

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF GREAT CHESTERFORD PARISH COUNCIL
HELD ON WEDNESDAY JANUARY 11TH AT 7:30PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Neil Gregory Sharon Tricerri
Matt Rowan David Hall
Tom Newcombe Gareth Bevens
Collette Altaparmakova Julie Redfern
Alan Cattley – Clerk

Peter Stocking – MD of Enterprise Property Group Ltd. (EPG)
James Snell – Snell David Architects

Approximately 20 members of the public.

17/001 Apologies for Absence.

Apologies were received from Simon Witney.

17/002 Declaration of Interests.

Cllr. Redfern - UDC Member for Housing
Cllr. Newcombe – Partner in Birketts LLP of which EPG is a client.

17/003 Minutes of the Last Meetings.

The minutes of the meetings held on December 14th and 19th 2016 were approved and signed as correct records of events.

17/004 Presentation from Peter Stocking of EPG

Points from the presentation included:

- EPG have bought the Thorpe Lea site with outline planning permission,
- An application of Details Following Outline will be made soon.
- EPG were the developers of the Rose Lane site.
- The intention for Thorpe Lea is a complementary design by the same architects.
- The winding road on the previous application has been replaced by a straight one, the intention being for a lane with houses off.
- The plan includes a grassed area in the centre.
- The boundary hedges are an important part of the design and will be retained.
- Larger farmhouse style properties will be sited farthest from the main road.
- Preapplication advice has been taken from UDC.
- There will be pedestrian access to the footpath from Rose Lane.
- Twelve affordable properties as UDC requirements, shared ownership and rental.
- Ownership of hedges not yet decided – may be subject to a covenant or by a management company.
- The lane will be of adoptable standard; may remain private but not yet decided.
- The open space may be offered to the PC for maintenance.

Q. Had the possibility of building fewer than 31 houses been considered?

A. Yes, but 31 afforded the optimum viability for the site.

Q. Why were all the larger houses grouped at the far end of the site?

A. The site sloped inwards from the road, hence better location for higher properties.

Q. Where would the parking provision be?

A. All near the houses with six visitor spaces; the larger houses have three spaces plus one visitor.

Comments and opinions:

- The affordable properties were bunched in a “ghetto” rather than spread throughout the site.
- The fence on the northern boundary should be lower than that surrounding the Rose Lane site.

The Chairman thanked Mr. Stocking and his team for their presentation.

16/005 Plans for outdoor Gym.

Derek Jones gave a presentation showing details of various possibilities for the provision of an outdoor gym, including the suggested location for a marked one kilometre track. The details are included as an appendix to these minutes.

Mr. Jones was thanked by the Chairman for his presentation and all the research and preparation which had informed it.

Cllr. Bevens gave a presentation to the meeting illustrating the three suggested proposals for restricting parking on the High Street and a summary of the comments received in response to the letter to affected residents in advance of the Public Forum. The details are included as an appendix to these minutes.

17/006 Public Forum.

Comments and questions included:

The proposal for restrictions on both sides was surprising as there was a passing point in front of Springmead where the “chicane effect” causes drivers to slow down.

Q. Has consideration been given to the possibility of re-routing the bus around the village via the roundabout and installing a stop at the end of Cow Lane?

A. Essex Highways had already stated that this would not be approved.

Q. Parking in South Street was still a problem – could we explore the possibility of requesting use of the pub car parks?

A. This was already available to parents at the ends of the school day, but take-up was very limited. The school head has made numerous requests for considerate parking and reduced car use, but these had largely gone unheeded.

Q. Was it possible to request the bus company to undertake a survey?

A. The company had been consulted and had suggested the use of cameras.

The medical practice had been requested to assist with finding a solution to the situation which was widely believed to have been exacerbated by increased use of the surgery, but had not responded to requests for a meeting. Dr. Eaton was no longer directly involved with the practice, but offered to act as an intermediary in establishing contact.

It was also asked whether there were any plans for providing after school care in the village as a group of parents was considering establishing provision themselves.

Cllr. Altaparmakova responded that the new preschool was intending to provide this from September if plans proceeded as intended. The school currently has an arrangement with Oliver’s Lodge for such provision.

17/007 Proposed parking restrictions for the High Street.

After consideration of the response from the public, at the B184 end of the High Street it was decided not to proceed with restrictions on the south side, but to extend the north side restriction as far as Manor Mead.

At the Rose Lane junction it was decided to proceed as per the presentation.

An exception to the no waiting restrictions would be requested to allow oil and other deliveries.

North Essex Planning Partnership would be requested to provide enforcement.

17/008 Planning.

To consider any comments to be returned to Uttlesford District Council (UDC) on the following application:

UTT/16/3690/HHF Conversion of existing garage to residential annexe.

Location: High Green Rose Lane Great Chesterford CB10 1PN

Resolved: Support, subject to conditions prohibiting letting or sale separately from main property.

17/009 Neighbourhood Plan.

Village walks had been organised.

The next meeting of the steering group was to be organised to take place before the next meeting of the Parish Council.

Derek Jones was to be asked to advise on the sport section of the plan. His existing work would be very helpful with this.

17/010 Local Plan.

There had been little to report since last month. A meeting with UDC leader Howard Rolfe was planned, and a Duty to Cooperate meeting was scheduled for Friday.

17/011 Preschool.

The preschool and the Community Centre had had discussions about re-siting the garage and space allocation for the multigym.

Draft heads of terms had been sent for signing, but had not yet been received back.

17/012 Highways.

It was understood that EPG had acquired the New World Timber site and would begin work soon. This should release the s106 funds for cycle path provision.

17/013 Green waste collection.

It was resolved to continue with the service in 2017.

17/014 Village maintenance.

The passing of Tom Dazey was noted with sadness.

A suitable candidate to take over Tom's duties had been found, and Cllr. Tricerri would compile a list of duties to form a starting point for a new contract to be drawn up.

17/015 Finance.

To note receipts and payments made since last meeting were noted.

As a problem with the accounting software had prevented the preparation of accurate budget proposals, it was agreed to defer setting the budget and precept request until a separate meeting.

17/016 Matters for further discussion.

Suggestions included considering the implications of the archaeological work at the proposed crematorium site and the recruitment of temporary help with the website preparations.

17/017 Date of Next Meeting.

The next monthly meeting of the Parish Council is to be held on Wednesday 8th February 2017 at 7:30 in the Community Centre, although another meeting will be required before then to set the budget and precept request.

The meeting closed at 9:55pm

Signed (Chairman).....

Date: 8th February 2017