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Guiden Sutton Parish
Council

Minutes of the annual
meeting of the Council
held on
Monday 8 May 2006 in
Guiden Sutton Village
Hall.

Chairman: Cllr P M
Paterson.

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

In attendance: City Cllr J R
Boughton.

Public Speaking Time

There was no public
speaking.

1 Apologies: An apology
was received and accepted
from Cllr D Hughes.

An apology was also
received from City Cllr B J

Bailey.

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) Election of a Chairman of the Council for the ensuing year. It was proposed by Cllr R Bayton, seconded by Cllr D Fisher that Cllr R M Armitage should be elected Chairman of the Council for the ensuing year. There being

no further nominations, Cllr Armitage was so elected. Cllr Armitage signed the declaration of acceptance of office and thanked Members for their consideration. Vacating the chair, Cllr Paterson thanked the Council and the Clerk for their contribution during her year of office. Cllr Armitage said he would wish to thank Cllr Paterson for her excellent chairmanship.

(iii) Confirmation of the minutes of the ordinary meeting of the Council held on Monday 3 April 2006. The minutes of the ordinary meeting of the Council held on Monday 3 April 2006 were proposed by Cllr Bayton, seconded by Cllr Fisher and agreed.

(iv) Resignations.

(a) The Clerk reported the Chairman had received the resignation, by letter dated 2 May 2006, of Cllr G Young with immediate effect. The Council expressed its regret and would extend its thanks to Cllr Young for her service to the community and its best wishes for the future.

(b) The Clerk reported the Chairman had received the resignation, by letter dated 8 May 2006, of Cllr P Astbury. The Council expressed its regret to Cllr Astbury, being present and extended its thanks for her lengthy and dedicated service to the community over 16 years and its very best wishes the future. Cllr Astbury indicated she would continue until the end of the meeting.

(c) Cllr J Proudlove indicated she wished to tender her resignation to the Chairman and read a letter stating the reasons therefor. The Chairman expressed the Council's thanks to Cllr Proudlove for her service to the community and hoped she would feel able to continue to work with the Council for the good of the village. Cllr Proudlove indicated she would continue until the end of the meeting.

(d) Declaration of vacancies. The Clerk would request the appropriate notice giving details of the vacancies from the City Council.

(iv) Election of a Vice Chairman of the Council for the ensuing year. It was proposed by Cllr Fisher, seconded by Cllr Proudlove that Cllr R Bayton should be elected as Vice Chairman of the Council for the ensuing year. There being no further nominations, Cllr Bayton was so elected. Cllr Bayton signed the declaration of acceptance of office and thanked Members for their consideration.

(v) Election of representatives to outside bodies:

(a) Cheshire Association of Local Councils, Chester Area Meeting (three representatives). It was agreed that Cllrs Armitage and Bayton would attend. The Clerk pointed out that all Members and the Clerk were able to attend this meeting although only any three of those present could vote should this arise. The vacancy remaining would be filled upon the filling of the vacancies for Members of the Council.

(b) Cheshire Community Council Village Halls Forum.

It was agreed that Cllr D Hughes should continue.

(c) CPRE. The Clerk indicated he would be happy to lead on CPRE matters pending any expression of interest from any new Member. Other Members were most welcome to contribute.

(d) Guilden Sutton Village Hall Management Committee. It was agreed that Cllr P M Paterson would continue.

(e) Gowy North Area Committee. The Chairman believed it was important that the Council should be represented at meetings of the Gowy North Area Committee. This was confirmed. It was noted that invitations to attend were normally issued on the basis of one for each Member of the Council and agreed that Cllrs Armitage, Bayton and Paterson would normally lead.

(f) Chester Police Forum. it was agreed, subject to confirmation, that Cllr D Hughes should continue to lead on this matter.

(g) Chester District Public Transport Liaison Committee. It was agreed that Cllr R M Armitage should lead on this matter.

(vi) Appointment of office holders.

(a) Parish Paths Warden. It was agreed that B Lewin Esq should be invited to continue as Parish Paths Warden.

(b) Parish Tree Warden. It was agreed that Cllr R Bayton and Mr A Young should be invited to continue as Parish Tree Wardens.

(c) Local Bus User Contact. The Council was pleased to receive a response from Cllr P Astbury indicating she would be prepared to continue as Local Bus User Contact.

(iii) Action list. An updated action list would be circulated by the Clerk.

(iv) Dates of future meetings: 12 June* and 17 July, 2006.

Provisional: 11 September,

9 October, 6 November and
11 December, 2006.

*In view of the number of
Members remaining, any
Member not able to attend
would inform the Clerk in
order to ensure a quorate
meeting. Cllr Fisher
indicated he would not be
able to be present.

(v) Elections May 2005. The
Clerk reported that on behalf
of the Council he had
congratulated City Cllr B J
Bailey on his re election in
the elections held on 4 May
2006.

(vi) Quality Council matters.
There was nothing further to
report at this stage.

3 Planning.

(i) New applications.

06/00385/FUL upgrade 15m
2G mast at Guilden Sutton
highway depot to 20m 3G
mast with six antennas and
four transmission dishes for
Orange PCS. The following
initial response had been
made:

*Members did not at the time
feel able to make*

observations in the absence of a response from the Guilden Sutton Day Nursery on Guilden Sutton Lane which, it is understood, had not been approached by the applicant.

Should a response be received by the LPA, I should be grateful to be advised.'

A further response was subsequently made following an indication that no response had been submitted by the day nursery and the planning authority was minded to approve the application:

`Thank you very much indeed for your advice. The only grounds on which the Council would otherwise have considered an objection would have been visual amenity/effect on the Green Belt which you no doubt have considered. Given this is an existing installation set against the backdrop from certain vantage points of industrial development, with a further recent permission, it may be you would have concluded that any harm would be insufficient to justify refusal.

I would make the general

point however, of which operators should be aware, that although tree cover can assist with screening, and is often shown as doing so, it rarely provides mitigation from all directions. The two installations on the reservoir site on Guilden Sutton Lane are a case in point. Trees provide some screening from nearby dwellings. But the development is exposed when seen from the grounds of Hoole Hall Hotel which is nearby and surprisingly perhaps is somewhat obtrusive when seen from a more distant viewpoint towards Chester Rugby Club.

The increased height of the Orange installation will clearly be more visible above the tree cover.'

06/00476/FUL chimney at 12 Cinder Lane CH3 7EN for Mr and Mrs R Gillingwater. Further inquiries had been made by Cllr Paterson. It was agreed that no objection should be raised.

06/00484/COU two rooms to be used as bed and breakfast at Roseville, 17 Belle Vue Lane for Mr J Banks. Further inquiries had

been made by Cllrs Fisher and Bayton. The issues raised by Mr Davies in public speaking time had been taken into account. The following response had been made:

There are no objections to the application, subject to the following observations, although some reservations were expressed by neighbours,

(i) There should be no signage, other than tourism rosettes mounted on the wall beside the front door.

(ii) No meals should be provided other than breakfast for paying guests.

(iii) The accommodation should be restricted to no more than two adults per room.

(iv) As the property fronts onto Belle Vue Lane, a relatively narrow road with regular traffic, on street parking must be avoided. We wish the local planning authority to examine the site to assess its current suitability for parking the two cars currently belonging to the residents, plus two cars belonging to paying guests.

Whilst the application claims six existing spaces, parking is not on a wide front and may prove too inflexible for two sets of guests, resulting in on street parking. Due to the electronically operated gates, it may be that additional parking should be provided over the existing landscaped areas in order to provide suitable manoeuvring space and enable vehicles to egress in a forward gear.

A site layout plan should be require by the LPA to show how parking spaces for the occupants and one space for each guest bedroom with suitable manoeuvring space to allow egress in forward gear would be achieved.

(v) The application makes no reference to fire precautions ie smoke & fire alarms, means of escape, fire doors. Should these be included?'

06/00550/FUL conservatory at 5 Wood Croft CH3 7SS for Mr and Mrs Torkaman. Cllr Young had informed the Clerk she regretted she had been unable to deal with this application. It was agreed that no objection would have been raised.

06/00577/FUL extension to entrance porch and roof space above kitchen, alterations to lounge at Hilltop, Church Lane for Ms C Haslam. Cllr Armitage reported at. It was agreed that no objection would be raised.

06/00596/FUL replace flat garage roof with hipped pitched roof and replace existing brick wall within boundary with fence on boundary at 2 Cinder Lane CH3 7EN for Mr D Moulton. Cllr Bayton reported. It was noted the applicant wished to take the verge into the garden of the property. This had led to concerns being expressed by neighbours who were concerned at the change in character of an entrance to the estate and to the village. It was noted the trees, which provided landscaping for the estate, were not protected.

A suggestion was made that the Trees and Woodlands Officer might inspect. It was pointed out the verge was shown as a highway land on the TPO map.

06/00625/FUL pond restoration and extension at Vicars Cross Golf Club, Tarvin Road, Stamford Bridge. Cllr Bayton reported. The improvement to the pond, which was silted up and choked, would be welcomed. It was noted that countryside officers were seeking a method statement. No objection would be raised.

06/00689/FUL Loft conversion including roof alterations at The School House, Guilden Sutton Lane for Mr Foreman. Cllr P M Paterson declared a prejudicial interest, in that she knew the applicant well, and left the room. It was noted the application as provided to the Council was incomplete. The Clerk would seek to rectify this. The Clerk would also seek clarification as to whether approval was required for the proposed conversion of a garage to ancillary residential accommodation.

(ii) Decisions:

6/05/02107/CPO rationalisation of depot including construction of

vehicle maintenance facility, two mobile office units, provision of CCTV, lighting columns and replacement fencing, refuelling facility, lorry parking bay, office parking, new ramp and roundabout. The Clerk reported the receipt of a decision notice granting planning permission subject to 19 conditions and an informative re Japanese knotweed. He would now forward a copy of the report and of the decision to Mr Hodkinson. Action:
Resident to be
informed.

_06/00385/FUL upgrade 15m 2G mast at Guilden Sutton highway depot to 20m 3G mast with six antennas and four transmission dishes for Orange PCS. Planning permission.

06/00484/COU change of use for two rooms to be used as bed and breakfast at Roseville, 17 Belle Vue Lane for Mr J Banks. Planning permission. It was noted that no conditions had been imposed concerning parking although approval had been given for

two bedrooms only as requested by the applicant. Clarification would be sought by the Clerk.

(iii) Appeal.

05/01007/FUL, temporary storage at Chespack, Chester House, Hare Lane for Mr G Parr. The decision was awaited.

(iv) General: Parish Plan. A pre meeting had been held on Thursday 27 April 2006 to discuss the way forward. A promotional flyer had been produced for circulation throughout the parish. The Clerk would inquire as to the availability of the Marigold Room and of officers from Chester City Council and Cheshire Community Council.

(v) Strategic planning: (a) notice of intention to adopt the Chester District Local Plan. The Clerk reported the receipt, by letter dated 7 April, 2006, of the City Council's intention to adopt the Chester District Local Plan without any further modification after 4 May, 2006. The plan and supporting documents were

available for public inspection. (b) Local Development Framework - submission draft statement of community involvement. The Clerk reminded the Council that any response was due by 4.45 pm, Friday 12 May 2006. (c) North West Regional Plan consultation events for local strategic partnerships and Parish Councils. The Clerk reminded the Council the closing date for comments would end on 12 June 2006. A workshop was to be held at Reaseheath College, Nantwich on Tuesday 9 May and at other locations on later dates. He reported the receipt, by letter dated 3 May 2006 of correspondence from the County Planning Officer enclosing information from a briefing session held on 21 April, 2006. Points made by parish councils from Chester District included the need for more emphasis on rural needs, affordable housing in rural villages and the rural area, the consequences for the Green Belt of a proposed regional employment site to the south west of Chester and the weak wording of Green Belt policy.

4 Parish car park.

There was nothing to report at this stage.

5 Leisure Services.

(i) Playing Field (a) clearance of ditch. An approach was being made to the highway authority as to responsibility for the ditch. Action: The Clerk. (b) Facilities. The Clerk was pursuing the purchase of nets.

Indicative prices were £25 for nets and £8 for rings but advice would be needed as to whether the rings were suitable for the goalposts in situ. The contractor (Gresty) had completed the wire brushing down of the goalposts and the application of one coat of undercoat and one coat of white gloss paint. Cllr Proudlove had kindly sought quotations for the supply of replacement goals and nets should the Council be minded to proceed. (c) It was reported the playing field required cutting. The Clerk indicated he had already pursued this with the

City Council. Cllr Bayton expressed concern as to the condition of the goalmouths.

(ii) Play Area (a) CCTV. A draft protocol had been prepared by the Clerk and would be revisited at a future meeting. A site meeting had been arranged with the contractor by Cllr Proudlove, also attended by Cllr Hughes, to discuss a possible upgrade of the system. Quotations had been provided but would require revisiting. In the light of this, no application had been made to the Gowy North Area Committee for grant. (b) inspection check list. Cllr Paterson reiterated the importance of inspection check sheets being completed and returned. Cllr Fisher referred to the overgrown condition of the hedge in the play area, due to be maintained by the City Council contractor and also the condition of the wet pour surface. Members also expressed concern as to the amount of litter. Action: Clerk to contact Play and Leisure re condition of safety surfacing, litter picking to be raised with Gresty. (c) annual

independent playground inspection. There was nothing further to report at this stage. (d) benching. A response was awaited from the suppliers as to the condition of the benches. Members noted the benching was constructed of natural materials and some movement might be expected.

(iii) Public Footpaths (a) Footpath No 7. (i) Application for traffic regulation order. The Clerk would report further on a report to the County Council's Rights of Way Committee on the principle of applying traffic regulation orders. (b) Replacement signs. The Clerk and the Parish Paths Warden were attempting to progress the replacement posts and signs required at Oxen Bridge, the Bird in Hand and Guilden Sutton Lane which the Council had agreed to fund. Whether or not the signs might be available directly from Gresty remained to be clarified. This would be progressed. (c) Footpath Group. Cllr Hughes was understood to have the distribution of the remaining stock of Parish Footpath

Maps in hand. (d) The concern expressed by Cllr Bayton as to the use of footpath No. 2 as a bridleway was being referred to the maintenance officer and to the Parish Paths Warden. (e) Mid Cheshire Footpath Society inspection. The Clerk reported the receipt of an inspection report by the Mid Cheshire Footpath Society. This had been forwarded by the society to the Public Rights of Way Unit. (f) Rights of Way Improvement Plan. The Clerk reported the receipt, by letter dated 3 April, 2006 of advice from the Public Rights of Way Unit that the rights of way improvement plan had been published.

(iv) Grounds Maintenance: contract. Further to the references above with respect to the playing field and the play area hedge, the Clerk indicated he had stressed the need for the contract to perform to specification during 2006. City Cllr J R Boughton and the appropriate officer were aware of the Council's concerns.

(v) Public Seats. Following

extensive damage to the public seat on Guilden Sutton Lane, Mr Gresty had been thanked for his kind offer to remove and refurbished the damaged seat at his own expense.

(vi) Landscaping, Fox Cover. Cllr Bayton reported.

(vii) Provision for youth. There was nothing further to report at this stage .

6 Public transport. Cllr Mrs Astbury reiterated the inconvenience being caused to wheelchair users or those with push chairs if a non wheelchair friendly vehicle was in service. It was noted the 0930 requirement for free bus travel could give rise to comment if a service was timed at 0927. The Clerk reported he was aware that the free tickets for park and ride services were only issued to pass holders before each particular journey. He believed it to be unreasonable that elderly people should be required to queue in inclement weather. City Cllr J R Boughton indicated this was a County Council matter.

7 Highways:

(i) Strategic. Cllr Armitage had attended the presentation on the study into increasing the capacity of the M6 between junctions 11A and 19 held in the Tenants Hall at Tatton Park on Friday 7 April.

(ii) Local matters: (a) Speed matters: speed indicator device, Community Speed Watch, Set the Pace, Western Rural NPU trailer. Further to the suggestion by Cllr Proudlove that a publicity campaign should be launched through the school, with the assistance of PC Baker, to raise awareness of speed issues, the favourable response by the headteacher would be revisited.

This would follow a school parents meeting to be held later in May at which it might be possible for the issue to be promoted. The outcome was awaited of the site meeting held with County Cllr J E Burke on Wednesday 15 February 2006 as 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. (see further beneath.) It was understood any improvements might be carried out at the same time as those proposed for Wicker Lane. It was not yet known if the Western Rural NPU trailer would be deployed within the parish. The question of the provision of high visibility clothing for residents and children would be revisited following further inquiries of suppliers being made by the Clerk. These suggested that although prices appeared to be reasonable, there was a wide variation in the sizes available for children than for adults. (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 outcome was awaited of the dialogue with residents held on 22 February 2006. (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 site meeting held on Wednesday 15 February 2006 with 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) Condition of the footway. The concerns expressed at the condition of the footway at two locations on Oaklands and Hill Top Road would be revisited at a future meeting.

(iii) Lighting. (i) School Lane. The gap in the lighting in School Lane had been referred to the lighting authority. a response was awaited.

8 Finance:

(i) Income:

Bank of Scotland

Interest

(31 March)

£ 18.56

(28 April)

£ 21.16

Chester City Council

Double taxation grant

£ 1,118.00

Precept

£12,000.00

Scottish Widows Interest (3

April) £ 81.93

(ii) Payments

St. John's PCC

City Council grant

£

250.00

SLCC registration fee

£ 70.00

Cheshire Community

Council

Subscription 2006/07

£ 30.00

Allianz Cornhill insurance

2006/07 £ 1,188.52

CPRE subscription 2006/07

£ 26.00

Clerk

Salary arrears

£ 561.00

Gratuity account

£

2,176.03

Mileage 16 @40p

£

6.40

Parking

£

0.70

Photocopies 636@5p

£ 31.80

£ 38.90

Proposed by Cllr P M
Paterson, Seconded by Cllr
R Bayton and agreed.

(iii) Balances

Bank of Scotland

(31 March)

£12,449.88

(28 April)

£21,628.62

Scottish Widows

3 April

2006

£ 8,514.97

(iv) Report on contingency payments. There had been no change.

(v) Audit: There was nothing further to report at this stage.

(vi) Insurance 2005/06. The application form obtained from the insurers with respect to the proposed increase in the fidelity limit would be completed. Further consideration would be given to a number of individual elements within the insurance.

(vii) Banking facilities. Advice was being sought by the Clerk as to the

completion of the application form.

(viii) General. (a) Payment of duplicate affiliation fee (£14) to the Cheshire County Playing Fields Association. Reimbursement of this amount was being pursued by the Clerk.

9 Environment services: (i) amenity cleansing. The Clerk reported further on litter and accumulations of refuse on Belle Vue Lane and Guilden Sutton Lane. The issue was being progressed with the City Council and with Gresty (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) Willow I Orchard Croft. The Clerk reported a protected Willow at his property was to be inspected by the Trees and Woodlands Officer due to a sudden deterioration in its condition. He had informed Cllr Bayton as tree warden. (ii) Hedge. The Clerk provided Cllr Bayton, for the record, with photographs of an attractive

hedge in the centre of the village in full bloom.

11 Cheshire Association of Local Councils. (i) Chester Area Meeting. The meeting of the Chester Area Meeting held on Wednesday 5 April 2006 had been addressed by the Strategic Director, Development, Chester City Council who had referred to current and proposed developments in progress in the City Centre.

12 Chester City Council (i) Maintenance of churchyards and burial grounds. The Parochial Church Council was being invited to apply for a matching grant of £250 towards the costs incurred in maintaining the churchyard. (ii) A meeting of the Gowy North Area Committee had been held on Thursday 6 April, 2006 at Huxley Village Hall. (iii) Wastes. The Clerk reported the receipt of an invitation from the City Council for Members to attend an information session about the current work being undertaken on developing a new recycling and refuse collection contract for Chester district to be held at the Town Hall

on Thursday 18 May starting at 6pm.

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

14 Cheshire Community Council. (i) Affiliation to Cheshire County Playing Fields Association. (see above)

15 CPRE. There were no action items to report.

16 Health. There were no action items to report.

17 Policing. (i) Police Community Support Officers. The Clerk reminded Members that the closing date for any representations to the Home Secretary on the proposed merger of the Cheshire and Merseyside forces was 2 July 2006. A written response was awaited from the minister as to the issues raised with Mrs Christine Russell MP.

18 Newsletter. The Clerk reported a further newsletter was to be prepared.

19 Memorial garden. There were no action items to

report at this stage.

20 Bulb planting. Cllr Proudlove confirmed the uniformed groups would be happy to participate in bulb planting subject to safety considerations. Possible sites included School Lane and Heath Bank. An informal inquiry was being made by the Clerk of landscape officers at the City Council as to the possibility of approval being given for planting by children in the dell.

21 Parish ICT. The Clerk would approach the Cheshire Association of Local Councils as to the availability of funding towards the cost of the Council acquiring a colour printer for the production of the newsletter.

22 Primary School. Cllr Fisher kindly agreed to raise the cutting of hedges within the new school grounds.

23 Maintenance of street furniture. Following report by the Clerk concerning the maintenance of noticeboards, public seats and shelter seating, in the

parish, it was agreed the replacement of the soft surfacing to the noticeboard in Church Lane should be added to the estimate accepted from Grosvenor Design in the sum of £385.

24 Cheshire Fire Brigade. There were no action items to report.

25 Matters arising from the annual parish meeting. There were no matters arising.

26 Members' information items.

A suggestion was made by Cllr Fisher that collection times at post boxes in the village should be publicised.

A Member referred to the condition of a field boundary fence adjoining a footway on Guilden Sutton Lane which had exposed barbed wire. This would be raised with the landowner.

Cllr Paterson drew Members' attention to a banking survey, arrangements for the printing of parish plans and to the desirability of the Vice

Chairman attending a Chairman's training session during his year as Vice Chairman. The final point was agreed and would be progressed with the County Association.

27 Information correspondence:

defra: Clean Neighbourhoods and Environment Act 2005 -a parish council guide to environmental enforcement; Local authority bylaws in England discussion paper.

Trees and hedges: Tree Warden pack.

NALC/ChALC

Local Council Review May 2006

Newsletter no 107

Training 2006

Chester City Council

Refuse collection May Bank holidays

Contact Chester: A Chester Learning Forum project

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[The Standards Board for
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[Cheshire County show
Tuesday 20 June/](#)

Wednesday June 21, 2006

Clerks and Councils Direct
May 2006

The Neuromuscular Centre,
open day Thursday 6 July
2006

Matters considered in the
absence of the press and
public

28 Clerk's terms and
conditions. The Clerk had
provided comments on his
draft contract which would
be visited by Members.