

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY APRIL 13TH 2016 AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Sharon Tricerri
Collette Altaparmakova
Gareth Bevens (from 8:15)
Tom Newcombe

Julie Redfern
Simon Witney
Matt Rowan
David Hall

Alan Cattley – Clerk

Approximately 12 members of the public.

16/051. Apologies for Absence

None received.

16/052. Declarations of Interest

Cllr. Redfern declared herself as the cabinet member for housing of Uttlesford District Council.
Cllr. Altaparmakova declared herself as a member of the Bowls Club.

16/053. Minutes of the Last Meeting.

After adding the words “subject to clarification” to item 16/042 the minutes of the meeting held on March 9th 2016 were signed as a correct record of events.

16/054 Proposed new preschool.

Rachel Appleyard for the Preschool Committee presented the conclusions of a report undertaken to ascertain the villages’ requirements for preschool provision. The survey had received 262 responses and representatives from the committee had undertaken a visit to the Westwood Montessori in Thaxted.

In summary, the report:

- Expressed a preference for Montessori as provider for a new preschool
- Requested that the current preschool committee have a say in the process
- Requested that current staff be offered employment in the new facility
- Noted that the offer of full day care would attract interest from further afield and requested that provision for local children be protected.

Cllr. Altaparmakova thanked the Preschool for a clear and factual report.

In the subsequent discussion, it was noted that several matters will need to be addressed including

- Lease arrangements
- Access to the site
- Timescale
- Charitable status
- Need to approach other potential providers
- Consultation with the school
- Possible availability of s.106 funding to offset costs of providing access

It was noted that a group would need to be established to oversee the work. Cllr. Newcombe would investigate the questions of lease and access and someone would be required to prepare invitations to tender.

A written proposal would be required from Montessori including details of how the project would be funded.

Cllr. Redfern would ask Andrew Taylor, ECC and the governors for guidance with the tender process.

Cllr. Gregory reiterated the Council's gratitude to the Preschool and noted the requests and suggestions in the report. He commented that the proposal was of high quality, but for compliance reasons among others, it was still necessary for the PC to go out to tender. Cllr. Rowan would begin the work of preparing requests for proposals and invitations to tender.

Highways searches were already underway and results were expected the day after this meeting. Provision for car parking needed to be considered, and it was suggested a break clause be implemented in case.

Rachel Appleyard reported that an architect had provided suggested floor plans.

Cllr. Altarmakova was asked to continue to liaise with the preschool on the PC's behalf.

16/054. Public Forum

Ulrike Maccariello spoke on behalf of Hastoe Housing Association (HHA) in respect of their proposed development on Little Field. There was to be a reserved matters application next week, and if successful, it was their intention to buy the freehold of the site and develop it. HHA were aware of previous concerns with the site and their architect had been asked to address some of these including reducing the impact on neighbouring properties.

There had been a public consultation in the village, and HHA would be taking changes suggested by attendees at the consultation into account if practicable.

It was acknowledged that access arrangements during construction were of concern and contractors had been present to hear these concerns at first hand. The application will have a phased construction management plan.

Cllr. Gregory commented that the PC had no issue with the principle of development, but continued to have major concerns about access during construction. It was understood that ECC assertions in previous applications with respect to road width were based on inaccurate information.

The site currently has outline permission without access. The PC does not accept that access is not possible via a route other than via Bartholomew Close.

The proposal now includes two affordable homes for rent with possible shared ownership. UM stated that owing to Government changes there is no longer funding available for affordable housing and the rest of the site would have to be sold at market rates to subsidise the others.

Cllr. Redfern commented that she thought it not unreasonable to ask for three and considered twelve too many.

Cllr. Gregory stated that the PC would utilise all means at its disposal to preserve safety. UM commented that HHA had built in narrower streets than this.

It was commented that ECC should be addressing the access question, and it was suggested that EC Cllr. Lodge and UD Cllr. Chambers be invited to become involved.

A speaker from the floor commented that ECC had acknowledged that access was below standard.

The PC was awaiting a response from the Gold Street surgery to a request for permission to locate a defibrillator there. It was understood that the landlord's consent was still awaited.

Another speaker was pleased to note that the previous planning application at Dabbs House had been refused on the grounds of reduced amenity if the proposed drive way were built. Concern was expressed that a mature tree on the site had been felled, exacerbating the effect of overlooking if permission were granted for a new building and there were worries that the applicant's cutting back of a neighbouring hedge had implications for the presumed extent of the boundary.

Previous grounds for objection were felt still to be valid.

Cllr. Newcombe shared concerns that emergency access might not be adequate, but this was a building matter rather than planning.

It was noted that the driveway was in private ownership of a neighbour, but the applicant was persisting.

It was requested that a copy of the information regarding the proposed Automatic Number Plate Recognition be made available on the village website.

16/056 Planning

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

UTT/16/0697/LB Proposed replacement of external doors to south-west and south-east elevations.

Location: Saffron House High Street Great Chesterford Saffron Walden Essex CB10 1PL

Resolved: No Objection

UTT/16/0790/FUL Demolition of garage and erection of 1 no. dwelling and alterations to access

Location: Dabbs House London Road Great Chesterford Essex CB10 1NY

Concern was expressed at the loss of the tree which reinforces the overbearing nature of the proposal, the loss of amenity associated with the drive and the "discovery" of 20cm of extra width.

Resolved: Object

UTT/16/0850/LB Proposed alterations including the installation of a mono-pitch roof light above the kitchen, widening the existing kitchen/lounge opening, installation of an oak and glass screen door between kitchen and utility/pantry area and replacement of existing floor coverings in the kitchen and lounge areas with timber flooring.

Location: The Old Vicarage Church Street Great Chesterford CB10 1NP

Resolved: No Comment

16/057 Neighbourhood Plan.

Thanks were expressed to Cllr. Hall for his very thorough comments on the Call for Sites. This had been submitted to UDC and a copy would be made available on the village website.

Cllr. Gregory was to attend a meeting at the Genome Campus on April 28th.

Cllr. Witney was looking at grant funding.

16/058 Bowls Club

It was considered that the PC had already undertaken considerable work in respect of the lease and it was **resolved** to refuse the requested contribution to the club's legal costs relating to lease registration.

16/059 Annual Village Meeting

Suggested invitees included Cllrs. John Lodge and Robert Chambers, Lorna Rolfe in her capacity of High Sheriff of Essex, Navigus Planning and Rachel Hogger.

Reports would be included on the allotments, recreation ground, finance and pre-school.

There will be an item on next month's agenda to confirm arrangements

16/060 Post Box

The clerk was asked to write to the Chairman of the Post Office with a copy to Alan Haslehurst MP.

16/061 Automatic Number Plate Recognition (ANPR)

To consider proposal from Essex and Kent Police's joint ANPR Research Unit to install ANPR equipment north of Saffron Walden and to comment if deemed appropriate.

It was **resolved** to submit no response.

16/062 Queen's Birthday

It was **resolved** to accept suggestions from the WI for a celebration on the recreation ground and to approve expenditure of £2133 for this, of which £500 would be made available from New Homes Bonus funds.

It was resolved not to proceed with a proposal to provide commemorative mugs.

16/063 Essex Parking Standards Review

Andrew LeClerq was requested to draft a response on behalf of the PC.

16/064 New Website

It was reported that there had been a delay to the start of the project as our deposit cheque had been lost in transit and had had to be reissued. Work had now begun and suggestions for a new village logo and draft of the site layout was expected soon.

16/065 Finance

The receipts and payments made since last meeting were noted without comment. It was requested that our previous practice of producing quarterly statements be reinstated

A request for funding from the Chesterfords Community Centre had been received, but the Council considered that there was insufficient detail in the letter to support the figure requested. It was suggested that the PC's support in the past was to have been considered as a stop gap and did not necessarily constitute a permanent commitment. It was decided to ask the Centre to submit a revised request to be considered at the next meeting.

16/066 Allotments

A vote of thanks was proposed to Cllr. Witney whose fund raising efforts had enabled the project to be realised at no cost to the PC.

We now have Counsel's opinion on the lease which indicates that we may safely provide temporary allotments on the site. Although it was not considered a high likelihood, it must be understood that the PC may at some point in the future need to recall the land for other purposes.

It was formally noted that the land had not been acquired specifically as allotments.

The agreements with plot holders would allow for a twelve months' notice period and the committee would be entitled to terminate an agreement for any plot which was not adequately maintained.

There had been a public meeting, holders had chosen plots and been made aware of the notice period.

UDC's work to prepare the site was expected soon as was the laying out of plots.

A shed had been ordered and the water supply to the site was in place although not yet turned on.

Thanks were also expressed to Cllr. Newcombe and Birketts for their work in preparing the lease and rental agreements.

16/067 Matters for further discussion.

It was reported that funding had been approved by ECC Highways Panel for a footpath in School Street from the shop to Carmen Street.

It would not be possible to request s.106 funding from the crematorium development for cycle path provision, but Westerleigh might be prepared to discuss other arrangements.

It was reported that "Ron's Bench" would be repaired and re-sited on the allotments.

16/068 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 11th May 2016 at 7:30 in the Community Centre.

The meeting closed at 10:00

Signed (Chairman).....

Date: 11th May 2016