

Guilden Sutton Parish Council

Minutes of the ordinary meeting of the Council held on Monday 10 November, 2003 at 7.30pm in Guilden Sutton Village Hall.

Chairman: Councillor D Fisher.

Present: Councillors Armitage, Astbury, Bayton, Hughes, Fisher, Paterson, Young.

In attendance: City Cllr B J Bailey, City Councillor J R Boughton.

Public Speaking Time

There was no public speaking.

1 Apologies. Councillor Proudlove. The Clerk understood that Councillor Proudlove had been indisposed and the Council expressed its best wishes for a speedy recovery.

2 Procedural matters.

(i) Declarations of interest. Members are reminded that they should declare any personal interest which they have in any matter or item to be considered at the meeting. Any declaration must be made before the matter, or item, is considered or as soon as the Member becomes aware a declaration is required. Similarly, if the interest is also a prejudicial one, this must be declared and the Member must leave the room and not seek to influence any decision made. Declarations are a personal matter for each Member to decide. The decision to declare, or not, is the responsibility of the Member based on the particular circumstances.

Councillor R Bayton declared a prejudicial interest in planning application 03/01855/FUL, dwelling house at The Cottage, Church Lane, CH3 7EW for Mr G Bell and indicated he would withdraw during the discussion of this item.

(ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 13 October, 2003. The minutes of the ordinary meeting of the Council held on Monday 13 October 2003 were proposed by Councillor Armitage, seconded by Councillor Paterson and agreed as a correct record subject to the following amendments.

p38, planning application 03/01546/OUT, line two, delete ` Paterson', insert ` Young.'

p45, minute 10 (iv) tree, Anchor Housing. insert ` possibly' before ` shared.'

(iii) Action list. A current action list would be presented to the December meeting.

(iv) Appointment of representatives.

Further expressions of interest had been received by the Clerk as indicated:

Representatives to outside bodies:

Cheshire Association of Town and Parish Councils, Chester Area Meeting (Cllrs Armitage, Fisher, Hughes.)

Cheshire Community Council Village Halls Forum (Cllr Hughes.)

CPRE. **Cllr Paterson, Cllr Bayton.**

Guilden Sutton Village Hall Management Committee. (Cllr Paterson.)

Area Committee. (Cllrs Armitage, Hughes.)

Play Area Group. NEW Cllrs Proudlove, Paterson

Office holders.

Parish Paths Warden. Mr B Lewin.

Parish Tree Warden. Mr M Gartland.

Local Bus User Contact. (Cllr P Astbury.)

Areas of Interest.

Ethics and Standards (Cllr Armitage)

Finance.

Development

Control.

Strategic Planning.

Local highways.

Highways and Transportation.

CATPCs (Cllr Armitage)

Chester City Council

Cheshire County Council

Cheshire Community Council

Police/Police Authority **Cllr Bayton**

Fire Service/Fire Authority **Cllr Paterson.**

Health.

(v) Induction session. This would be held on Tuesday 25 November, 2003 at 7:30pm in the Village Hall committee room.

3 Planning:

(i) New applications:

03/01777/FUL porch, garden room and utility extension at Post Office

Cottage, Guilden Sutton Lane, CH3 7EX for Mr and Mrs Dale. Inquiries had been made by Councillors Paterson and Armitage. No objections would be raised.

Cllr Bayton withdrew at this point.

03/01855/FUL dwelling house at The Cottage, Church Lane, CH3 7EW for Mr G Bell. The Clerk reported the receipt of objections dated 8 November 2003 from Mr D Hancock, 11 Fox Cover and Mr K Mohring, 12 Fox Cover and from Mr and Mrs R Bayton dated 10 November 2003. Councillors Armitage and Paterson reported. It was noted that extensive consultations had been carried out and a number of concerns had arisen. An objection would be raised on the basis it was not believed the site fell to be considered within the LPA's infill policy as the garden did not form part of a continuous built up frontage. There were concerns the size of the plot may have been overstated, resulting, given the overlarge footprint of the proposed dwelling, in only a small amount of private amenity space to the rear. A three storey property was considered to be too high and note should be taken of the impact on the residential amenity and privacy of occupiers in Fox Cover. The proposed balcony would overlook a public footpath. The LPA would be asked to confirm the protected status or otherwise of any trees which may be affected by the proposal as it was believed there could be pressure from future occupiers for lopping or felling. The LPA would also be asked to consider whether any excavation to enable the proposal to be constructed would affect the stability of the bank to the rear of the site and gardens of properties in Fox Cover. It would be pointed out that Church Lane is an extremely narrow cul de sac with no footways and is unsuitable for any on street parking. The lane is used by pedestrians to and from two nearby public footpaths and the section fronted by the application site forms part of the Longster Trail. Reference would also be made to the fact that the foul sewer in Church Lane is flat, leading to manholes becoming surcharged and in the opinion of the parish council is overloaded.

Councillor Bayton present.

(ii) Decision notices:

02/00247/FUL kitchen extension, pitched roof on garage and new front entrance canopy at 43 Oaklands, CH3 7HE for Mr M Davies. Planning permission.

03/01546/OUT two storey dwelling in part of garden at Newhall Rise, School Lane, CH3 7EU. Refusal of outline planning permission, proposal does not represent infill development and is inappropriate development for which no special circumstances exist.

03/01564/FUL retrospective application to replace side/front flat roof with

pitched roof and brick up sides to existing porch at 4 The Vetches, CH3 7HL for Mr K Green. planning permission.

(iii) General.

03/01358/FUL, retention of change of use of part ground floor to tanning salon at 1 Summerfield Road, CH3 7SW for Mr S Gregory. This proposal was to be considered by the City Council Planning Board on 12 November 2003 and was recommended for permission. Councillor Hughes indicated he would prefer more restrictive opening hours than had been suggested would be acceptable.

03/01528/OUT detached dwelling to rear garden of The Vicarage, Wicker Lane, CH3 7EL for the Chester Diocesan Board of Finance. This proposal was to be considered by the City Council Planning Board on 12 November 2003 and was recommended for permission.

(iv) Strategic planning. There were no action items to report.

4 Parish car park. There were no action items to report.

5 Leisure Services.

(i) Playing Field. (a) provision of stile. Further to the letter dated 6 October, 2003, from Mr and Mrs J Dale, which sought the provision of a stile as a safety measure to protect children leaving the playing field and to make it impossible for those wishing to ride motorcycles on the field to do so, the matter would be considered at a future meeting. (b) repairs to playing surface. The grounds maintenance contractor had been requested to carry out appropriate repairs. (c) scavenge. The grounds maintenance contractor had been requested to carry out a one off one hour scavenge following half term. (d) provision of litter bin. It was reported that the grounds maintenance contractor would be willing to empty a bin if provided. Action: Councillor Paterson to consult immediately adjoining occupiers.

(ii) Play Area. (a) improvement scheme. There was nothing further to report at this stage due to the absence of Councillor Proudlove. (b) damage to slide: The Council indicated it now wished to see the submission of the claim as a matter of urgency in order to assist budgetary planning. (c) CCTV. The Clerk was progressing the helpful response which had been received from the City Council. (d) weekly inspection rota. A rota for 2004 would be presented by the Clerk to the December meeting. (d) annual inspection, Chester City Council. The Clerk would report further to the December meeting.

(iii) Public Footpaths (a) Rights of Way Improvement Plan: The Clerk was progressing the matter with the Parish Paths Warden. (b) Status of

Footpath no 7: Informal inquiries by the Clerk had suggested there had been no public vehicular use of the Green Lane in living memory. (c) fencing the hollows: Clerk, Parish Paths Warden The Clerk was progressing the matter with the Parish Paths Warden.

(iv) Grounds Maintenance: A further site meeting was to be held at with the grounds maintenance contractor.

(v) Public Seats The Clerk had made a formal approach to the City Council as to the relocation of the public seat within the play area to the opposite verge.

(vi) Landscaping, Fox Cover. It was noted the area had been cleared by the City Council. An application had been made to the Cheshire Landscape Trust for suitable shrubs. The Clerk had indicated to the City Council parks and open spaces manager that should this be successful, the council would appreciate guidance as to the preparation of the ground and the future standard of maintenance which could be provided by the City Council. The possibility was raised of the maintenance of the land being transferred to the Parish Council.

(vii) provision for youth: The Clerk had provided Councillor Paterson with the appropriate contact at the Chester Youth Hub.

6 Public transport. (i) provision of seats in shelters: Informal inquiries by the Clerk had suggested that a licence might be required. This was being progressed. (ii) proposed subsidised bus service reductions. There was nothing to add at this stage to the previous understanding that an alternative parent funded service was under discussion with respect to the service to Christleton County High School. (iii) Graffiti. Action had been requested by Graffiti Busters.

7 Highways:

(i) Major schemes. There were no action items to report.

(a) cycleway. There was nothing further to report at this stage.

(ii) local matters:

(a) Local safety scheme, junction A 41/Guilden Sutton Lane The Council was pleased to note the lining scheme had been completed and that it had been possible to retain the 'keep clear' markings to assist motorists entering and leaving Hare Lane. The Council was, however, disappointed that a minority of motorists was still not deterred from entering the gap in the central reservation whilst another vehicle was waiting.

(b) Action: situation to be monitored. (b) Request for pedestrian crossing Hoole Lane/Guilden Sutton Lane. There was nothing further to report at this stage. (c) Road markings, approach to parish playing field. The matter had again been raised with the District Maintenance Engineer and the Council was pleased to note the `slow' marking had been reinstated. (d) Station Lane `slow' markings. It was not known if the remaining `slow' marking had been reinstated. (e) speed of traffic Wicker Lane. The Clerk was seeking confirmation of his understanding that the request for a 30 mph limit on the entire length of the road had been referred to the speed review panel (f) equestrian warning signs. There was nothing further to report at this stage. (g) speed of traffic Guilden Sutton Lane. Advice was awaited from Chester City Council as to the availability of the speed trailer. (h) footway Wicker Lane. The condition of the footway in the vicinity of the Methodist Church had been referred to the District Maintenance Engineer. (i) verges Arrowcroft Road. The condition of the hardened verges on Arrowcroft Road had been referred to the District Maintenance Engineer. (j) drain Arrowcroft Road/School Lane. The surcharging of this gully had been referred to the District Maintenance Engineer (k) parking, Cathcart Green. A request had been made to the highway authority and to the police traffic management for difficulties caused by parking at this location to be further considered.

(iii) strategic: There were no action items to report.

(iv) Lighting. (i) faults. It was noted there were 3 no. lights which required attention in Belle Vue Lane. (ii) A 41. A reference was made to the absence of street lighting on the A 41 from Hoole roundabout to Guilden Sutton Lane. Action: request to be made to the highway authority for lighting to be installed.

8 Finance:

(i) Income:

Bank of Scotland:

Interest (Oct)	£	12.83
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(ii) Payments

S & H Services

shelter cleaning	£	11.00
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proposed by Councillor Armitage
seconded by Councillor Hughes
and agreed

(iii) Balances:

(Oct)

£16,625.88

(iv) Audit matters

The completed annual return would be presented to the Chairman for signature following the report to Council at the October meeting.

9 Environment services: (i) amenity cleansing (a) steps, Cinder Lane/ Church Lane. A request for the steps to be swept had been referred to the City Council Services Manager (b) footpath no 2. It was proposed by Councillor Armitage, seconded by Councillor Bayton and agreed that the grounds maintenance contractor should be requested to sweep public footpath No. 2, the access to the primary school at the rear of Orchard Croft, the path from Orchard Croft to Oaklands and the associated link paths subject to a maximum cost of £250 and to the contractor disposing of the arisings. (ii) dog fouling. There were no action items to report. (iii) litter bins. There were no action items to report. (iv) lengthsman. There were no action items to report.

10 Trees and hedges: (i) hedge Cinder Lane. There was nothing further to report at this stage. (ii) tree Anchor Housing. The Clerk had contacted Anchor Housing and a response was awaited. A question was raised as to the ownership of the hedge to the rear boundary of the adjoining verge. Action: In the absence of a response from Anchor Housing, Chairman to discuss pruning of the tree with the warden at Summerfield House. (iii) hedge Guilden Sutton Lane. a request for this hedge to be pruned on road safety grounds, given the proximity of the bus hardstanding, had been made to the Transport Co-ordination Service but no response had been received. Action: Letter to be sent to Mickle Trafford and District Parish Council to progress the matter.

11 Cheshire Association of Parish Councils/NALC. The receipt of information as to future training courses was noted.

12 Chester City Council: (a) Gowy North Area Committee/grants. It was noted the grant of £2,500 agreed by the Area Committee should be spent by the March, 2004. (b) Parish Partnership Reception Wednesday 19 November, 2003. Councillor Hughes apologised that he would be unable to attend.

13 Cheshire County Council: (a) Draft equestrian strategy consultation. There was nothing further to report at this stage.

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 Chairman reported further on the request for the speed trailer to be made available at two locations within the parish.

18 Newsletter. The forthcoming issue of the Newsletter would refer to the Christmas decorations competition, to the council's efforts to secure an extended period for the more frequent wheelie bin collections and to the possible availability of sacks.

19 Memorial garden. (a) finger post. There was nothing further to report at this stage. (b) hedging. A request was to be made for suitable shrubs for planting within the memorial garden.

20 Bulb planting. It was agreed that bulb planting would take place on Saturday 2 November, 2003. It was noted an additional sack had been donated by Mr Gresty for the village. Action: Mr Gresty to be thanked.

21 Parish ICT. The Council was pleased to note that Mr M Paterson had kindly offered to provide some assistance.

22 Primary School. The Chairman reported the new extensions to the school were complete and were providing attractive and valuable additional space. New governors had been appointed and the annual meeting had attracted record numbers of parents. It was noted that under the new constitution, Councillor Fisher now attended as a community representative and not as a minor authority appointee.

23 Parliamentary boundary proposals. It was noted the inquiry was to take place on Tuesday 11 November, 2003 at County Hall. The ward Members reported there had been no support for the proposal that Christleton ward should be transferred to the Eddisbury parliamentary constituency in the representations which had been made. The Council would be represented at the inquiry by Councillor Armitage.

24 Post Office closure proposals, Green Lane. The Council had been informed of proposals to close the sub-post office at Green Lane. Representations would be made on behalf of those residents of the parish who would be inconvenienced.

25 Christmas lights competition. Arrangements were discussed for the proposed competition which would be judged in the week before Christmas.

26 Parish noticeboards. (a) use. The Council agreed the noticeboards were a valuable means of communication and intended to use them more fully. (b) information sheet. The Clerk would contact Councillor Paterson with comments as to the content of the proposed information sheet. (c) The

Clerk was seeking an estimate for the repair of the Guilden Sutton Lane noticeboard. A quotation would also be sought by Councillor Hughes from the grounds maintenance contractor.

27 Post Collections: The Clerk had been informed that the collection time at the sub-post office had been changed from 4:00pm to 5:30pm. Action: Royal Mail to be thanked.

28 Members' information items.

Minutes. A view was expressed that the minutes could be a little more explicit to assist those Members who had not been present at the meeting. The Council considered the question as to whether or not, on a routine basis, the draft minutes should first be presented to the Chairman.

Elections 2004. It was noted the local elections in 2004 would be held on Thursday 10 June, 2004 as they would be combined with elections for the European Assembly.

29 Information Correspondence.

Transport Co-ordination: stored value Travelcard

Highways: TRO Guilden Sutton Lane, temporary 30mph limit from 3 November, 2003

Chester City Council:

Local Government Review

Cultural Partnership Forum 12 November 2003 9.00am – 2.00pm Chester Racecourse

Cheshire County Council: Statement of accounts 2002/03

CPRE

Chester District Newsletter Autumn 2003

Cheshire News Autumn 2003

TCG News October 2003

Countryside Voice Autumn 2003

Chester and District Housing Group annual report 2003

IT, The Local Channel, correspondence per City Cllr B J Bailey.

Matters considered in the absence of the press and public

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NIL