

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON
WEDNESDAY 22ND FEBRUARY 2012 AT 7.30PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Joanna Francis - Chairman
Howard Rolfe
Sorrel Gordon-Foxwell
Sharon Tricerri
Julie Redfern
David Hall

Elaine Culling – Clerk
16 members of the public

Action

12/16. Apologies for Absence

Apologies were received and accepted from **Cllr Mughal**

12/17. Declaration of Interests

To receive any 'personal' or 'personal and prejudicial' interests relating to items on the agenda.

Cllr Rolfe and **Cllr Redfern** declared themselves as members of Uttlesford District Council. **Cllr Redfern** also declared a personal and prejudicial interest in item **12/22. Local Development Framework Consultation** in regard to site GtCHE6.

12/18. Co-Option of New Members

Resolved to co-opt both Neil Gregory and Gareth Bevens onto the Parish Council. Both duly signed a Declaration of Acceptance of Office and completed a Register of Members interest form. **UDC** to be advised.

Clerk

12/19. Minutes of the Last Meetings

Resolved to approve and sign as a correct record the minutes of the meeting held on 21st January 2012.

JF

12/20. Public Forum

There will be 15 minutes available for Public Forum, if required, and the opportunity for members of the public to register with the Chairman should they wish to speak on a particular agenda item.

One member of the public was present to share plans for a Diamond Jubilee Street Party to be held on 4th June by the residents of Stanley Road, The Elms and Four Acres.

Other members of the public spoke in relation to the following topics:

1. 12/21. New World Timber/Glasshouse Site London Road

Although content to see a residential development on this site there was concern about the proposed density of the dwellings and the location/height of the apartment blocks.

Q. Will the 14 affordable units contained in this development fulfil the affordable need of the village?

A. Yes

Q. If this site goes ahead, will this mean there is no longer a need for the affordable housing exception site.

A. Yes

2. 12/22. Local Development Framework Consultation – Site Allocations

Concern was raised about the access to site GtCHE6 (Rose Lane) and the need to take into account the water and sewerage capacity in any expansion of the village.

12/21. New World Timber/Glasshouse Site London Road – Draft Proposal Circulated

To consider any comments, to be passed to GF Planning, in relation to the preliminary draft proposal for 42 new dwellings on this site which will include 14 affordable units.

Resolved to pass on the following comments:

JF

1. The density of the dwellings on the proposed plan is considered too high.
2. There is a lack of play provision and open space.
3. The location of the apartment block, situated alongside the Ash Green boundary, is considered inappropriate due to its height.

12/22. Local Development Framework Consultation – Report Circulated

1. Development Plan Document – Development Management Policies

To consider and agree any comments to be returned to Uttlesford District Council

Resolved to request that UDC retain the Local Plan Policy H4 Backland Development.

JF

2. Development Plan Document – The Role of Settlements and Site Allocations

To consider and agree any comments to be returned to Uttlesford District Council

Resolved to submit the following comments:

JF

- i. Agree that Great Chesterford is a Key Village
- ii. No other sites within the village are suitable for housing
- iii. Supportive of development on sites GtCHE1 and GtCHE8 although concerned about the resulting loss of employment land that this would cause
- iv. Supportive of development on site GtCHE3
- v. Not in support of development on site GtCHE4, as this represents inappropriate backland development
- vi. Not in support of development on site GtCHE5 if, as we understand, it has a “no build” covenant
- vii. Not in support of development of site GtCHE7 for the same reasons as originally submitted in 2010

Cllr Redfern left the meeting whilst site GtCHE6 was considered.

- viii. Not in support of development on site GtCHE6 due to access issues

Cllr Redfern returned to the meeting.

12/23. Planning

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

UTT/0056/12/FUL. Erection of two storey front extension and extension to garage

Location. 24 Jacksons Lane, Great Chesterford

No objection

Clerk

UTT/0114/12/REN. Renewal of approved planning application

UTT/0267/09/FUL (Single storey rear extension)

Location. Rose Cottage, Rose Lane, Great Chesterford

No comment

Clerk

UTT/0232/12/FUL. Retention of children's playhouse and new tree screen

Location. 4 The Willows, Great Chesterford

Object – although the Council recognises that this is an unfortunate set of circumstances the construction is contrary to planning rules.

Clerk

Results

UTT/2425/11/FUL. Conversion of existing garage to dependent annexe

Location. High Green, Rose Lane, Great Chesterford

Conditional Approval which includes the following:

The skylight proposed for the studio section of the converted garage block hereby permitted shall be of a conservation range and details of the skylight shall be submitted to and approved in writing by the local planning authority before development commences and installed in accordance with those details.

REASON: In the interests of preserving the character and appearance of the conservation area in accordance with Policy ENV1 of the Uttlesford Local Plan (adopted 2005).

The proposed use of the converted garage block hereby permitted as so described and as shown in the plan particulars accompanying the application shall remain ancillary and subservient to the primary use, i.e. residential use of the property known as High Green and shall not become a separate or dominant use at any time without the prior written permission of the local planning authority.

REASON: The creation of an independent dwelling at this backland location would be contrary to Policies H4, GEN1, GEN2 AND GEN8 of the Uttlesford Local Plan (adopted 2005).

12/24. Finance

To note the schedule of cheque payments/receipts since publication of the previous agenda

Resolved to note schedule as circulated.

12/25. Council Standing Orders – New Draft Format Circulated

To nominate a working group to consider the new draft Standing Orders for adaptation and adoption by the Council.

Resolved that **Cllr Hall** and the **Clerk** will review the new draft Standing Orders and report back at the next meeting regarding the urgency of this matter.

DH/Clerk

To agree a timetable to implement the new Standing Orders
Carried forward to the next meeting.

Clerk

12/26. Diamond Jubilee Oak

To agree the location where the Jubilee Oak will be planted.

3 sites were proposed:

1. The bottom of Cow Lane
2. The churchyard
3. The start of the footpath at the end of Rose Lane leading to Little Chesterford

Resolved to fully investigate all 3 sites before making a decision at the April meeting.

Clerk

12/27. Annual Village Meeting – Wednesday 14th March 2012

To consider and agree a format for this meeting.

Resolved to include the following items:

1. An affordable Housing update
2. A Bowls Club presentation
3. A Neighbourhood Plan presentation – what it is and an appeal for volunteers to get involved
4. A presentation on the village and its future (with reference to the **UDC** Local Development Framework consultation)
5. Information regarding the Village Diamond Jubilee celebrations
6. The Chairman's Award
7. The free tennis lessons being offered at the Multi-Sports during the Easter holidays

The police to be invited to attend in order to speak, and take questions, on local policing matters, and the Village School to be invited to attend in order to answer any questions regarding admissions policy and other school matters.

HR/JF

12/28. 2012 Essex Village of the Year and Best Kept Village Competition

To consider and agree whether to enter Great Chesterford.

Resolved that the Council was happy to enter on behalf of another group in the village if asked to do so, however the Council's priority had to be the Neighbourhood Plan.

12/29. Matters Arising/Items for Information**1. 11/146. Play Area Phase II Development**

With additional money now allocated to the budget 2 items of equipment have been ordered – an Off You Go Train and a pair of Talking Flowers

2. 11/147. Winter Salt Bag Scheme

To receive a report following the recent snow

Cllr Rolfe reported that the 2 salt spreaders had broken down very quickly, however they had now been replaced with a single more robust model; there is a need for a grit bins at the Carmen Street/B1383 junction; a second tonne of salt has been ordered from **ECC**.

It is clear that residents do not realise that the salt in the Grit Bins is for use on the roads and pavements **only**, and not for personal use. Appropriate signage will be added to the bins.

The **Clerk** and **Chairman** added that grit bins had also been requested at the junction of Ickleton Road with the B1383, and where the footpath from the High Street meets Rookery Close.

3. 11/85. Allotment Proposal

At a meeting last week regarding the land behind Chesterford House, the agents had been asked to look again at the possibility of providing some land for allotments.

HR

- 4. **11/86. Pilgrim Close/Rookery Close Area**
Cllr Triccerri to report on progress with establishing a Community group
 Carried forward to the next meeting. **ST**
- 5. **11/65. Recreation Ground**
Flood Defences - Clerk to provide an update on the condition of the flood defence ditches.
 Carried forward to the next meeting **Clerk**
Bowls Club/Scout Hut Leases – Cllr Hall to provide an update.
 Although comments have been received from the Bowls Club, comments are still awaited in relation to the Scout Hut lease. **DH**
- 6. **10/22. Community Speed Watch (CSW)**
Cllr Rolfe to provide any update.
 The Community Safety Officer at **UDC** has obtained funding, via the **ECC Safer Essex Partnership**, which he intends to use to hold an intensive two day road safety campaign in the district. In addition he hopes to purchase one, possibly two speed guns which he would be happy to loan to any newly set up **CSW** group. A training session for Great Chesterford is still being pursued. **HR**
- 7. **10/79. Matters for Further Discussion - 20mph limit**
Cllr Rolfe to provide any update
 It is now expected that in the next financial year some **ECC** Highways spend will be devolved to district level and that accordingly it might be possible to secure the 20 mph limit via this funding. **HR**

12/29. Matters for Further Discussion

For Members to raise any items that may need to be discussed at a future meeting

Cllr Redfern queried the time allocated for the Green Waste Skip to be in Great Chesterford this year (Sundays between 12.30pm and 1.30pm)

The **Clerk** reported that the same time as last year had been requested (Sundays between 2.30pm and 4pm), however this time slot had not been allocated and no requests for timetable changes were being considered by **UDC**.

The **Clerk** reported that she had received a complaint regarding the amount of rubbish either side of the railway bridge on the Ickleton Road.

Cllr Rolfe agreed to report this issue to the Essex Highways Rangers, at the same time he will ask that the vegetation also be cut back. **HR**

Cllr Redfern gave an update on plans for the village Diamond Jubilee celebration to be held on the Recreation Ground.

Cllr Gregory agreed to help out. **JR/NG**

Cllr Rolfe raised concern regarding the condition of some of the flint walls in the village, an issue which needed to be monitored.

12/30. Date of Next Meeting

The next meeting of the Parish Council is to be held on Wednesday 11th April 2012 commencing at 7.30pm in the Sports Lounge at the Community Centre

Meeting Closed at 22.07pm

Signed (Chairman).....

Date: 11th April 2012