

## **GUILDEN SUTTON PARISH COUNCIL**

Minutes of the ordinary meeting of the Council held on Monday 16 December 2002 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage.

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

Public speaking time.

There was no public speaking.

1 Apologies: Councillor Fisher, City Councillor J R Boughton, County Councillor J E Burke.

2 Procedural matters.

(i) Minutes. The minutes of the ordinary meeting of the Council held on Monday 11 November 2002 were proposed by Councillor Hughes, seconded by Councillor Whitehouse and agreed as a correct record.

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

(iii) Appointment of representative governor to Guilden Sutton Church of England (Controlled) Primary School. The Clerk reported he had been informed by the education authority, by letter dated 10 December 2002, that the term of office of Councillor Fisher had expired on 4 September 2002 and that Councillor Fisher had indicated he was willing to continue. There being no other nominations, it was proposed by Councillor Hughes, seconded by Councillor Whitehouse and agreed that Councillor Fisher should be reappointed. Action: Local education authority to be informed

3 Planning.

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. The Clerk reported that this application, to which the Council had objected, had been withdrawn. The Chairman had informed the planning authority that the information provided by the applicant was contradictory and insufficient for the Council to consider the application properly. In particular, there were three different locations shown for the proposed mast and four different heights. The Council believed the most sensible way forward would be for the applicant to arrange a public meeting in Guilden Sutton to explain the application to the Council and to concerned residents, to which Littleton Parish Council should be invited. It had also been noted the applicant had not carried out community consultation within Guilden Sutton. The Clerk reported an objection have been raised by Mr Skelding.

Councillor Hughes expressed concern that with future applications, the Council should take account of the access arrangements proposed by the applicant. Action: Clarification to be sought from the development control manager of the approach taken by the local planning authority to access arrangements.

6/02/1830 installation of microwave wireless network kit incorporating 0.6 metre antenna and attachment, Guilden Sutton transport depot, Guilden Sutton Lane for Cheshire County Council. The Clerk reported the receipt of this application for equipment forming part of a high-speed communications network using wireless technology being installed by the County Council. It was noted the equipment employed in the project used much lower power than mobile phone technology. He had consulted the Chairman and the Chairman's action in proposing that no objection should be raised was confirmed. The Clerk reported further that the supporting statement indicated the County Council would be looking for opportunities to work in partnership with other organisations to get the best from their investment for the people of Cheshire and that as a result he had proposed the village webmaster and himself should have access to the service.

02/01911/FUL garage extension at 10 Middlecroft CH3 7HF for Mr R Gregg. The Clerk reported the recent receipt of this application. Further enquiries would be made by Councillor Hughes. Action: Clerk to seek the advice of the case officer as to the relationship between this application and the previously approved plans for the conversion of the garage at the property.

(ii) Appeals: APP/H6955/X/02/514248 Wrexham RRC, Oak Road,

Wrexham Industrial Estate, Wrexham. The Clerk reported he had obtained details of the public inquiry into this application. It was agreed an objection should be raised on the basis that the proposal involved the use of emerging and unproven technologies and there was concern as to emissions which, should the application be approved, should be subject to ongoing monitoring within Chester District. It was further noted the proposal afforded no encouragement for recycling and offered the prospect of unsustainable increased traffic due to materials being taken to the centre from a wide area. Action: Clerk to inform Planning Inspectorate.

(iii) Decision notices:

6/02/1830 Installation of microwave wireless network kit incorporating 0.6 metre antenna and attachment, Guilden Sutton transport depot, Guilden Sutton Lane for Cheshire County Council.

(iv) Current matters:

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.**

02/01111/FUL (amended) installation of 20 metre tower, antennas, dishes and equipment cabin, Dee Valley reservoir, Guilden Sutton Lane. **Cllr Fisher.**

02/01043/FUL (amended) two storey side extension at 26 Oaklands, CH3 7HE for Mr and Mrs A Dalgano. **Cllr Fisher.**

02/01320/FUL extension to front of dwelling and side bay window at Firdale, 1 School Lane CH3 7ET for Mr and Mrs J Stairmand. **Cllr Hughes.**

02/01677/FUL first floor side extension above garage at Orchard House, 8 School Lane, Guilden Sutton, CH3 7ET for Mr L Bunn. **Cllr Whitehouse.**

4 Parish car-park.

There was nothing further to report at this stage.

5 Leisure services: (i) Parish playing field. The Clerk reported the receipt of three quotations for the provision of the proposed sign.

It was agreed the quotation of 'Signs by John Carswell' in the sum of £30 plus VAT should be accepted. The need for a robust sign with secure mountings would be stressed. Action: Clerk to accept estimate of 'Signs by John Carswell.' (ii) Play area. The Clerk reported the receipt of an estimate from the grounds maintenance contractor for a reduction in the height of the boundary hedge and the relocation of the public seat within the children's play area to the opposite verge. It was agreed at this stage the estimate should be noted and would be further considered when the costs for the provision of additional seating to the front boundary of the play area were known. Action: Grounds maintenance contractor to be thanked for estimates and informed of the position.

Councillor Proudlove reported the receipt of further details of a replacement slide, estimated to cost £4,500 together with information on appropriate pre school equipment. The Clerk reported the receipt of three informal estimates for the provision of CCTV equipment. Action: Cheshire Electrical and Security Ltd of Mickle Trafford to be requested to attend a site meeting with Councillors Hughes and Proudlove. Councillor Proudlove indicated she proposed to allocate £500 towards the installation from the proceeds of a recent fund raising party. A further approach would be made to the City Council to ascertain if additional funding might be available from that source as this would enable part of the intended generous donation, for which Councillor Proudlove would be thanked, to be released to other causes. A letter would be sent to Guilden Sutton Community Association formally outlining the present position which envisaged the placing of equipment on and within the village hall. Councillor Hughes indicated the Association would be minded to make a financial contribution. This was welcomed. In response to an inquiry by Councillor Hughes, the Clerk reported that NALC legal officers had advised against a letter being sent on an individual basis with respect to the damage to the slide but had approved the use of the draft provided by the Clerk on a wider basis. It was agreed this would appear in the newsletter. The Chairman reported that following a brief reference in the newsletter, a member of the public had responded and had been thanked. (iii) Public footpaths (a) Footpath No. 2. The Clerk reported a response from the adjoining landowner who proposed to leave the hay bale in situ to deter trespass. (iv) Public seats. There was nothing to report further to the minute above. (v) Grounds maintenance. Councillor Hughes revisited his proposal that lengthy grass in the verge at Holly House on Guilden Sutton Lane should be strimmed to encourage the growth of daffodils. It was

agreed that on the basis of urgency, the grounds maintenance contractor should be authorised to proceed. Action: Grounds maintenance contractor to be authorised to proceed. The outcome would be reviewed in June, 2003.

6 Public Transport. (i) Rural transport information point. Action was awaited as to the rural transport information point. (ii) Request for seats. A response was awaited from the County Transport Co-ordination Service as to the request for an 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.

## 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 now be taken following the final decision reached by the County Council on the CDTs scheme. This was that the first phase of the scheme should not be funded although the authority would be prepared to have consultations with Chester City Council. The effect on the Chester transport strategy as a whole, which was built around the completion of the park and ride network for the city, remained unclear (b) A 51 maintenance, Summer 2003. The Clerk reported the receipt, by letter dated 4 December 2002, of a report summarising the responses received and conclusions drawn from the consultation exercise. It was welcomed that the County Council believed it vital to maintain an ongoing dialogue with the Council and that specific traffic management measures were expected to be discussed with the Council in the late winter/early spring. Action: Copies of the report to be circulated to the Chairman and to Councillors Hughes and Proudlove

(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. Councillor Astbury reported she had attended a site meeting with the District Maintenance Engineer as a result of which a number of faults on the length of footway concerned had been marked. (c) Local safety scheme, junction A41 and Guilden Sutton Lane. The implementation of the scheme was awaited. (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. Action was awaited by the highway authority following the Council's request for the

proposed 'Slow' marking in the outbound carriageway opposite the parish playing field to be extended into the adjoining carriageway approaching Guilden Sutton in lieu of the reinstatement of a previous marking. Action: further approach to be made to the highway authority which had previously indicated the work would be carried out (f) Rescission of minor improvement schemes. The Chairman reported he had presented a robust argument to the local joint committee for highways and transportation as to the proposed rescission of a number of long-standing minor improvement schemes including four in Guilden Sutton. He had regretted there had been no prior consultation. The highway authority had given an assurance that the historic list of minor improvements, many of which did not meet the requirements of the local transport plan and for which there was little, if any, prospect of them being constructed due to lack of funding, would be retained as an aide memoire. An assurance had also been given that parishes would be consulted. The Clerk reported the receipt, by letter dated 20 November 2002, of a letter from City Councillor B J Bailey inviting the views of the Council on the schemes in Guilden Sutton. It was noted these included an improvement to the Station Lane/School Lane junction, the provision of a footway on School Lane by The Lodge, the realignment and widening of Wicker Lane at the approach to the A 51 and the widening of Wicker Lane together with a visibility improvement at Church Lane. Councillor Proudlove referred to the desirability of lighting the full length of Wicker Lane in view of the absence of a footway. (g) Station Lane. The attention of the District Maintenance Engineer was being drawn to the extent of standing water on Station Lane in wet weather conditions. (h) Guilden Sutton Lane. It was noted that work had been carried out to improve the state of a manhole in the carriageway outside the former primary school.

(i) Public utility, junction A 41/Guilden Sutton Lane. Councillor Hughes referred to impending closure arrangements at this junction to enable work by a public utility.

(iii) Lighting. A fault affecting the light towards the head of the steps from Fox Cover to Church Lane would be reported.

## 8 Finance

(i) Income

Bank of Scotland

Interest (Nov) £ 18.19

(ii) Payments

The Clerk reported that Mr Gresty had been asked to kindly amend invoices relating to the removal of a tree blown onto a fence on the parish car-park and repairs to a damaged fence panel, for grounds maintenance during the 2002 season and for lengthsman duties.

Chester Standard

Newsletter distribution £ 16.74 (VAT £2.49)

Hacker Young

External audit £ 141.00 (VAT £21.00)

Mrs R Mort

playing field rent Jan – March 2003 £ 137.50

Mrs R Connolly

Supply of Christmas tree and stand £ 29.99

The Clerk - Mileage £ 8.00

Proposed by Councillor Hughes, seconded by Councillor Paterson, and agreed.

(iii) Balances

29 November 2002 £12,509.41

(iv) External audit 2001/02. The Clerk reported the receipt of a clean audit.

(v) budget 2003/04. The Clerk presented a report on the council's financial position together with an estimated outturn. This would be further refined and discussed by the Chairman, Vice-chairman and Clerk prior to a decision on the budget at the January meeting. Members were encouraged to put forward

proposals for which they believed provision should be made. Councillor Paterson referred to the possibility of provision for Christmas lights at suitable gateways to the village. The Chairman suggested a possible competition for individual householders.

#### 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: Clerk to ascertain position with City Council, estimates to be sought from the grounds maintenance contractor. The City Council was also being requested to sweep the steps from Fox Cover to Church Lane to deal with the migration of mulch from the planting and the steps from Cinder Lane to Church to deal with the autumn fall.

(ii) Litter bins. Information was awaited from the City Council as to the types of bin available. Action: further approach to be made to the City Council.

10 Trees and hedges. (i) The City Council's Parks and Open Spaces Manager was being thanked for the excellent service the parish had received in the aftermath of the recent gales. Further advice would be sought as to the condition of the trees in the dell. (ii) Hedge, Oaklands. The Clerk reported a recent inspection of the hedge had revealed evidence of pruning.

(iii) village boundary sign, Station Lane. Councillor Hughes reported the village boundary sign at the approach to the parish on Station Lane was obscured by growth. Appropriate action would be taken.

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

There were no action items to consider.

#### 12 Chester City Council.

(i) Parish Partnership Reception. Councillor Armitage, Councillor Fisher and Clerk had represented the Council at the annual Parish Partnership Reception held on Wednesday, November 27. There was disappointment that representatives of the local planning and highways authorities had been unable to attend.

(ii) Priorities for the forthcoming year. The Clerk reported the receipt of an invitation for the Council to comment on the City Council's priorities for 2003/04. The City Council would be informed the Council wished to seek the abolition of double rating and to see appropriate and equitable attention paid to the needs of the rural area.

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. (i) PC Tack. The attention of the Divisional Commander was being brought to the Council's appreciation for the excellent service provided by PC Tack. (ii) Draft local policing objectives for 2003/04. These would be referred to Councillor Fisher.

18 Newsletter. The Clerk was requested to speak to the distribution agents as to the inclusion of Wicker Lane in the schedule for delivery of the Chester Standard.

19 Memorial Garden. It was agreed that Councillor Paterson would remove the wreaths from the memorial seat at New Year or shortly thereafter.

20 Bulb planting. There was nothing further to report at this stage.

21 Parish ICT. It was noted a leaflet had been circulated within the village asking those interested to support the introduction of broadband provision at the Mickle Trafford exchange. This would be encouraged.

22 Primary school. The chairman of the governors would be congratulated on the excellent results achieved by the school in the 2002 SATS. This would be copied to the Headteacher.

23 Surgery 7 December 2002. Councillor Whitehouse reported. It was noted there would be no surgery in January 2003. Surgeries would be held in February and March with a review in March, 2003 to determine if they should be continued.

24 Information Commissioner. The Clerk reported the Information Commission had issued a model scheme for parish councils wishing to implement the core classes only with no options. This was agreed. Action: Commissioner to be informed the Council had adopted this format.

25 Requests for donations. The Clerk reported the receipt of correspondence from Relate and from the Samaritans requesting financial support. Action: Council to indicate its settled policy that donations to such causes should be left in the gift of individual council taxpayers.

26 Members information items.

Cllr Paterson suggested a rolling action items list should be introduced into the council's business. This was agreed.

Cllr Whitehouse referred to a number of unofficial temporary signs affixed to lamp-posts on School Lane which had not been removed.

Councillor Hughes reported that Mrs Christine Russell MP had held a surgery in the Village Hall on Saturday 7 December 2002 and he wished to thank the Clerk for his assistance.

The Chairman drew the attention of the Council to assistance available to individual applicants from the Royal Town Planning Institute.

Matters discussed in the absence of the press and public.

27 Enforcement matters. A Member referred to the use of farmland adjoining the village on recent weekends by trial bikes and expressed concern at possible road traffic offences where

the use crossed public highways. He also expressed concern at the possible use of public footpaths. The Member did not believe this activity should be permitted as the noise was unacceptable. He believed that if land further away from the village was used, no use of the public highway would arise. The Clerk reported he had referred the matter to the local planning authority from whom a helpful response had been received which had indicated that any use on less than 14 occasions a year did not require planning permission. Noise nuisance was a matter for environmental health officers with whom he had also discussed the matter informally. Action: Further information to be provided to the City Council.

28. Clerk's salary. The Chairman circulated a report on the annual review of the Clerk's salary. This would be visited at the January 2003 meeting.