

GREAT CHESTERFORD PARISH COUNCIL

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

Present: Gareth Bevens
Sharon Tricerri
Julie Redfern

Howard Rolfe
Neil Gregory
Tom Newcombe
David Hall

Alan Cattley – Clerk
Approx. 25 members of the public.

14/037. To elect a Chairman for the meeting

Cllr. Gregory was elected.

14/038. Apologies for Absence

Apologies from Cllr. Rowan were received and accepted.

14/039. Declaration of Interests

Cllrs. Rolfe and Redfern declared themselves as members of Uttlesford District Council.
Cllr. Gregory declared himself a parent of a child attending Scouts

14/040. Minutes of the Last Meeting

After the insertion of the words “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” after paragraph 4 of agenda item 14/022 the Chairman signed as a correct record the minutes of the meeting held on 12th February 2014.

14/041. Public Forum

Cllr. Gregory announced to the meeting that after years of outstanding service Joanna Francis had resigned from the Parish Council and that he was standing in as chairman on a temporary basis. It was noted that her resignation was provoked by the receipt of insulting and threatening correspondence and was accepted with sympathy and great sadness for the loss to the village of the enormous hard work and enthusiasm which Cllr. Francis had always contributed.

Proposed Development of land North of Bartholomew Close.

It was asked whether it was generally appreciated how much higher than the surrounding properties the proposed development would be, especially those close to the boundary which would have an increased impact on existing properties in the High Street. It was commented that the outline application was very vague, and it was understood that planning rules had changed. Members of the public were reminded that they should make their opinions known to UDC directly, in addition to expressing them at the meeting.

Views expressed by residents included:

- In the expectation that the development would include 14 new houses, this would introduce traffic movements from a further 30 cars.
- Traffic flow through Rookery Close was already high with visibility impeded by parked cars and any increase would be dangerous.
- Increased traffic via Stanley Road would also be undesirable and it was suggested that access via the B184 would be a better option; it was pointed out that Essex Highways had already ruled this out and the PC had no influence over this decision.

Cllr. Rolfe commented that it would not be possible to express an opinion on the choice of access into the site until a formal application had been received.

It was questioned why further houses were required in addition to those already included in other applications; it was commented that these were already in the local plan.

It was requested that the Parish Council should encourage the developers of the Stanley Road and Bartholomew Close sites to cooperate with access arrangements, but it was commented that this was unlikely to be possible since one site already had approved plans and it was likely that the sites would have different owners..

Although the PC had tried to encourage the developers of Stanley Road to provide access, this could not be guaranteed and it was not yet known whether the eventual developers in Bartholomew Close would be agreeable.

In response to a question about the exact number of properties proposed, Cllr. Redfern commented that we would have the opportunity to object to details when the application is received. Any application would have to go to committee because of its size. Anyone is entitled to speak at UDC Planning Committee meetings although there is a requirement to register three days in advance.

Residents were encouraged to submit written comments to UDC as soon as possible to point out any aspects of the proposal which they felt were not feasible or practical.

The PC was requested to press for the retention of trees near the boundary of the site. It was commented that this would normally be a planning requirement.

With regard to the Stanley Road development, it was asked whether there would be a hard standing provided on site for contractors' vehicles. It was commented that the developers had indicated that an internal compound would be provided; details could be confirmed with Steve Read of Bellway Homes.

A resident stated that he understood that the PC was attempting to tie the two developments together, but asked whether it was appropriate to support such a scheme. It was commented that the Local Plan called for 20,000 houses in two years, and that if the PC opposed an application which went to appeal then anything would be possible. It was considered that a responsible policy would be to try to mitigate any effects as far as possible, and that co-operation and negotiated agreements with developers would be more likely to produce acceptable outcomes.

14/042. Planning

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

UTT/14/0425/OP. Outline Planning with all matters reserved for residential development of up to 14 dwellings.

Location: Land North Of Bartholomew Close Bartholomew Close Great Chesterford Saffron Walden Essex

Resolved: To Object

UTT/14/0387/HHF Erection of replacement gates

Location: 2 Garden Cottage Carmel Street Great Chesterford Saffron Walden Essex CB10 1PH

Resolved: No Comment

UTT/14/0360/FUL Proposed new dwelling**Location:** Land Rear of 5 London Road Great Chesterford Saffron Walden Essex**Resolved: To Object***To receive updates on any other developments and proposals.*

Cllr. Redfern had been in contact with Bidwells to request a meeting in respect of the land north of the Community Centre. Their response was still awaited.

Cllr. Rolfe commented that if any application went beyond the requirements of the Local Plan it would not be approved unless there was intervention from a higher level. It was noted that there had been no attempt to engage with the local community.

High Street – it was understood that developers had arranged a pre-application meeting with UDC.

To nominate representative (if required) to speak at the Planning Committee meeting concerning UTT/14/0174/FUL. New World Timber site application.

It was agreed to ask Joanna Francis if she would be prepared to attend on the Council's behalf; in the event this was not possible, Cllr. Redfern would attend.

Cllr. Hall reported that under proposed revisions to Government planning practice guidelines it would be possible for councils to refuse planning applications if local roads and sewerage systems cannot cope with the extra demand. Cllr. Rolfe will raise this at the next Local Plan meeting.

14/043. Village Plan Update

A report from Colin Day was read to the meeting, the text of which is appended to these minutes.

14/044. Scout Hut

A schedule of work had been prepared by Cllr. Rowan and had been sent to Mr. Dazey. Cllr. Rowan had also volunteered assistance with the work, which could be completed in time for use by late May. It was possible that some of the cost could be met with funds from the New Home Bonus if Cllr. Redfern were advised of the exact requirements. Cllr. Hall is to request a copy of the lease from Hewitsons.

14/045. Finance

The schedule of receipts and payments was received without comment..

It was resolved to proceed with work to replace the failing street light in Station Approach at an estimated cost of £250.

It was suggested that the PC write to the owners of the industrial units in Station Approach about contributions to maintenance costs. Cllr. Newcombe will provide suitable wording. TN

It was suggested that the PC funded green waste collection service be publicised on the village Google group. The clerk will do this. AC

14/046. Representation at meetings.*To appoint representative(s) to attend meetings:*

To speak on behalf of the PC in discussions with UDC in relation to the layout of the Community Use land at 8.30am onsite on 3rd April.

To speak on behalf of the PC in discussions with the preschool about a possible permanent building on that site on Friday 25th April at 1pm.

Cllrs. Gregory and Redfern agreed to attend

NG JR

14/047. Tour de France

To consider arrangements for the passage of the Tour de France through the village on July 7th

It was understood that the B184 would be completely closed between 7:30am and 4:00pm and most local schools would be closed.

Cllr. Bevens would attend a meeting of a UDC working party on April 14th.

GB

It was suggested that a request for volunteers to organise arrangements in the village be made via the Google group.

HR/AC

Cllr. Rolfe will investigate possible sources of traffic cones for use on the day.

HR

14/048. Items for Information

1. 12/35. Council Standing Orders

Review is actively in progress. Cllr. Hall has produced a revised version based on NALC's standard format. After assimilation of comments received this will be circulated for consideration by the Council.

DH AC

2. 13/30 Proposed Cycle Path

It was reported that there is now a draft plan which should be finalised soon. It is understood that a plan is being drawn up for a cycle path between Thaxted and Saffron Walden, although the lack of a cycling strategy for Essex continues to be a problem.

Cllr. Redfern offered to ascertain how the path could be included in the Development Plan. **JR**

14/049. Matters for further discussion.

It was noted that a meeting to discuss the Saffron Walden Town Plan had been arranged for March 28th; Cllr. Hall offered to attend and report back.

The purpose of the traffic monitoring cables which had been seen in the village was not known.

No reply had yet been received from Essex CC about the land gifted by Plumb Bros. The clerk will chase.

AC

It was noted that the PC was obliged to replace the felled trees on Horse River Green with native species and that these could be procured more cheaply through UDC. Cllr. Tricerri will seek advice from ECC's Tree Officer.

ST

It was observed that the Rose Lane footpath had been considerably improved by the recently laid gravel.

The clerk was to enquire after the progress of the bike rack at the Community Centre.

AC

A vote of thanks was proposed to Joanna Francis for her hard work and dedication during her time as Chairman of the Parish Council. This was carried unanimously.

14/050. Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 9th April 2014 at 7:30pm in the Sports Lounge at the Community Centre

Meeting Closed at 9:40pm

Signed (Chairman).....

Date: 9th April 2014