Guilden Sutton Parish Council

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Minutes of the ordinary meeting of the Council held on Monday 12 December 2005 in Guilden Sutton

Village Hall

Chairman: Cllr P M

Paterson

Present: Cllrs Armitage, Astbury, Bayton, Fisher, Hughes, Paterson, Proudlove, Young.

In attendance: City Cllr J R Boughton, PC M

Baker

Public Speaking Time.

There was no public speaking.

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

2 Procedural matters.

(i) Declarations of interest. Members were reminded that they should declare any personal interest which they had in any matter or item to be considered at the meeting. Any declaration must be made before the matter. or item, was considered or as soon as the Member became aware a declaration was required. Similarly, if the interest was also a prejudicial one, this must be declared and the Member must leave the room and not seek to influence any decision made. Declarations were a personal matter for each Member to decide.

The decision to declare, or not, was the responsibility of the Member based on the particular circumstances.

- (ii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 7
 November, 2005. The minutes of the ordinary meeting of the Council held on Monday 7
 November, 2005 were proposed by Cllr
 Hughes, seconded by Cllr Fisher and agreed.
- (iii) Dates of future meetings: 9 January, 6 February, 6 March, 3 April, 8 May, 12 June and 17 July, 2006.

(Provisional) 11 September, 9 October, 6 November and 11 December, 2006.

- (iv) Quality Parish Council status. There was nothing further to report at this stage.
- (vi) Attendance at Remembrance Day service/wreath laying. The Chairman reported she had laid a wreath on behalf of the Council at the service and wreath laying held on Sunday 13 November, 2005 at Guilden Sutton Methodist Church and thereafter at the War Memorial.
- 3 Planning.
- (i) New applications.

05/00971/FUL corn/ grain shed at Tile Farm, Wicker Lane, CH3 7EL for Mr and Mrs S Arden. The decision notice was awaited.

05/01384/CPO remodelling of depot

including construction of vehicle maintenance facility, mobile office and stores, refuelling facility and provision of security fencing, lighting and CCTV, provision of lorry and office staff parking, turning circle, new ramped access to storage area and reopening rear access to site for cars at Guilden Sutton Highways Depot, Guilden Sutton CH3 7EX for Edmund Nuttall Ltd. City Cllr J R Boughton reported that at the present time, there was no valid application. He believed the proposal might be withdrawn. Action: noted.

05/01689/FUL additional roof pitch over a garage in addition to planning permission 05/00806/FUL, 6 Orchard Croft CH3 7SL for Mr and Mrs P Hindley. The Clerk reported. The planning authority had been informed as follows: `Members wish to OBJECT to this application. `There is concern the drawings do not accurately show the completed proposal so far as the ridge line of the pitched roof is concerned or the correct specification of the garage wall to the boundary. Due to the set back of the property from No 4, it would not be possible for a pitched roof to be achieved by the neighbour without appearing incongruous (reference 1 and 3 Oaklands.) `Building control is asked to note the absence of a window in the side elevation to a

bathroom. '

05/01776/FUL first floor side extension, 2 Guilden Sutton Lane, CH3 7EY for Mrs L Wilson. Cllr Hughes reported. No objection had been raised. The decision notice was awaited.

05/01781/FUL extension, 38 School Lane CH3 7ET for Mr R Walters. Cllr Fisher reported. The application followed a previous refusal by the planning authority to which the Parish Council had not objected. Amendments had been made to reduce the impact of the proposal on the light of a neighbour. City Cllr J R Boughton indicated he had spoken to officers and the application met the City Council's supplementary planning guidance. On the recommendation of Cllrs Fisher and Armitage, the planning authority had been informed as follows: (a) The proposed second

- storey side extension is acceptable.
- (b) The two storey rear extension is acceptable, but the massing could be
- reduced by hipping rather than a gable. (c) However the Council wishes to OBJECT strongly to the proposed single storey rear extension on the grounds the overall depth and height creates a mass which produces a dramatic `boxing-in' effect on the lounge window of No. 36, which is the principal room for relaxation in the house, to the detriment of the

residential amenity the occupier could reasonably expect to enjoy. 05/01853/FUL ground floor front and first floor side extensions, 31 Oaklands CH3 7HE for Mr Harding. Cllr P M Paterson declared a prejudicial interest in the application, having employed the applicant, and withdrew from the room. Cllr D Hughes declared a personal interest in that the applicant had been employed by the executive committee of Guilden Sutton Community Association, of which he was Chairman, in connection with work to the Village Hall. The vice chairman, Cllr R M Armitage in the chair. Cllrs Fisher, Bayton and the Clerk reported. The Clerk indicated that objections had been received by correspondence dated 25 November 25, 2005 from Mr B and Mrs M Clayton, 2 Orchard Croft and 30 November, 2005 from Mr C and Mrs M Powell, 29 Oaklands. Following consultations with the applicant and neighbours, the planning authority had been informed as follows: `Members wish to OBJECT on the following basis: (i) The proposed side extension at 1st floor level, in the view of the Council, approaches too close to the boundary with No 29, leading to the possibility of terracing should No 29 extend in the same manner. At the 1st floor,

this should be restricted to 1m from the boundary. (ii) The garage alteration should not be permitted as the Council believes trade activity at this private dwelling is already detrimental to highway safety. Parking of the applicant's trade vehicle, and on a frequent basis HGVs delivering kitchens, causes obstruction and visibility problems on the inside of a bend, affecting two cul-desacs. On occasion, these vehicles make access to and from the adjacent cul-de-sacs dangerous and block neighbours' drives. (iii) Proposals for increased parking for private vehicles only ancillary to the domestic use of the dwelling should be required, in keeping with the character and appearance of the area and without detriment to residential amenity. These should require the approval of the local planning authority through a new or amended application. (iv) There is no objection to the kitchen extension or to the proposed tiled roof across the front of the dwelling. (iv) The local planning authority is asked to ensure the concerns of residents and the Parish Council as to the unauthorised trade activity at the dwelling are addressed. (v) The highway authority and the Police are asked to ensure that traffic problems caused by trade vehicles kept at the dwelling or calling

to deliver materials are investigated... (vi) The safety aspects of trade materials being stored in the applicant's garage, given the proximity of the adjoining garage, should be investigated by appropriate officers of the local authority or Fire Service. City Cllr J R Boughton indicated that an amended application was to be submitted. It was agreed the Chairman, Vice Chairman and Cllrs Fisher and Bayton should be authorised to approve any response which might be required before the January meeting.

05/01976/FUL single storey rear extension, 117 Oaklands, CH3 7HG for Mr and Mrs S Parkyn. Further inquiries will be made by Cllr Armitage.

(ii) Decisions:

05/01407/FUL (amended) first floor extension at Newhall Rise, School Lane for J R Cox. Cllrs Hughes/ Fisher. Planning permission.

05/01534/FUL two storey rear extension and pitched roof to existing single garage at Mount View, Station Lane for G Hughes. Refusal of planning permission. Unacceptable loss of residential amenities that adjoining occupiers of 1 Station Lane could reasonably expect to enjoy.

05/01689/FUL additional roof pitch over a garage in addition to planning permission 05/0806/FUL at 6 Orchard Croft CH3 7SL for Mr and Mrs P Hindley. Planning permission. Informative re Party Wall Act.

(iii) General: (i) Village Design Statement/Parish Plan: The Council noted its previous decision to revisit this matter early in the New Year in anticipation of a public meeting being held in the early Spring.

(iv) Strategic planning. Consultation on Cheshire Waste Local Plan (redeposit.) It was noted any response was due by noon, Wednesday 21 December, 2005. The Clerk reported there appeared to be no further issues to those to which the Council had previously responded including an extension to the life of the Gowy landfill site by further landraising, which the Council had believed was preferable to relocating the site elsewhere in West Cheshire, subject to safeguards to protect the interests of Mickle Trafford, improvements to the household waste centre at Bumpers Lane, which the Council had welcomed and the need for air quality monitoring in Chester district to ensure that potential thermal treatment plants in the Stanlow area, which had increased in number from the original draft, did not lead to any deterioration.

4 Parish car park.

The Chairman referred

to a request which had been made for the use of the parish car park on 6 January, 2006 for a removal container during the hours of 9.00am and 2.00pm. This would avoid obstruction to Church Lane. It was agreed that permission should be granted subject to a written indemnity from the removers. The condition of the car park before and after such use would be monitored by Cllr Bayton. Action: Chairman to speak to the householder.

5 Leisure Services.

- (i) Playing Field (a) repairs to basketball net mesh. It was understood the necessary repairs had been carried out by Play and Leisure. (b) clearance of ditch. The completion of the proposed work by Mr Gresty was awaited.
- (ii) Play Area (a) CCTV protocol. A protocol was being prepared by the Clerk. (b) inspection check list. A response was awaited from the suppliers as to the condition of the benches with the supplier. (c) annual independent playground inspection. The Clerk reminded the Council that the issuing of reports for the 2005 annual inspection of playgrounds had been delayed due to the illness of the consultant. Any matters of immediate concern would have been notified to the Council at the time of inspection. The report had now been received and had been referred to the Chairman. (d) The Clerk

reported the receipt of a consultation by Chester City Council relating to the development of a play facility policy and strategy for Chester district. It was noted that any response was due by Friday 13 January 2006.

Friday 13 January 2006. (iii) Public Footpaths (a) (i) Footpath No. 7 public inquiry. The Clerk reported the receipt of the Inspector's interim decision following the public inquiry which had taken place on Wednesday 19 October, 2005 followed by a site visit on Thursday 20 October, 2005. The Inspector had indicated he proposed to confirm the order subject to modifications concerning the width of the route which would require advertising. He had referred to other matters at an early stage in his decision rather than at the end and had recorded the environmental concerns which had been raised together with the wish for a pre-emptive traffic regulation order. He accepted the County Council recognised the concerns of the objectors but had argued its experience of such routes showed there would not necessarily be a problem. Rather than taking unnecessarily severe and possibly premature action to curtail the use of a public right that it was seeking to establish, it considered the proper course was for it to observe the situation and take such measures as were necessary. It could look at other measures before considering a

traffic regulation order. The Inspector had suggested the impact of the use of the path by the public and the possible need to control this was a matter for the County Council to consider and he had no reason to doubt it would do so. But this was not a matter he could take into account. The Clerk understood that at an appropriate point, the route would be surveyed by officers to determine any work which might be necessary, including the removal of stiles and fences. He had asked for the Parish Council to be involved in this process. Action: noted. (ii) application for traffic regulation order. See above. (b) replacement signs. The Council gave further consideration to replacement posts and signs required at Oxen Bridge, the Bird in Hand and Guilden Sutton Lane which had again been raised by the Parish Paths Warden with the Clerk. Members expressed their preference for wooden signs which it was agreed the Council would fund. Further action would now be taken to ascertain the cost. (c) draft rights of way improvement plan 2006 - 2011. The Clerk reported the receipt of this consultation by letter dated 4 November 2005. It was noted that any response was due by Monday 23 January 2006.

(iv) Grounds Maintenance: contract. The Clerk reported the receipt of an invoice for a stage payment for the grounds maintenance carried out by the City Council. He had noted the invoice referred to the period January -September 2005 and the attached documentation appeared to refer to the full year although it had been understood the contract in Guilden Sutton did not commence until a later date. He had requested an assurance from the City Council that the work detailed in the specification had been carried out. A response was awaited. Action: noted.

- (v) Public Seats. The provision of seats would be revisited following the response from the City Council that no seat would be permitted in the Fox Cover amenity area on historical grounds and any provision in the dell should be subject to consultation with all adjoining neighbours and would not proceed in the event of objection.
- (vi) Landscaping, Fox Cover. There was nothing further to report this stage.
- (vii) provision for youth: There was nothing further to report at this stage.
- 6 Public transport. (i)
 ChesterBus (a) 0900 to
 Chester. There was
 nothing further to report
 at this stage.
 (b) alighting/boarding
 Oaklands. A request was
 being made that drivers
 should use their best
 endeavours to park as
 close to the kerb as
 possible to assist elderly
 passengers. (c) The

Clerk reported the receipt of consultation on a proposed bus strategy for Cheshire, which would tie in with the local transport plan 2006 - 2011 It was noted that any response was due by Friday 6 January 2006 although an extension of time was available to enable the matter to be considered at the January meeting.

7 Highways:

(ii) local matters: (a) speed matters: indicator w/c 17 October 2005, Community Speed Watch, Set the Pace, Western Rural NPU trailer. Cllr Hughes had analysed the data available from the most recent use of the speed indicating device and expressed his disappointment that 75% of motorists had approached the equipment at a speed above the speed limit. Ten per cent of drivers were travelling in excess of 40mph, the fastest at 58mph. Cllr Proudlove suggested a publicity campaign should be launched in the winter term through the school, with the assistance of PC Baker, to raise awareness of speed issues. Cllr Hughes indicated he would carry out a further analysis of the data derived from the use of the equipment earlier in the Autumn. The Clerk would make inquiries as to the material which might be available from the county road safety unit. A response was awaited to the suggestion by Cllr Hughes that the 30mph signs at the approach to the parish playing field

should be replaced by signs with a yellow border in order to reinforce the limit which had been referred to the highway authority. (see further beneath.) Cllr Hughes was considering the possibility of the Council supporting the Community Speed Watch and Set The Pace campaigns and would report further to a future meeting. It was not yet known if the Western Rural NPU trailer would be deployed within the parish. The possibility of purchasing high visibility clothing for those residents who wished to take advantage would be revisited at a future meeting. (b) Wicker Lane. (i) The completion of the proposals for lining and signing from the vicinity of Cinder Lane to Station Lane was awaited. (ii) condition/provision for pedestrians. The issues referred to during public speaking time together with a request for an informal dialogue had been referred to the highway authority. A further approach had been made by the Clerk. The measures to which Cllr Proudlove had drawn attention which had been taken elsewhere in the country would be revisited at a future meeting. Cllr Armitage referred to a complaint by an occupier at the junction of Church Lane and Wicker Lane as to impact damage to a boundary wall. (iii) Complaints by Mr Fenwick. There was nothing further to report at this stage as to the

outcome of the promised inquiries by the highway authority into the planning position. (iv) boundary sign. A response was awaited to the Council's offer to the highway authority to meet 50% of the cost of a village boundary sign towards the A51.(c) gateway treatment, Guilden Sutton Lane red patch SLOW marking, high visibility 30mph signs. A response was awaited following the renewed approach to County Cllr J E Burke on the basis the scheme at Wicker Lane would protect two of the three principal approaches to the village, leaving Guilden Sutton Lane less protected at the approach to the playing field.(d) fingerpost sign School Lane/Station Lane. Damage to this sign, reported by Cllr Armitage, had been referred to the contractor for repair. Additional work had been requested to prevent a recurrence. (e) Condition of the footway. concerns were expressed at the condition of the footway at two locations on Oaklands and Hill Top Road. (f) marking, Guilden Sutton Lane. An issue raised by Cllr Astbury would be referred to the Area Maintenance Engineer.

(iii) Lighting. (i) A 41. A response was still awaited to the Council's request for street lighting to be installed on the A41 between the Hoole Hall Roundabout and the existing lighting on the dual carriageway. (ii) Faults would be

reported on Guilden Sutton Lane.

8 Finance:

(i) Income:

Bank of Scotland: Interest (31 October) £ 23.18

(ii) Payments

Chester City Council grounds maintenance (part year) £ 678.50 (includes VAT £101.05) (with held)

(iii) Balances:

Bank of Scotland (1 November) £14,501.79

Scottish Widows (3 October) £ 8,350.12

- (iv) Report on contingency payments. There had been no change.
- (v) Audit: (a) Informal Member Audit. The Clerk was preparing accounts for the first six months of the current financial year for consideration by Cllr Hughes. Action: The Clerk. (b) External audit fees. Cllr Armitage reported these had been fixed for a further five year period at a rate of £135 + VAT for councils with a turnover of less than £25,000.
- (vi) Insurance 2005/06 The application to increase the Fidelity insurance limit to reflect the Council's balances would be completed in due course. Further consideration would be

given to a number of individual elements within the insurance.

(vii) Banking facilities. The Clerk was reviewing alternative providers of a suitable current account to enable this to be operated from the post office.

(viii) General. (a)
Payment of duplicate
affiliation fee (£14) to
the Cheshire County
Playing Fields
Association.
Reimbursement was
awaited.

9 Environment services: (i) amenity cleansing. The Clerk confirmed he had requested amenity cleansing at a number of locations in the parish including the steps from Cinder Lane to Church Lane, public footpath No 2, the path from Oaklands to Orchard Croft, the path at the rear of Orchard Croft and the accesses either side of the A55 bridge on Belle Vue Lane together with the access to Belle Vue Path. (ii) dog fouling. (iii) litter bins. (iv) lengthsman. (v) sewers. There were no action items to report under these headings.

10 Trees and hedges. (i) Hedge, rear of Village Hall. It was understood action was to be taken by the Community Association (ii) Chester City Council, draft tree policy. The proposed policy had been considered by Cllr Bayton as Parish Tree Warden. The following response had been made:

`Thank you very much

indeed for the opportunity to comment on the Draft Tree Policy, which will provide a sound basis for the management of Chester's tree stock. We welcome the recognition at para 9.3 of the importance of community involvement. You agreed with our tree warden, Cllr Ron Bayton, that our wardens would be present when you carry out the review of the tree stock in this parish and we look forward to hearing when this is to take place. Also, you mentioned during a visit earlier this year that you might review the TPOs currently in force. The Parish Council would feel happier if existing TPOs were to continue and would ask to be fully consulted before any such action is taken. (iii) Ash, Five Ways, Wicker Lane City Cllr J R Boughton. There was nothing further report at this stage. (iv) Cheshire Landscape Trust. Cllr Bayton, as Parish Tree Warden, referred to the proposed felling and replacement planting of a number of non protected trees by an occupier following consultation with the Trees and Woodlands Officer. It was noted the same procedure have been correctly followed by an occupier when felling a non protected tree in the front garden of a property. (v) Cllr Hughes referred to a number of instances of trees and hedges overhanging the footway. The Clerk indicated he was aware that Mickle Trafford and

District Parish Council carried out a similar survey and, as he understood it, requested action by the highway authority. Action: Clerk to make further inquiries of Mickle Trafford and District Parish Council as to their procedure.

11 Cheshire Association of Local Councils. (i) Motion to Annual meeting. The Clerk had been approached by the Chief Officer as to guidance which might be provided to the Executive Committee as to the Council's wishes concerning the motion which had been carried at the annual meeting. The Clerk suggested the first paragraph of the motion should be amended to indicate the course of action proposed should only be taken with the agreement of the parish council concerned. This was agreed. (ii) Double taxation. Cllr Armitage indicated there were suggestions the double taxation grant for 2006/07 would remain at the present level with an addition for inflation. This would be disappointing as it was hoped the City Council would feel able to make better progress to rectify the anomaly. It was possible that parishes would be asked to take action to support the Area Meeting in securing an improvement.

12 Chester City Council (i) Maintenance of churchyards and burial grounds. The Clerk would progress any application due 28 December, 2005 with Council. (ii) Emergency information bottles. Action was being taken by the Clerk to obtain a supply of bottles which would be distributed through the newsletter. (iii) Proposed changes to the city council's housing allocation policy. The following response had been made: The Council supports the six principles stated in your covering letter. There is a particular wish that provision should be made for preference to be given to applicants with a local connection in the rural area. Members believe it is important that applicants should be able to demonstrate a connection with the parish in which the scheme is located, rather than the district.. The council recognises that exclusions are a sensitive matter but this is particularly important in the rural area where the type of problem illustrated in sections 6 and 7 has a disproportionate impact in a small community. The council believes that such tenancies should be given very careful consideration where there are only a limited number of properties in a scheme. The parish council is aware that the authority is setting up an informal sub group with representatives of parish councils to bring greater transparency and understanding of the process relating to the provision of affordable housing. You may wish to consider if that group, or a parallel body, might

the Parochial Church

have a role in assisting the authority to meet its objectives within the parished areas so far as allocations are concerned.

(iv) Gowy North Area Committee 1 December 2005. There were no action items to report.

13 Cheshire County Council. Annual town and parish councils conference. It was noted the annual town and parish councils conference would take place on Wednesday 8 February 2006 in the Tenants Hall at Tatton Park at 7.30 pm. Light refreshments will be available from 6.30 pm. The Council was invited to send two representatives and a response was required by 20 January 2006.

14 Cheshire Community Council: (a) Affiliation to Cheshire County Playing Fields Association. See minute 8 (viii) above.

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing. (i) PC Baker. The Chairman welcomed PC Baker to the meeting. (ii) Police force restructuring. The Clerk reported the receipt, by correspondence dated 14 November, 2005 of information on proposed police service restructuring, to reduce the number of authorities in Cheshire and the North West and of a consultation on proposed policing

objectives 2006/07. Action: Clerk to respond. (iii) Gowy North Area Committee. Cllr Fisher indicated an indication had been given that officers would not be abstracted from the areas for which they were responsible. (iv) Footway lighting rear of Orchard Croft . PC Baker had indicated the date for applications for funding had passed. The project would be kept in mind by the Council should any future opportunity arise.

18 Newsletter. The Clerk indicated a newsletter would be distributed prior to Christmas.

19 Memorial garden. There were no action items to report.

20 Bulb planting. The Chairman warmly thanked those Members who had been able to take part, particularly Cllr and Mrs Bayton who had kindly provided refreshments.

21 Parish ICT. Cllr Fisher had attended a meeting of the Connecting Chester telematics group on Thursday 1 December, 2005. This had included an update on promoting broadband in rural areas and on broadband in parishes, the latter presentation given by Cllr Roger Parkin, Chairman of the Cheshire Association of Local Councils. Anne Lancaster had given a report on Area Committee Community IT initiatives.

22 Primary School. Cllr

Fisher reported.

23 Parish noticeboards. The Clerk indicated he had added to the specification work to re varnish the bus shelter seats. Action: Noted.

24 Withdrawal of telephone kiosks. There was nothing further to report at this stage.

25 Twinning. The Clerk reported the receipt, by letter dated 9 December 2005, of a response from Mr Spencer indicating he was sure it would be possible for Mr Dacre and himself to meet the Parish Council one evening early in the New Year. Action: Members to suggest possible dates.

26 Members' information items.

Christmas Tree, Village Hall. Cllr Hughes sought clarification as to funding for the provision of a Christmas tree in the Village Hall. It was confirmed the budget included an annual provision provided the tree and decorations were erected by 1 December.

Community drop in. The Chairman reported that a letter sent by the Clerk to the Chief Officer, Cheshire Fire Service relating to the community drop in held on Monday 19 September 2005 had appeared in the Fire Service Newsletter.

27 Information correspondence:

Leisure Services:

WREN, confirmation as to maintenance of play

area and continuing unlimited public access RoSPA Play Safety services

The Mid Cheshire Footpath Society: walks programme January -June 2006

Cheshire Rural Transport Partnership: distribution of material

Cheshire Association of Local Councils: training courses 2005, training courses 2006; Pointers to Good Practice, a guide for town and parish councils; newsletter 105.

Chester City Council: Ethics and Standards committee 24 November 2005, Council, 30 November 2005, Connecting Chester Telematics Group, 1 December 2005; refuse collection arrangements for Christmas and New Year.

Cheshire County Council: Winter gritting routes 2005/06; Highways and Transportation local joint committee 17 November, 2005; Cheshire Matters November 2005; Archives and Local Studies Newsletter Autumn; promotional supplement; Cheshire Community Strategy innovations fund applications due 20 January, 2006.

Cheshire Community Council: Cheshire Rural View

CPRE: Fieldwork, December 2005, Countryside Voice.

Policing: Chester Police

Forum meetings 2006/07

Committee on Radioactive Waste Management: community discussion guide on managing radioactive waste in the UK. Response due 31 December 2005

Requests for donations: WRVS, the Neuromuscular Centre.

Rural Regeneration Unit: Fresh local food cooperatives in Cheshire - questionnaire.

Cheshire Rural Womens Award.

Matters considered in the absence of the press and public

28. Enforcement. (i) Advice had been sought from the local planning authority as to the use of two areas of land within the parish. No action would be taken but one site would continue to be monitored. (ii) The Clerk reported on enforcement issues surrounding the use of a property. No breaches had been disclosed. Traffic concerns had been referred to the police.

29 Clerk's terms and conditions. Members gave further consideration to this issue. In the absence of the Clerk, the Council resolved to make an on account payment of £500 in recognition of the additional hours worked by the Clerk during the current year, and to continue their review of the Clerk's salary to determine a

figure which more closely reflects the hours worked and includes payment for holidays.