

MINUTES OF A MEETING OF THE GOLDEN JUBILEE PARK PANEL held on 24 July 2002 in the Parish Room, 2 Fiddlers Lane, Saughall

In attendance: Councillor A Bailey (in the Chair)  
Councillor B Kerr  
Councillor JA Marsden  
Councillor RA Storrar

Co-opted Members: Mr KA Evans representing Saughall Colts Football Team  
Mr B Huxley representing Saughall Cricket Club  
Mr A Summers representing Saughall Uniform Groups

Invitees: Mr C Seward Forward Planning Manager, Chester City Council  
Ms R Vernon Planning Officer, Chester City Council

23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr D Bell and Mrs J Young.

24 CODE OF CONDUCT – DECLARATIONS OF INTEREST

No Declarations of Interest were received.

25 MINUTES

RESOLVED:

That the Minutes of the meeting of the Golden Jubilee Park Panel held on 27 June 2002 be confirmed as a correct record.

26 MATTERS ARISING

There were no matters arising from the Minutes not covered elsewhere on the agenda.

27 GRANT APPLICATIONS

The Clerk had made bids for grant aid to Chester City Council as follows:

- (a) Rural Children's Playgrounds and Recreation Areas
- (b) Community Facilities Grant
- (c) Local Panel North

Although a decision on (a) and (b) had been promised by the end of June 2002 the Clerk had not been informed of the outcome of the bids.

Councillor RA Storrar reported that a decision on (c) had been reached and the Council had been successful in attracting funding of £3,200. However, the Clerk had not had any formal notification nor had she been informed of any conditions or time limit attached to the grant aid.

RESOLVED:

That the report be received.

28 SITE INSPECTION – LANDFORM

Councillor Kerr reported on a site visit undertaken by himself, Councillor Moss and Mr Brearley, a Director of Landform.

Mr Brearley had been informed of the Council's requirements and had agreed to prepare two design and build quotations (Options A & B). Councillor Kerr had spoken to Mr Easby, a technician for Cheshire Playing Fields. He had agreed to attend a future Panel meeting to discuss the quotations and specifications when they were received.

It was noted that it would be necessary to pipe the ditch and remove the hedge otherwise the use of the land would be restricted.

Mr Seward, Chester City Council's Forward Planning Manager, informed that the Council would have to decide whether to apply for planning permission to remove the hedge or whether to include it in the overall planning application in respect of the change of use of the land. At this time it was not known if the hedge was ancient. As there were trees within the hedge and it was proposed to fell one, it would be necessary to send a tree expert out establish whether the tree should be retained.

The quotations requested would include provision for car parking, picnic area, environment scheme around the pond, BMX track, skateboarding area and the cricket square, etc.

RESOLVED:

That the reports be received.

29 OTHER QUOTATIONS

It was reported that Mr Chris Cox, the Chairman of the Cheshire Playing Fields Association, had not been in touch regarding the site visit he was arranging with Michael Corns. Three quotations were needed in all and the Cheshire Playing Fields Association representatives had promised to identify and approach a third contractor.

RESOLVED:

That Councillor Kerr be requested to get in touch with Mr Cox to ascertain what progress he had made in arranging a site visit with Michael Corns.

30 RE-DESIGNATION OF LAND FOR RECREATIONAL USE  
HEDGEROW – PLANNING PERMISSION

Mr Charles Seward, Chester City Council's Forward Planning Manager, was in attendance to offer advice and work with the Council on the planning application(s) required to turn the land on Fiddlers Lane into a Park with recreational facilities.

Mr Seward informed that he considered that the project had scope. The land was in a good location. It had the advantage of being close to the village, walk able, flat and close to existing facilities.

The Panel turned its attention again to the hedgerow which separated the newly acquired land from the swing park and playing field already in the Council's ownership. It was considered that the best approach would be to package the hedge removal in with the rest of the scheme. However, because of time limits on work attracting grant aid it may be necessary to get approval and carry out the work in advance of the rest of the scheme to avoid losing grant.

The contractor who would carry out the overall scheme would have to liaise with Planning Officers from an early stage. Mr Seward agreed to be the first point of contact. The land was in the Green Belt and there were a variety of issues to consider regarding impact and appropriateness e.g. associated works, buildings, car parks, access to Fiddlers Lane (it would be necessary to rationalise the accesses onto the Lane and advise would be needed from the Highways Authority). The Planning Authority did not have the discretion it would have had if the scheme had been in the urban area. If there were objections and it was agreed that a proposal within the scheme was inappropriate it would have to be referred to Government Office.

Mr Seward informed it was not necessary to get the land designated as recreational land in the Chester District Local Plan. The straight forward planning application process may be the best approach. However, if there were problems in attracting grants because of the uncertainty of the land designation. The Local Plan did provide planning status but also raised other issues e.g. constraints. Mr Seward would be willing to consider what could be done as the Inspector's findings had now been received and the Local Plan was at an advanced stage.

The Council did intend to make an application for funding to WREN and might be requested to demonstrate that there were no planning problems and if so it would be necessary to get the re-designation in the Local Plan.

RESOLVED:

That the information provided by Mr Seward be noted.

## 31 ELECTRICITY CABLES

The Clerk reported that although she had been contacted by MANWEB by phone and told that there should not be a problem with the removal of overhead cables if permission was given to bury them on the land, no formal response had been received.

RESOLVED:

That the Clerk be requested to write again to MANWEB asking if it had undertaken the site visit promised and if it was now in a position to respond to her previous letter.

## 32 UNIFORM GROUP HEADQUARTERS

There was a temporary planning permission on the Uniform Group Headquarters which would lapse on 30 September 2002.

Mr Summers reported that as Brownies were not allowed to camp under canvas the Uniform Group would like the restriction lifted to allow them to stay overnight in the "hut". Other packs were able to do this and the Brownies had stayed with them and wanted to reciprocate.

Also, the Uniform Groups wished to share its facilities with other Groups in the village opening it up to the sporting communities. The Cricket Club and Football Clubs would need to use the "hut" to change and for cricket teas etc.

It may be necessary to extend the "hut". It would then be possible to provide secure storage on site. The nature of the demountable building would allow for extensions to be bolted on.

Mr Seward informed that any build must not minimise the openness of the land.

As the current planning permission ran out in September 2002 it was recognised that the Panel must move forward quickly. The original application was made by the Parish Council.

Mr Seward considered that by working together it would be possible to open up the planning permission. The Parish Council would liaise with the Uniform Group and then make an application.

RESOLVED: That

- (1) Ms R Vernon, Planning Officer, be requested to send the appropriate forms to apply for planning permission to the Clerk; and
- (2) Councillor Kerr be requested to liaise with the Uniform Groups and together with the Clerk submit a planning application to Chester City Council for permanent planning permission, with less restrictions.

## 33 LAYOUT OF THE GOLDEN JUBILEE PARK

The surveyor would provide a proposed layout of the Park.

## 34 LAND TO THE NORTH OF CHURCH ROAD, SAUGHALL

Mr Seward asked about the future of the land currently designated in the Chester District Local Plan for recreational use and that earmarked for affordable housing.

It was reported that the land behind Church Road was no longer needed by the Council for recreational purposes and the County Planning Officer had been informed accordingly. However, the land off Lodge Lane may still be needed in the future for recreational purposes e.g. tennis courts, bowling green and for burial land if required. The Council was still in discussion with the Principal Authorities regarding an

Affordable Housing Scheme and the detail of the revised Housing Allocations Policy was awaited.

RESOLVED:

That the current situation be noted.

35 YOUTH PROVISION

A request had been received to consider, as a temporary measure, provision for children on the newly acquired land on Fiddlers Lane during the school holidays.

The Panel considered the advantages and disadvantages of the proposal paying particular attention to the risks involved, safety and insurance issues.

RESOLVED:

That no temporary provision be made on the land for young people at the current time but they be informed that permanent provision for them will be included in the overall development scheme.

36 DATE AND TIME OF NEXT MEETING

RESOLVED:

That the next meeting of the Panel be held at 7:30pm on Thursday, 12 September 2002 in the Parish Room, 2 Fiddlers Lane, Saughall