

GUILDEN SUTTON PARISH COUNCIL

Minutes of the ordinary meeting of the Council held on Monday 17 March 2003 in Guilden Sutton Village Hall.

Chairman: Councillor R M Armitage.

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

In attendance: City Councillor J R Boughton, residents of Guilden Sutton Lane, Mr A Cronin.

Public speaking time.

Residents of Guilden Sutton Lane addressed the Council in relation to their concerns at the prospect of future development in the Green Belt following the disclosure of proposals put forward at an earlier stage of the Chester District Local Plan for a business park on land bounded by Guilden Sutton Lane, the A 55, the A 56 and the A 41 and housing development of 1,600 dwellings on land between Guilden Sutton and Littleton. The Clerk confirmed his understanding these objections had been deleted from the plan and the Chairman reiterated the Council's consistent policy of opposing development in the Green Belt. The Chairman believed that any future council might be minded to be represented at any public inquiry should planning applications emerge for such large scale development.

The residents further expressed concern at anti social behaviour in the copse adjoining the reservoir and at the deposit of litter and refuse at the access to the reservoir. The Chairman indicated the latter was reported on a regular basis.

Mr A Cronin referred to issues including the use of roads within the parish by large agricultural contractor's vehicles and overhanging boundary hedges on Porters Hill

1 Apologies: Councillor Fisher, City Councillor B J Bailey, County Councillor J E Burke.

2 Procedural matters.

(i) Minutes. The minutes of the ordinary meeting of the Council held on Monday 17 February, 2003 were proposed by Councillor Hughes, seconded by Councillor Proudlove and agreed as a correct record.

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

(iii) Action list. Members would consider the form of the draft action list prepared by the Clerk which would be revisited at a future meeting.

(iv) Annual parish meeting. It was noted the annual parish meeting would be held on Monday 14 April, 2003 at 7.00pm in the Village Hall. The Council confirmed it would wish to follow the arrangements adopted in 2002. The Clerk would prepare an annual report,

together with a summary and would advise Members of the issues to which they would respond.

(v) Quadrennial elections. The Clerk reported the receipt of notices of election, together nomination papers to be returned to the returning officer by 12 noon on Tuesday 1 April, 2003 and supporting documents. These were noted.

3 Planning.

(i) new applications.

03/00183/FUL rear single storey extension at 6 School Lane CH3 7ET for Mrs S Button. Further enquiries would be made by **Councillor Hughes**.

03/00250/FUL conservatory at 20 School Lane CH3 7ET for Mr and Mrs B Lewin. **Councillor Paterson** reported. No objection would be raised.

03/00295/FUL single storey rear extension at 40 Guilden Sutton Lane CH3 7EY for Mr S Challinor

03/00296/FUL single storey rear extension with party wall at 38 Guilden Sutton Lane CH3 7EY for Mr S Hardwick.

Councillor Arditti reported on these adjoining applications. It was noted the proposals would not be visible from the adjoining dwellings. Subject to any comments which may be received following neighbour notification, it was agreed that no objections would be raised.

03/00342/FUL first floor side extension above garage at 8 School Lane CH3 7ET for Mr L Bunn. Further enquiries would be made by **Councillor Hughes**.

(ii) Decision notices.

03/00053/FUL Extensions and alterations at Garden Cottage, Guilden Sutton Lane CH3 7EX for Mr and Mrs Mattocks. Approved.

03/00119/FUL first floor extension at 119 Oaklands CH3 7HG for Mrs Kaya. Approved.

(iii) Appeal.

02/00093/OUT outline application to erect 1 no two storey detached dwelling on adjacent land at Holly Cottage, Guilden Sutton Lane, CH3 7EX for TNJ Developments. The Clerk reported the inspector's decision dismissing the appeal was to hand.

(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.**

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.

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. (withdrawn.)

02/01911/FUL garage extension at 10 Middlecroft CH3 7HF for Mr R Gregg. **Cllr Hughes.**

02/01958/FUL, conservatory in retrospect at 18 Oaklands CH3 7HE for D and A Cowell. **Cllr Paterson.**

02/02059/FUL conservatory and pitched roof to garage at 10 Cinder Lane CH3 7EN for Mr Pilbrow. **Councillor Proudlove.**

03/00053/FUL extensions and alterations, Garden Cottage, Guilden Sutton Lane, CH3 7EX for Mr and Mrs Mattocks. No objection had been raised. **Councillor Hughes.**

03/00119/FUL first floor extension, 119 Oaklands, CH3 7HG for Mrs Kaya. No objection had been raised. The Council had requested the building control officer to be satisfied as to the internal arrangements. **Councillor Fisher.**

(v) general. It was agreed the Clerk should obtain copies of a booklet referring to the Party Wall Act.

(vi) Strategic. The Clerk reported the receipt of a consultation by Cheshire County Council on issues and options to be considered as part of a review of the county structure plan to 2016. It was noted the closing date for comments was Monday 14 April, 2003. Action: Referred to the Chairman. County Council to be requested to agree an extension for comments to allow consideration at the April council meeting.

4 Parish car park.

There was nothing further to report at this stage.

5 Leisure services:

(i) Parish playing field. The Clerk was contacting Mr Carswell to give him authority to proceed with the installation of the proposed sign without prejudice in view of the reserve which he had expressed.

(ii) Play area.

(a) improvement scheme. Councillor Proudlove was thanked by the Chairman for her superb efforts and those of her supporters in fund-raising. Councillor Proudlove reported further on play area issues. She indicated the contractor which had been selected to install the bench seating would also be able to estimate for the provision of a replacement slide, the removal of the damaged slide and the provision of surfacing to the former front boundary verge of the play area. It was agreed that estimates should be

sought by Councillor Proudlove for the various aspects of the work and Members were warmly appreciative of the progress which had been possible. Councillor Hughes expressed concern that packaging the proposed improvements could lead to delay in the provision of the proposed bench seating and it was hoped this would be avoided. The Clerk reported an expression of interest in the damaged slide and the proposed disposal was agreed. Action: Estimates to be circulated to Members, Chairman and Vice-chairman given authority to proceed (b) CCTV. Councillor Proudlove reported further on the installation of the CCTV equipment. It was noted part of the equipment was to be replaced and further adjustments were to be made. Advice had been sought by the Clerk from Chester City Council as to the protocol for handling data protection issues. The Chairman referred to the expenditure as worthwhile and City Councillor J R Boughton pointed to the value of the equipment in enabling anti social behaviour orders to be served. Action: Clerk to notify the Council's Insurers of the acquisition of the equipment.

(c) anti social behaviour. It was noted the Headteacher had issued a further letter to parents indicating the action taken by the Council.

(d) The Clerk reported the receipt, by letter dated 11 March, 2003 of advice from the City Council that the service for play area inspections would be withdrawn with effect from 30 March, 2003. The Clerk understood this was due to reorganisation within the authority and the loss of key staff. The Chairman regretted the short notice, which he did not believe to be acceptable, which had been given to the Council to enable alternative arrangements to be made. Action: matter to be referred to City Councillor J R Boughton.

(iii) Public footpaths (a) Footpath No. 2. There was nothing further to report at this stage. (b) Footpath sign, The Steadings. The need for the reinstatement of the footpath sign at the access to The Steadings had been brought the notice of the Public Rights of Way Unit. (c) Oxen Lane. A Member referred to a complaint that the lane was being used on a regular basis by motorcycle riders to the detriment of users of the adjoining public footpath. A Member revisited concerns that the riders concerned were also emerging onto the public highway. The Clerk referred to new powers available to the police to confiscate vehicles, after appropriate warnings, which were causing distress or nuisance. Action: Site visit to be made. Police to be informed. (d) Councillor Hughes referred to an expression of interest by Mr B Lewin in becoming Parish Paths Warden. This was welcomed. Action: Clerk to inform Mr Lewin of the Council's acceptance of his offer to become Parish Paths Warden.

(iv) Public seats. There was nothing further to report at this stage.

(v) Grounds maintenance. The issue of remedial maintenance to the planting in the verge at Fox Cover was revisited. An offer by City Councillor J R Boughton to raise the issue with the Parks and Open Spaces Manager was welcomed. The Clerk indicated he had sought an estimate for the provision of grounds maintenance services during the 2003 season and was disappointed this had not been received for consideration at the meeting, as had been indicated. Action: Estimate to be circulated on receipt, Chairman and Vice Chairman authorised to act.

6 Public Transport. (i) Request for seats. The Clerk had again contacted contractors

from whom estimates were being sought for the provision of seats in the bus shelters in School Lane and in Guilden Sutton Lane opposite the former primary school. This would be up pursued. (ii) Parish Transport Grant. The Clerk would pursue the proposed timetable publicity in the absence of any further information from the Transport Co-ordination Service. (iii) Sunday service. The Chairman referred to a County Council review of subsidised bus services and indicated the Sunday service through the village could be at risk, although he accepted the subsidy was small. Action: use it or lose it note to appear in the newsletter.

7 Highways.

(i) Major schemes. (a) Extension of cycleway to Park Farm. City Councillor Boughton indicated he would have an early opportunity to discuss the present position with the County Cycling Officer. Cllr Hughes reported that residents had expressed support for the scheme. (b) A 51 maintenance, Summer 2003. The Clerk had invited the highway authority to attend the April meeting of the Council. Should this not possible, the Council would be minded to request a briefing.

(ii) Local matters. (a) Direction signs to Village Hall. The Clerk reported further on the current position and would be contacting the City Council as to the impact on the agreed Local Panel grant. (b) Footway and verges Guilden Sutton Lane. The Vice Chairman reported that bushes at the junction of Heath Bank and Guilden Sutton Lane had been trimmed. The condition of the footway was satisfactory. (c) Local safety scheme, junction A41 and Guilden Sutton Lane. There was nothing further to report at this stage pending the completion of works at the junction by a public utility. (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. Further action was awaited by the highway authority. (f) Rescission of minor improvement schemes. The Clerk reported the local joint committee for highways and transportation had agreed to rescind the long-standing minor improvement schemes previously listed. These were 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. The highway authority had been informed the Council wished to see the schemes retained and an assurance had been given the list would be retained as an aide-memoire to inform future local transport plan proposals. (g) Station Lane. There was nothing further to report at this stage as to the extent of standing water on Station Lane in wet weather conditions. The condition of three 'slow' markings in the carriageway reported by Councillor Hughes, had been referred to the District Maintenance Engineer. (h) Wicker Lane. Councillor Proudlove revisited her concerns as to the speed of traffic using Wicker Lane and believed it should have a 30 mph limit on the entire length together with additional signs at the sharp bends at the approach to The Steadings. The possibility of the 40 mph speed limit on the A 51 being extended to assist traffic emerging from Wicker Lane was also discussed. The Clerk indicated this proposal had been previously considered and rejected as the A 51 at that point was considered to be rural.

(i) Guilden Sutton Lane. The difficulties on Guilden Sutton Lane due to the parking of

vehicles at night without lights in the opposite direction to oncoming traffic had been referred to the police. The need for a survey to assess the standard of lighting at a particular location and on the entire line of the road between the reservoir access and the commencement of the diversion had been referred to the highway authority. (j) Porters Hill. Members visited the concern expressed about the condition of the footway on Porters Hill due to overgrown hedges. Action: Occupiers of 1 The Hall and New Hall Rise to be approached. (k) surface dressing. Members visited the extent of the surface dressing recently completed in the parish by the highway authority. It was assumed that areas not included would be dealt with in a future programme should their condition warrant this. It was noted that City Councillor J R Boughton had raised with the District Maintenance Engineer the condition of the footway in Guilden Sutton Lane from the junction of Belle Vue Lane to the post box. This was to be inspected. (l) Pavements, Oaklands. The condition of a section of pavement following the laying of a block drive would be brought to the attention of the District Maintenance Engineer.

(iii) Lighting. There was nothing further to report at this stage.

8 Finance

(a) income

Bank of Scotland Interest (Feb) £ 10.08

Cllr J Proudlove fund-raising donation £ 500.00

(ii) Payments

Chester City Council ½ yr business rate £ 283.10

Gresty sweeping £ 452.37 (inc VAT £67.37)*

* Payment withheld pending discussions with contractor.

Proposed by Councillor Whitehouse, Seconded by Councillor Hughes and agreed.

(iii) Balances

28 February £10,155.52

(iv) external audit 2001/02. The notice of completion of audit had been displayed. The Clerk would progress an internal audit for the first six months of 2002/03 by the April meeting. It was agreed that should the internal auditor wish to contact a Member, this would be dealt with by Councillor Hughes.

9 Environment services.

(i) Amenity cleansing. (i) Footpath No .2 Councillor Hughes reported the Council had been congratulated by a member of the public on the high standard to which the sweeping of Footpath No. 2 had been carried out. (ii) ditch, parish playing field. The Clerk

reported that a neighbouring occupier had raised concerns about the condition of the ditch. It was noted this appeared on the annual maintenance schedule for the grounds maintenance contractor. Action: matter to be raised in discussions with the grounds maintenance contractor. (iii) Belle Vue Lane. Councillor Paterson reported her renewed concerns at the condition of accesses on Belle Vue Lane. It was noted an assurance had been given by the City Council that these would be included in a regular maintenance schedule. Action: matter to be raised with the City Council, City Councillor B J Bailey to be informed.

(ii) Litter bins. A response was awaited from the City Council following a further approach as to the types of bin available. This would be progressed by City Councillor J R Boughton.

(iii) dog fouling. The Clerk reported the receipt, by letter dated 25 February, 2003 from City Councillor J R Boughton of a request from Mr Johnson, 22 Guilden Sutton Lane, regarding the provision of dog bins between the A 41 and Heath Bank. It was agreed that bins should be requested at the suggested locations, i.e. at the commencement of the 40 mph restriction and at the entrance to Wildings Yard. The long awaited bin in the hollows would also be pursued. Councillor Proudlove suggested a suitable note to dog owners should appear in the newsletter. Action: City Council to be informed, note to appear in newsletter, correspondence to be copied to City Councillor J R Boughton.

10 Trees and hedges. (i) sycamore, War Memorial. The Clerk was to discuss the condition of the Sycamore with the Parish Tree Warden. The Council visited the suggestion the Tree Officer might not object to the tree being felled. Councillor Hughes indicated he would favour the removal of the branch overhanging the garden. The Chairman indicated the Council would not wish to see the tree lost. Action: site meeting to be sought with the Tree Officer and the Parish Tree Warden.

11 Cheshire Association of Town and Parish Councils/NALC. The Clerk reported he had attended the annual meeting of chairmen and secretaries of area meetings held at the County Office. It was noted that arrangements for the distribution of area meeting papers to individual councils might be handled by Clerks which would enable Members unable to attend to be covered. The Clerk was pleased to report the Chester Area Meeting had been cited as an exemplar of good practice.

12 Chester City Council. (1) Area Committees. The Chairman would attend the launch of the new system of area committees to take place on Monday 31 March at 5.00pm. Councillor Hughes expressed disappointment at the inconvenient time which had been chosen.

13 Cheshire County Council. There were no action items to report.

14 Cheshire Community Council. The Clerk reported the closing date for entries in the Community Pride competition was Wednesday 19 March 2003. The Council visited its past experience in the competition and the Chairman emphasised the need for good planning and the commitment of the whole community. It was agreed that no entry should be made in 2003 but that the possibility of an entry in 2004 might be raised at the annual parish meeting.

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing. (i) PC Michael Powell. It was reported by City Councillor J R Boughton that PC Michael Powell had been appointed to succeed PC Richard Tack. (ii) anti social behaviour, Guiden Sutton Lane. The concerns of anti social behaviour in the copse adjoining the reservoir site in Guiden Sutton Lane would be brought to the attention of PC Powell. The Clerk to Mickle Trafford and District Parish Council would be informed.

18 Newsletter. The Clerk had been unable to speak to the distribution agents as to the inclusion of Wicker Lane in the schedule for delivery of the Chester Standard. Action: An inquiry would be made by Councillor Proudlove. The Clerk indicated an early issue of the newsletter would appear to publicise the annual parish meeting.

19 Memorial Garden. Maintenance would be carried it in due course by Councillor Armitage. The Council gratefully accepted an offer by Mr Cronin to assist.

20 Bulb planting. An improvement in the display was welcomed although the Council deprecated recent vandalism which had occurred to planting opposite Wood Farm. Councillor Hughes referred to difficulties experienced with planting last autumn but believed the results had been extremely worthwhile.

21 Parish ICT. The possibility of public transport information appearing on the web site was noted.

22 Primary school. There was nothing further to report at this stage.

23 Surgeries. Councillor Hughes reported on the March surgery held on Saturday 1 March 2003 at which no constituents had attended. The Council reviewed the experience of attendance by constituents during the pilot scheme. The Chairman expressed the view that members of the public made more frequent contact with the Council by approaching individual councillors or by attending public speaking time. It was agreed on this basis the surgeries should be discontinued. Action: matter to be raised at the annual parish meeting, note to appear in the newsletter.

24 Village Hall car park. Councillor Proudlove reported the abandoned vehicle on the Village Hall car park was still in situ. Action: City Council to be informed.

25 Confirmation of dates in May, 2003. It was confirmed the annual meeting of the Council to deal with procedural matters and any urgent business would be held on Wednesday 7 May, 2003. An ordinary meeting of the Council would follow on Tuesday 20 May, 2003.

There were no part 2 items.

