

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL
HELD ON WEDNESDAY FEBRUARY 12th 2014 AT 7:30PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Joanna Francis
Gareth Bevens
Sharon Tricerri
Matt Rowan

Howard Rolfe
Neil Gregory (from 7:45)
Tom Newcombe
David Hall

Alan Cattley – Clerk
Chris Stringer – New World Timber Frame
Approx. 12 members of the public.

14/019 Apologies for Absence

Cllr. Redfern

14/020. Declaration of Interests

Cllr. Rolfe declared himself as a member of Uttlesford District Council.
Cllr. Gregory declared himself a parent of a child attending Scouts

14/021. Minutes of the Last Meeting

The Chairman signed as a correct record the minutes of the meeting held on 12th January 2014.

14/022. Public Forum

It was asked whether the recently approved applications for approximately 90 houses satisfied the village's obligations for expansion.

Cllr. Rolfe replied that the consultation process for the Local Plan was now finished and will be sent to the inspector. The proposals for development behind the High Street were not included in the draft Local Plan. UDC now has its five year land supply, and this will make a material difference to the consideration of future applications. Any new applications will now be considered in the "old" way which will give the village a greater say in whether it wants to assimilate further developments. Cllr. Francis stated that the PC will look at every application on its merits and the numbers in the Local Development Framework would be a minimum.

High Street Proposed Development

It was asked that, if the allocation is now filled and the High Street proposal is not included in the local plan, why was the meeting considering what is still only a proposal.

Cllr. Rolfe replied that the community might be in favour of the proposal and it was likely that a planning application would be forthcoming in the future.

Cllr. Newcombe commented that there was an increasing emphasis by Government on pre-application consultation and this was an important part of the application process.

It was commented that if the revised proposal incorporated changes previously requested by the PC it would be difficult to refuse any future application.

Cllr. Rolfe commented that whether each application should be considered on its own merits or whether the view should be taken that the village had now met its obligations was a question for the PC and the community to decide.

It was suggested that it was a better policy to work with developers as this maximised opportunities to have an influence over the final applications.

It was noted that any benefits arising from Sec.106 agreements were available irrespective of the five year land supply requirement which operates on a rolling basis from year to year.

A comment from a resident who was unable to attend the meeting had been received. In brief, this stated that the writer felt that the village needed time to adjust to the increases and urged the PC to resist any further expansion.

In view of the preliminary nature of the enquiry it was agreed that there was no basis on which the Council could vote on the matter.

New World Timber Frame/Nurseries Development.

Chris Stringer (CS) was present to answer questions on behalf of New World Timber Frame (NWT).

- Q. What was proposed for the rear of the site?
A. A mixture of houses and flats.

A neighbour asked for confirmation of the exact position of the boundary with his property; a meeting will be arranged with NWT to provide this.

- Q. Will the existing drive be adopted by ECC?
A. Yes, to an extent to be decided by Highways.

It was noted that private drives were viewed differently from public highways by UDC, and that clarity of ownership was necessary to ensure that maintenance responsibilities were fully understood.

- Q. Will there be pedestrian access to the station?
A. No.

- Q. Have the elevations of plots 15-20 facing Ash Green changed?
A. Yes – these are now 2 storey, not 3.

- Q. Is it possible to receive an explanation of the method used to calculate density?
A. CS will investigate and advise.

- Q. What is the value of the Sec.106 contribution to a pedestrian crossing?
A. £5,000.

It was observed that the full cost of this would be likely to be closer to £15,000.

- Q. As it was understood in the Highways response that the Stanley Rd. addition would require an impact assessment on the M11 interchange, was one not also necessary for the NWT site?
A. A transport report has already been made; it is possible that ECC Highways might ask.

It was noted that the Sec.106 requirement stated a quota of affordable accommodation without stipulating that this should be for 'local needs' of Great and Little Chesterford in perpetuity. It was also noted that the requirements should stipulate a maximum of 80% ownership of the shared equity with no right to acquire to ensure that these remained available for local needs in perpetuity.

It was commented that the front of plot 3 was now to have dormer windows, and it was felt that this gave a perception from the street of increased height. CS stated that he was not opposed to the possibility of changing the plans to have dormers only at the rear.

It was noted that three letters of objection had been received mentioning concerns with density, lack of open space, and traffic and road safety issues.

It was commented that there was an opportunity for planting on the site; CS stated that there will be an area of green space on the front of the site. Concerns were expressed that the responsibility for the upkeep should be clearly identified in a maintenance contract with the dwelling owners or a maintenance company, since it was unlikely that the area was large enough to qualify for adoption by Highways and the PC was not prepared to undertake the cost.

CS undertook to investigate this.

Regret was expressed that there was no provision made for an amenity or play area on the site. CS replied that it had been agreed at the start of the process to make a payment towards offsite provision.

It was resolved by a majority of 8:1 to support the application subject to the concerns stated and with the qualification that the provision of a pedestrian crossing should be made a priority. It was requested that the payment of Sec.106 funding for the crossing should be available early in the development.

The chairman expressed the thanks of the Council to Mr.Stringer for attending the meeting.

Draft proposal for development behind the High Street.

It was understood that the earlier version of the proposal had been unacceptable to the PC, and the potential developers were seeking views and considering whether to proceed with a full application.

Comments included:

- The proposal was not cohesive since two plots already had permission.
- There was a risk that if the revised proposal were turned down the original might be reinstated.
- Although better than the original, the revised proposal was still a difficult shape.
- Affordable housing was concentrated in one spot; separating these as 4 + 3 would be preferable and in keeping with current practice.
- Much of the proposal was against current UDC policy as there were no small houses or bungalows.
- Although there was not necessarily an objection to any development on the site, it would be necessary to examine a final proposal in detail before a definitive consensual opinion could be reached.

It was stated that Construction traffic would enter via the current caravan site, although if the proposal did not proceed, construction traffic for the plots with existing consent would have to enter via Rose Lane.

Land north of the Community Centre.

It was understood that Bidwells had approached UDC to discuss the possibility of a development of approximately 170 homes on land north of the Community Centre.

It was commented that this was not part of the local plan and that if this were granted it would increase the likelihood of the remaining land as far as the roundabout also being developed.

Land west of new Stanley Road development.

It was understood that an application for outline consent with all matters reserved was imminent. The question of a ransom strip into the Bellway site had been resolved. An application for approximately 14 houses was expected and there was a requirement within the LDF for at least cycle access across the site into Rookery Close.

14/023. Planning

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

UTT/14/0174/FUL. Demolition of commercial buildings and erection of 42 new dwellings

Location: New World Timber Frame/Graveldene Nurseries London Road Great Chesterford Saffron Walden CB10 1NY QD

Resolved to support as above.

14/024. Village Plan Update

It was reported that the Village Plan group had secured a grant to pay for the balance of the analysis. The “tick box” sections had now been completed and the results from the written sections would follow. It was hoped to have the full results available in time for a presentation to be made at the Annual Village Meeting.

14/025. Path improvements on Horse River Green

It was decided to opt for resin bonded gravel for the surface of the new path. It was reported that J.P. Webster Ltd. who had previously undertaken work for Cambs. C.C. would be able to complete the job within the required timescale and had quoted £10,000 plus VAT per 100m pro rata.

The proposed new path would drain to the surrounding soil and be bounded by flush timber edging. There were not sufficient funds available at present to extend the path to the furthest bench.

It was agreed to place the contract with Webster as quoted.

JF

14/026. Multisports Area

It was reported that contrary to previous calculations, there was not yet sufficient funding available to proceed with the work. Cllr. Gregory undertook to apply for more grant funding to make up the shortfall. Work would still be scheduled to begin

NG

14/027. Finance

The receipts and payments report was noted without comment.

It was resolved to set the precept request for 2014/15 at £52,000.

14/028. Request from resident to plant tree on the Recreation Ground.

It was agreed in principle to approve the request, although it was felt that the suggested apple tree or rose would be inappropriate and susceptible to damage. Cllr. Francis would contact the resident to suggest a more resilient alternative.

JF

14/029. Community Use Land.

Several suggestions were discussed, including use by new or existing preschool, allotments, community orchard and a sports pitch. It was agreed that much further discussion with UDC would be required and a timetable to be established. Cllr. Francis will approach UDC's Assistant Director of Planning and Building Control to begin this process. The proposal for provision of allotments was agreed in principle.

JF

14/030. Scout Hut

It was reported that documents had now been exchanged and the keys would be surrendered shortly.

There were several Health & Safety issues which would need to be resolved before the building could be returned to use. Cllr. Rowan would decide on the work required which would be funded by the £2,000 returned by the Saffron Walden District Scouts; Cllr. Francis to forward details of the inspection previously undertaken.

It was agreed to provide a new ten year lease on revised terms to the 1st Essex Scouts who would then be invoiced annually for rent.

MR JF

14/031. Annual Village Meeting.

Suggestions for invitees included:

Alastair Walters – Chairman of UDC's Highways Panel

John Lodge – ECC member

A representative from the Police

- Suggested topics included:
- Pavements
- Neighbourhood Plan
- Village Shop
- Village Questionnaire
- Crime
- Community land/allotments
- Building Developments
- Scout Hut
- Multisports resurfacing.
- Horse River Green work.

14/032. Installation of Cycle Racks.

Peter Philpott, PC Liaison to the Community Centre, reported that the Community Centre had agreed to undertake the work which was expected to be completed by the end of February.

14/033. Rose Lane footpath resurfacing.

James Walker had offered to lay the gravel which had been contributed by the Redferns. It was reported that Cllr. Hall had a meeting planned with the Marquis of Bristol at which he would ask if there was any possibility of financial assistance for more substantial work.

14/034. Items for Information

1. 12/35. Council Standing Orders

Review is actively in progress. Cllr. Hall will liaise with the Clerk to produce a revised version based on NALC’s format for consideration by the Council when complete. **DH AC**

2. 13/30 Proposed Cycle Path

It was reported that the feasibility study should be completed in time for consideration by ECC’s Highway Panel at the meeting when their budget will be agreed.

14/035. Matters for further discussion.

The clerk was requested to obtain a further supply of 100 sandbags and to post details of how they may be obtained by villagers on the village website. **AC**

14/036. Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 12th March 2014 at 7:30pm in the Sports Lounge at the Community Centre

Meeting Closed at 10:10 pm

Signed (Chairman).....

Date: 12th March 2014