progressed with the District Maintenance Engineer who had been requested to contact Councillor Astbury (c) Local safety scheme, junction A41 and Guilden Sutton Lane. The implementation of the scheme was awaited. The Clerk reported he was aware of concerns should the 'keep clear' markings assisting traffic entering Hare Lane from the A 41 be lost. (d) Request for pedestrian crossing, Hoole Lane/Guilden Sutton Lane. There was nothing further to report at this stage. (e) Road markings, approach to parish playing field. It was noted that implementation of the scheme had commenced. The highway authority had been requested to extend the proposed 'Slow' marking in the outbound carriageway opposite the parish playing field to the adjoining carriageway approaching Guilden Sutton in lieu of the reinstatement of a previous marking. (f) Speed of traffic, Guilden Sutton Lane/School Lane. The request raised by Councillor Hughes for police speed checks to be carried out had been referred to the Traffic Officer. PC Burnham had advised that although the frustrations experienced by parish councils were appreciated, speed checks were confined to known accident blackspots in order to achieve government targets to reduce the number of fatal and serious road traffic accidents.

(g) Rescission of minor improvement schemes. The Chairman reported the local joint committee for highways and transportation was due to consider proposals for the rescission of a number of long-standing minor improvement schemes including four in Guilden Sutton. He regretted there had been no prior consultation and intended to attend the local joint committee in order to make forceful representations. (h) Station Lane. The attention of the District Maintenance Engineer would be drawn to the extent of standing water on Station Lane in wet weather conditions. (i) Guilden Sutton Lane. The attention of the District Maintenance Engineer would be drawn to the condition of a manhole in the carriageway outside the former primary school.

(iii) Lighting. It was noted that faults could be reported to the District Maintenance Engineer on 01244 603475,

e mail [engch@cheshire.gov.uk](mailto:engch@cheshire.gov.uk)

8 Finance

(i) income

Bank of Scotland

Interest (October) £ 21.22

Chester City Council

Grant £ 3,419.00

(ii) payments

S & H Services

shelter cleaning £ 11.00

Royal British Legion

Donation re wreath £ 18.00

(iii) balances

31 October 2002 £12,912.29

9 Environment services.

(i) Amenity cleansing. Councillor Hughes referred to the slippery condition of footways at the rear of Orchard Croft and at the rear of Oaklands. Action: Estimates to be sought from the grounds maintenance contractor. The City Council was being requested to sweep the steps from Fox Cover to Church Lane to deal with the migration of mulch from the planting and also the steps from Cinder Lane to Church Lane.

(ii) Litter bins. Information was awaited from the City Council as to the types of bin available.

(iii) Verge, Guilden Sutton Lane. Councillor Hughes revisited his previous request for long grass in the verge outside Holly House on Guilden Sutton Lane to be strimmed to encourage the growth of daffodils. Action: Estimates to be sought from the grounds maintenance contractor.

10 Trees and hedges. (i) Tree to the rear of The Bungalow, Church Lane. City Councillor Boughton reported a tree in the

verge adjoining the steps from Fox Cover to Church Lane have been blown onto the bungalow during the recent gales and had been removed. Trees in the dell had also been damaged and a tree in Cinder Lane was thought to be in a dangerous condition. The City Council's Parks and Open Spaces Manager would be thanked for the excellent service the parish had received in the aftermath of the gales. Further advice would be sought as to the condition of the trees in the dell. (ii) Sycamore, Memorial Garden. The Chairman referred to the fact the Sycamore in the Memorial Garden had survived the recent gales. (iii) Hedges, primary school. Cllr Paterson referred to the fact the hedges at the primary-school were being trimmed. (iv) Hedge, Oaklands. A letter would be sent by the Clerk to an occupier on Oaklands whose boundary hedge was thought to be overhanging the footway.

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

Councillor Armitage reported that increased subscriptions had been approved although proposals for a national development fund had been referred back for further consideration.

#### 12 Chester City Council.

Councillor Armitage, Councillor Fisher and Clerk would represent the Council at the annual Parish Partnership Reception to be held on Wednesday, November 27.

#### 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. The attention of the Divisional Commander was being brought to the Council's appreciation for the excellent service provided by PC Tack.

18 Newsletter. The Clerk regretted it had not been possible to produce a newsletter.

19 Memorial Garden. There was nothing further to report.

20 Bulb planting. Further bulb planting had been carried out on Saturday 26 October and Saturday 9 November 2002. Councillor Hughes expressed disappointment that not all Members had been able to take part. Action: Planting arrangements to be reviewed for 2003 .

21 Parish ICT. Councillor Fisher hoped it would be possible to alert residents to the need to register for broadband in order to progress the introduction of the facility at the exchange. A note would appear in the newsletter. Councillor Fisher was thanked for acting as village webmaster and the terms under which he provided this service on behalf of the community with the support of the Parish Council were agreed.

22 Primary school. Councillor Fisher said he had requested the primary-school internet site should be linked to the Guilden Sutton pages.

23 Surgery 2 November 2002. Councillor Armitage reported.

24 Information Commissioner. The Clerk reported he had obtained a model scheme and would report further to the December meeting.

25 Members information items.

The Clerk reported that Mrs Christine Russell MP was to hold a surgery in the village for constituents on Saturday 7 December 2002. He wished to thank the Community Association for kindly assisting in the arrangements by making the Marigold Room available.

Cllr Whitehouse referred to the condition of the planters outside the Summerfield Road shops. This would be re visited.

Councillor Paterson referred to the possible provision of Christmas lights at the entrances to the village. The Chairman indicated there was no financial provision for this and the possibility of such a feature in 2003 should be considered when the budget was prepared. Councillor Fisher referred to the need for professional quality installations which could incur the Council in considerable annual expenditure. He believed the Council would wish to see costed proposals.

Cllr Arditti referred to a dispute involving the installation of a block paved drive which had required the intervention of the police. It was agreed that appropriate advice should appear in the newsletter.

Councillor Hughes would speak to Mrs Connolly about the provision of a Christmas tree in the Village Hall.

Matters discussed in the absence of the press and public.

26 Enforcement matters. The Clerk reported the receipt of a response to the issue raised by Councillor Fisher. This was noted although Councillor Fisher believed the response understated the problem.