

GULDEN SUTTON PARISH COUNCIL

Minutes of the Extraordinary Meeting of Guilden Sutton Parish Council held on 28th January 2026 at 7:30PM at Guilden Sutton Village Hall

Chairman: Cllr A Davis

Present: Cllr D Hughes, Cllr M Littlewood, Cllr D Oxley, Cllr P M Paterson, Cllr V Roberts.

Clerk: Mrs E Haspell, Mr M Roberts

In attendance: Mr S Tiplady and 29 members of the public

1. Procedural matters

(a) To receive apologies for absence.

Apologies were received and accepted from Cllr Hewitt, Cllr Ringstead.

Apologies were received and noted from Borough Cllrs Heatley and Parker.

(b) To consider the Code of Conduct and Members' interests

Cllr Roberts declared an interest in the planning application at School Lane.

Cllr Littlewood declared an interest in the planning application at Hare Lane.

2. Community Engagement

(a) Public Speaking Time

A member of the public referred to planning application 25/04003/OUT. It was noted that a number of issues have been addressed since a previous application, but some inconsistencies still exist, for example claims that the land had not been used for agricultural purposes for over 100 years, is a former residential curtilage. Questions were asked as to potential matters regarding future common land.

A member of the public noted that the Green Belt argument was still valid. It was noted that a formal notice had been logged with highways with regards to the unsafe condition and structure of roads within the Parish. Similar concerns were raised with regards to sewer capacity. It was noted that the sewer system was installed in 1972 and not constructed to modern standards.

A member of the public raised the matter of the Peak Cluster pipeline. Concerns were raised that this encroaches on Hooks Wood.

A member of the public raised concerns with regards to the proximity of the proposed pipelines to residential properties, water contamination and wildlife should leakage occur.

A member of the public raised concerns with regards to the risk of leakage and the density of potential gasses that might leak. A large leak could potentially affect up to a 1km radius. Concerns were raised with regards to access in terms of repairing leaks.

A member of the public raised concerns with regards to how construction of the pipeline may impact the area.

A member of the public raised concerns with regards to the ownership of the pipeline, considering the involvement of 5 different companies.

(b) To receive a report concerning recent Public Correspondence

It was noted that correspondence would be held over until the ordinary meeting.

3. Planning

(a) To consider a new application

| | | |
|--------------|---|---|
| 25/04003/OUT | Land At School Lane Guilden Sutton Chester Outline planning application for the erection of up to 2 dwellings (with all matters reserved for future approval) landscaping, and associated infrastructure | OBJECTION Proposed by AD, seconded by ML and agreed. |
| 26/00081/PIP | Land At Hare Lane Guilden Sutton Chester Permission in principal for one dwelling | OBJECTION Proposed DH, seconded by AD and agreed |

4. Peak Cluster Scheme

(a) To discuss matters relating to the Peak Cluster Scheme

Cllrs Littlewood, Oxley and Paterson reported having attended a consultation event. It was noted that this was at an extremely early stage, for which the planning process would take around 18 months. It was noted that the pipeline would not be operational until at least 2032.

5. Members Information Items

(a) To consider any information provided by members (without resolution).

Cllr Paterson reported an incident of fly tipping/littering.

6. Exclusion of the Press and Public

(a) To discuss the exclusion of members of the press and public in order that the council consider urgent exempt items.

It was proposed by Cllr Davis, seconded by Cllr Littlewood and agreed that the Council would exclude members of the public to discuss confidential information under the provisions of section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960.

7. PART 2

(a) To discuss the Council's staffing

Succession planning was discussed

(b) Land at Guilden Sutton Lane (enforcement matter)

It was advised that no breach of planning had occurred.

Meeting closed at 2052